



1,320 SF of Retail Space  
For Lease

**WOODLOCK**  
CAPITAL

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# Dorchester Road Overview



## 3-MILE DEMOGRAPHICS

	Population (2024)	46,137		Average Household Income (2021)	\$101,268
	Projected Population (2026)	51,224		Median HHI (2024)	\$75,121
	Median Age (2024)	36.3		Households (2024)	17,552

## NEARBY TENANTS



ZAXBY'S



DUNKIN'

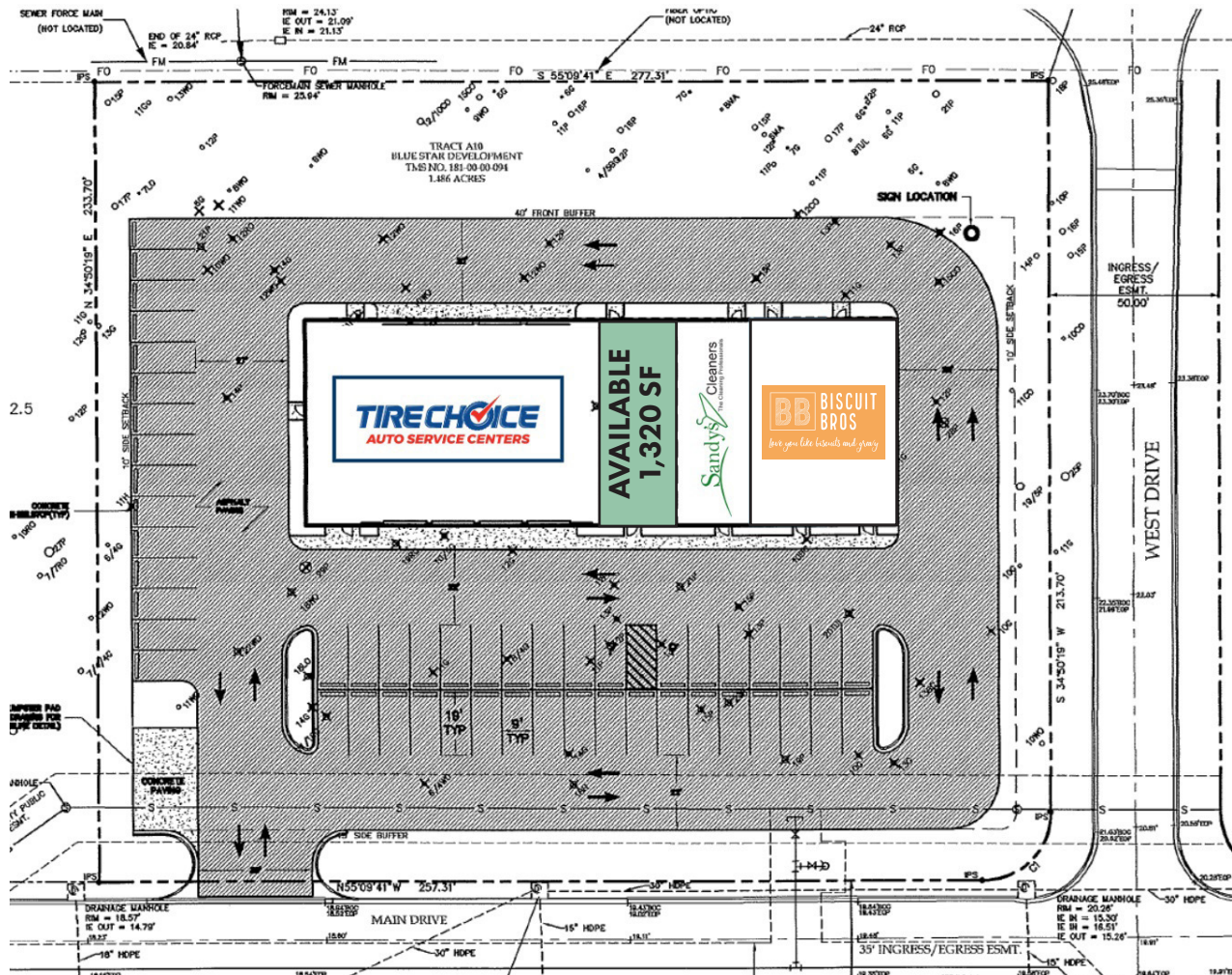


CVS  
pharmacy®





# Site Plan



## PROPERTY OVERVIEW

Rent	\$25/SF NNN
Building SF	±10,560 SF
Minimum Divisible	1,320 SF
Condition	Fully built-out Physical Therapy Office

## PRICE:

**\$25 psf NNN**

## TRAFFIC COUNT:

**±40,300 VPD**

# The Property

1,320 SF former Physical Therapy office available for lease in one of Charleston's fastest growing retail markets. This space is visible to ±40,300 vehicles per day on Dorchester Rd. Co-tenants include Biscuit Bros, Sandy's Cleaners, and Tire Choice. Nearby businesses include Chick-fil-A, Cookout, Popeyes, Publix, CVS, and many more. Major employers in this area include Bosch, Volvo, Boeing, and Mercedes-Benz.

## NEARBY TENANTS



**POPEYES**

**Publix.**



## MAJOR EMPLOYERS



**Mercedes-Benz**

# Area Map

The Golf Club At Wescott Plantation

Raising Cane's Chicken Fingers

1

## 1. The Corner at Wescott

Harris Teeter  
Neighborhood Food & Pharmacy



LOWE'S



Marshalls

Panera BREAD



Wescott Park

## 2. Cedar Grove Shopping Center

five BELOW

HomeGoods



ROSS  
DRESS FOR LESS

## 3. Whitehall Center

CHARLESTON  
DERMATOLOGY



Edward Jones  
MAKING SENSE OF INVESTING



Modern Family  
Dentistry

ROPER ST. FRANCIS  
HEALTHCARE

Coosaw  
Chiropractic

4

3

DUNKIN'  
WAFFLE HOUSE

5



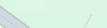
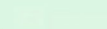
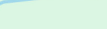
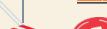
Frank's



7



SUBJECT  
PROPERTY



## 4. Village at Coosaw

COASTAL family  
orthodontics

STEEL CITY PIZZA CO  
BUILDERS OF GOOD FOOD

State Farm LaSles

## 5. Coosaw Crossing

T Mobile

TSUNAMI  
SUSHI - RAIN CURRIE

Stokes Mazda

## 6. Festival Centre



PARTEE SHACK



## 7. Palmetto Pavilion

Publix. SUBWAY

PAPAJOHNS



mizu  
Asian Cuisines + Sushi

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