

OUTPARCELS AND SHOP SPACE AVAILABLE

FOXBANK TOWNE CENTER

Charleston, SC MSA | US Hwy 52 & Cypress Gardens Road - Moncks Corner, SC | Heart of the Lowcountry's residential growth corridor



PROPERTY FEATURES

- Parcels available for sale, ground lease or build to suit
- 1,589 - 6,140± SF leasing options available, inline or endcap; patios available
- Proposed Phase II include Anchor and Junior Anchor opportunities up to 100,000+ SF
- Across the street from brand-new, high-performing Publix
- Just north of Google Data Center, with over 400 employees
- Located in Berkeley County, the second fastest growing county in South Carolina
- Adjacent to Foxbank Plantation, a master-planned 2,800± home community, with multiple multifamily projects planned behind, beside and across from the site
- Well-located between two lighted intersections on the area's primary retail corridor, US Hwy 52
- Signage opportunities with excellent Hwy 52 visibility
- Traffic Counts: US Hwy 52 - 26,100± VPD, Cypress Gardens Rd - 8,418± VPD

JOIN TENANTS AND AREA RETAILERS



FOXBANK PLANTATION, A MASTERPLANNED COMMUNITY OF 2,800± HOMES, DIRECTLY ADJACENT TO CENTER



For more information, contact:

NICKI JASSY | BROKER
843 973 8235
nicki@twinriverscap.com

LILY ALBERTSEN | ASSOCIATE
843 203 1152
lalbertsen@twinriverscap.com

TWIN RIVERS CAPITAL
656 Ellis Oak Avenue, Suite 201
Charleston, SC 29412
twinriverscap.com

OUTPARCELS AND SHOP SPACE AVAILABLE

FOX BANK TOWNE CENTER



Charleston, SC MSA | US Hwy 52 & Cypress Gardens Road - Moncks Corner, SC | Heart of the Lowcountry's residential growth corridor

SALE, GROUND LEASE OR BUILD TO SUIT PARCELS (CAN BE COMBINED)

Parcel	Area (AC)	Status
Parcel 2	0.99± AC	AVAILABLE
Parcel 3	0.90± AC	AVAILABLE
Parcel 4	0.77± AC	AVAILABLE
Parcel 5	0.77± AC	AVAILABLE
Parcel 6	0.91± AC	AVAILABLE
Parcel 7	0.95± AC	AVAILABLE
Parcel 8	0.61± AC	LEASE PENDING
Parcel 9	0.56± AC	UNDER CONTRACT
Parcel 10	1.75± AC - CAN BE SPLIT	AVAILABLE
Parcel 11	3.5± AC	AVAILABLE
Parcel 12	2.00± AC	AVAILABLE

PHASE II - ANCHOR, JR ANCHOR AND SHOP SPACE OPPORTUNITIES

AVAILABLE	5,000 - 80,000+ SF
COMING SOON	TRACTOR SUPPLY CO

RETAIL BUILDING III | NOW PRE-LEASING

Suite	Building	Status	Area (SF)
Suite 1 (Endcap)	BLDG 1	LEASED	1,661± SF
Suite 2	BLDG 1	AVAILABLE	1,614± SF
Suite 3 (Endcap)	BLDG 1	AVAILABLE	1,995± SF
Suite 4 (Endcap)	BLDG 2	AVAILABLE	2,328± SF
Suite 5	BLDG 2	AVAILABLE	1,589± SF
Suite 6 (Endcap)	BLDG 2	AVAILABLE	2,223± SF



For more information, contact:

NICKI JASSY | BROKER
843 973 8235
nicki@twinriverscap.com

LILY ALBERTSEN | ASSOCIATE
843 203 1152
lalbertsen@twinriverscap.com

TWIN RIVERS CAPITAL
656 Ellis Oak Avenue, Suite 201
Charleston, SC 29412
twinriverscap.com

SHOP SPACE AVAILABLE

FOX BANK TOWNE CENTER

Charleston, SC MSA | US Hwy 52 & Cypress Gardens Road - Moncks Corner, SC | Heart of the Lowcountry's residential growth corridor

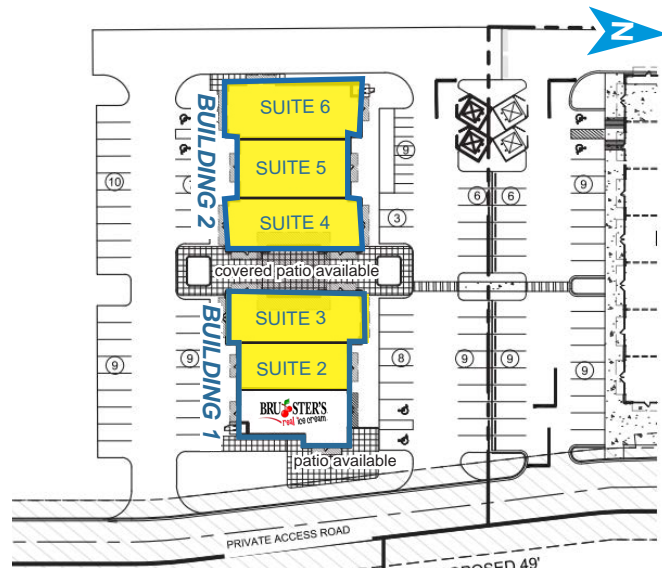


RETAIL BUILDING III | NOW PRE-LEASING

Unit	Building	Tenant	SF
SUITE 1*	BUILDING 1	BRISTERS	1,661±
SUITE 2*	BUILDING 1	AVAILABLE	1,614±
SUITE 3*	BUILDING 1	AVAILABLE	1,995±
SUITE 4	BUILDING 2	AVAILABLE	2,328±
SUITE 5	BUILDING 2	AVAILABLE	1,589±
SUITE 6	BUILDING 2	AVAILABLE	2,223±

* Up to 5,270± contiguous SF available in Building 1 (Suites 1 - 3)

* Up to 6,140± contiguous SF available in Building 2 (Suites 4 - 6)



CONSTRUCTION UPDATE | FEBRUARY 2026



For more information, contact:

NICKI JASSY | BROKER
843 973 8235
nicki@twinriverscap.com

LILY ALBERTSEN | ASSOCIATE
843 203 1152
lalbertsen@twinriverscap.com

TWIN RIVERS CAPITAL
656 Ellis Oak Avenue, Suite 201
Charleston, SC 29412
twinriverscap.com

PHASE II SPACE AVAILABLE

FOXBANK TOWNE CENTER

Charleston, SC MSA | US Hwy 52 & Cypress Gardens Road - Moncks Corner, SC | Heart of the Lowcountry's residential growth corridor



PROPOSED PHASE II | ANCHOR, JR ANCHOR AND SHOP SPACE OPPORTUNITIES | PROPOSED LAYOUT

TYPE	SF
ANCHOR, JR ANCHOR AND SHOP SPACE	UP TO 5,000 - 80,000+ SF



For more information, contact:

NICKI JASSY | BROKER
843 973 8235
nicki@twinriverscap.com

LILY ALBERTSEN | ASSOCIATE
843 203 1152
lalbertsen@twinriverscap.com

TWIN RIVERS CAPITAL
656 Ellis Oak Avenue, Suite 201
Charleston, SC 29412
twinriverscap.com

CENTER AERIAL FOX BANK TOWNE CENTER

Charleston, SC MSA | US Hwy 52 & Cypress Gardens Road - Moncks Corner, SC | Heart of the Lowcountry's residential growth corridor



WATERLEAF AT FOXBANK
UNDER DEVELOPMENT
350± APARTMENTS

FOXBANK PLANTATION
2,800± UNITS

BOYKINS RUN | HARMON AT FOXBANK
UNDER DEVELOPMENT
260± UNITS

PHASE II

CYPRESS GARDENS RD | 8,418± VPD

US HWY 52 | 26,100± VPD

For more information, contact:

NICKI JASSY | BROKER
843 973 8235
nicki@twinriverscap.com

LILY ALBERTSEN | ASSOCIATE
843 203 1152
lalbertsen@twinriverscap.com

TWIN RIVERS CAPITAL
656 Ellis Oak Avenue, Suite 201
Charleston, SC 29412
twinriverscap.com

SIGNAGE PLAN

FOX BANK TOWNE CENTER

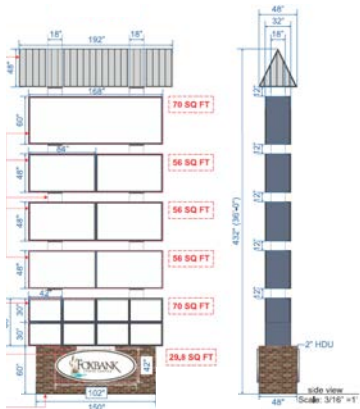
Charleston, SC MSA | US Hwy 52 & Cypress Gardens Road - Moncks Corner, SC | Heart of the Lowcountry's residential growth corridor



PYLON SIGNAGE



PROPOSED PYLON SIGNAGE



For more information, contact:

NICKI JASSY | BROKER
843 973 8235
nicki@twinriverscap.com

LILY ALBERTSEN | ASSOCIATE
843 203 1152
lalbertsen@twinriverscap.com

TWIN RIVERS CAPITAL
656 Ellis Oak Avenue, Suite 201
Charleston, SC 29412
twinriverscap.com

OUTPARCELS AND SHOP SPACE AVAILABLE

FOX BANK TOWNE CENTER

Charleston, SC MSA | US Hwy 52 & Cypress Gardens Road - Moncks Corner, SC | Heart of the Lowcountry's residential growth corridor



MAP LEGEND

Residential Development

- 1. Pointe North Tract | 100± Units | BUILT
- 2. Willow Lakes | 200± Units | BUILT
- 3. Moss Grove Plantation | 533± Units | BUILT
- 4. Carolina Groves | 650± Units | Under Dev
- 5. Stoney Creek | 172± Units | BUILT
- 6. Riverstone | 106± Units | BUILT
- 7. Oakley Pointe | 307± Units | Under Dev
- 8. Foxbank Plantation | 2,800± Units | BUILT
- 9. Steeple Chase | 140± Units | BUILT
- 10. Boykins Run/Harmon | 260± Units | Under Dev
- 11. Cypress Preserve | 842± Units | Under Dev
- 12. Fairmont North | 850± Units | Under Dev
- 13. Waterleaf at Foxbank | 350± apartments | B
- 14. Eastwood @ Cypress Groves | 240± Units | BUILT
- 15. The Groves of Berkeley | 120± Units | Under Dev
- 16. Strawberry Station | 367± Units | BUILT
- 16. Strawberry Station | 367± Units | BUILT
- 17. Spring Grove | 1,124± Units | BUILT
- 18. Pimlico | 447± Units | BUILT
- 19. Marshallfield Plantation | 70± Units | BUILT
- 20. Brickhope Plantation | 600± Units | BUILT
- 21. Longleaf | 500± Units | BUILT
- 22. Liberty Hall Plantation | 300± Units | BUILT
- 23. Birch Hollow | 150± Units | BUILT
- 24. Pineview | 600± Units | BUILT
- 25. Crowfield Plantation | 4,000± Units | BUILT
- 26. Foxborough | 150± Units | BUILT
- 27. Oak Creek | 500± Units | BUILT
- 28. Tall Pines | 500± Units | BUILT
- 29. Sangaree | 700± Units | BUILT
- 30. Weatherstone | 350± Units | BUILT
- 31. Carriage Lane | 500± Units | BUILT
- 32. South City | 100± Units | BUILT
- 33. Carnes Crossroads | 5,000± | Partially Built
- 34. Nexton | 10,000± Units | Partially Built
- 35. Cane Bay | 15,000± Units | Partially Built
- 36. Fairmont South | 250± Units | BUILT
- 37. Flora | 290± Units | BUILT
- 38. Landings at Montague | 45± Units | Partially Built
- 39. Coker's Commons | 4,717± Units | BUILT
- 40. Blackstone Preserve | 107± Units | BUILT
- 41. Hawthorne Landing | 98± Units | Partially Built
- 42. Azure Carnes Crossroads | 295± Units | BUILT
- 43. The Passage | 295± Units | BUILT
- 44. Bellary Flats | 264± Units | BUILT
- 45. Marlowe | 278± Units | Partially Built

Retail Centers

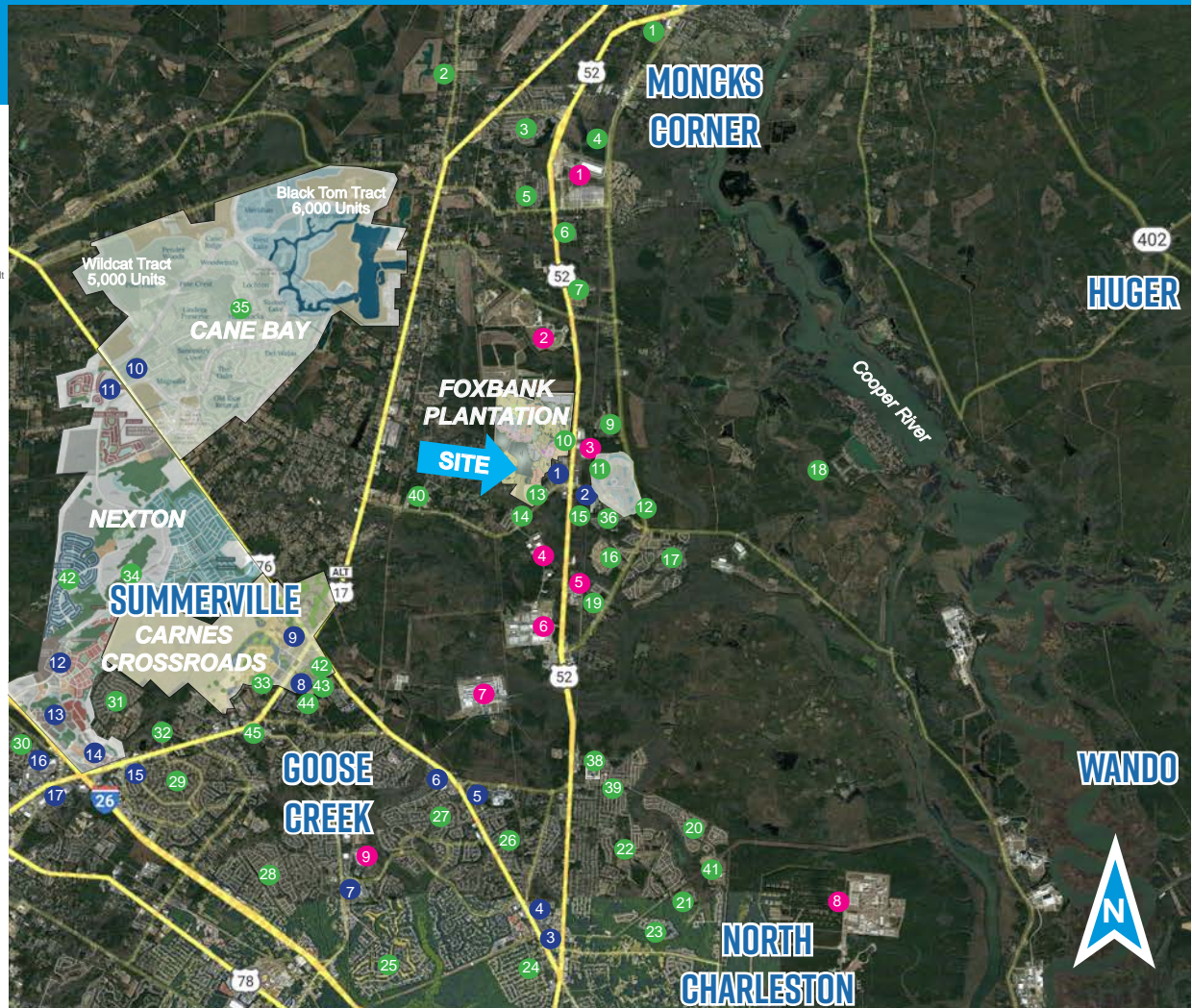
- 1. **SITE - Foxbank Towne Center**
- 2. Moncks Corner Marketplace
- 3. Food Lion at St. James
- 4. St. James Shopping Center
- 5. Lowes at St. James
- 6. Walmart Super Center
- 7. Crowfield Plaza
- 8. The Shoppes at Carnes
- 9. Marketplace at Carnes
- 10. The Market at Cane Bay
- 11. North Creek
- 12. Nexton Harris Teeter
- 13. Nexton Retail
- 14. Nexton Square
- 15. Sangaree Plaza
- 16. Azalea Square
- 17. North Main Market

Industrial Locations

- 1. West Branch Commerce Park
- 2. Berkeley County Landfill
- 3. Seafox Boats
- 4. Valley Forge Flag Co
- 5. Vulcan
- 6. Google Data Facility
- 7. Century Aluminum
- 8. Naval Weapons Station/Joint Base
- 9. Corporate Commerce Center

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,755	16,765	53,672
No. of Households	1,966	5,895	20,125
Avg. HH Income	\$136,177	\$122,854	\$104,379
Median HH Income	\$114,720	\$105,059	\$91,822



For more information, contact:

NICKI JASSY | BROKER
843 973 8235
nicki@twinriverscap.com

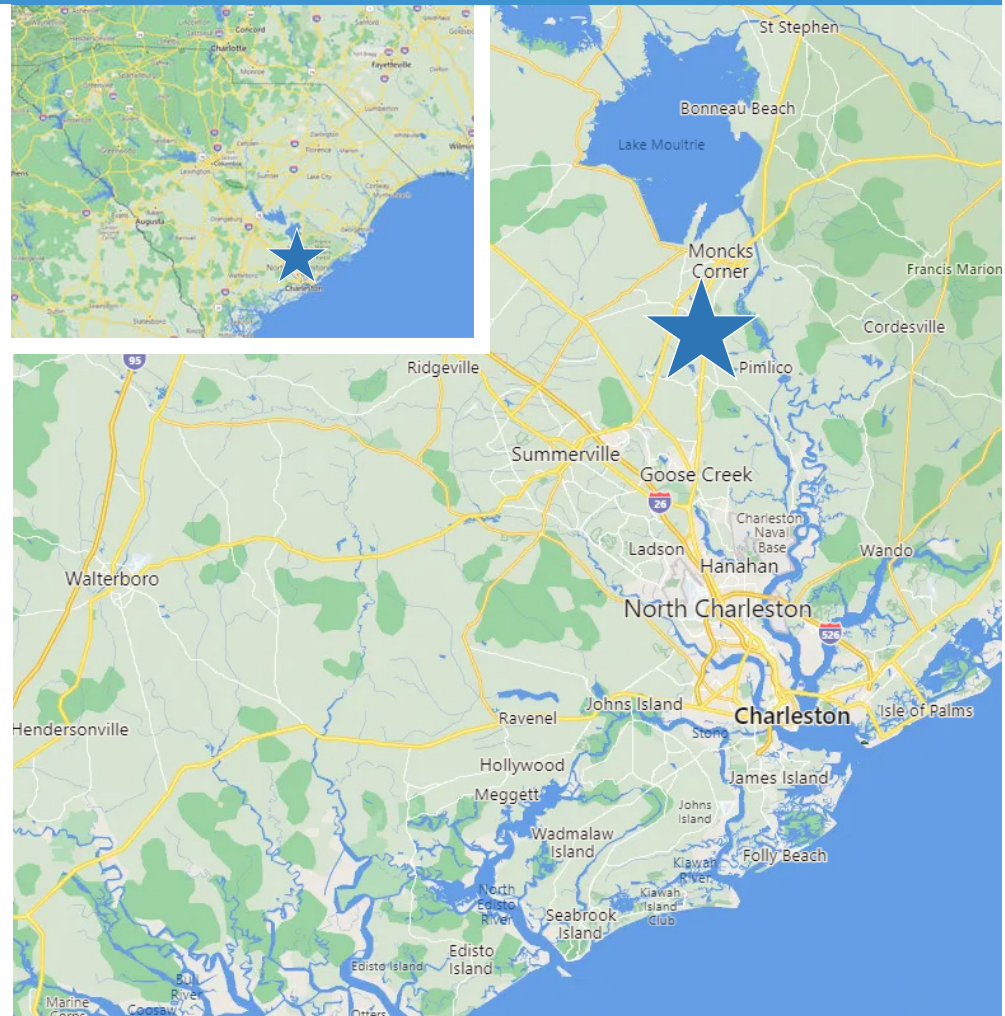
LILY ALBERTSEN | ASSOCIATE
843 203 1152
lalbertsen@twinriverscap.com

TWIN RIVERS CAPITAL
656 Ellis Oak Avenue, Suite 201
Charleston, SC 29412
twinriverscap.com

OUTPARCELS AND SHOP SPACE AVAILABLE

FOX BANK TOWNE CENTER

Charleston, SC MSA | US Hwy 52 & Cypress Gardens Road - Moncks Corner, SC | Heart of the Lowcountry's residential growth corridor



For more information, contact:

NICKI JASSY | BROKER
843 973 8235
nicki@twinriverscap.com

LILY ALBERTSEN | ASSOCIATE
843 203 1152
lalbertsen@twinriverscap.com

TWIN RIVERS CAPITAL
656 Ellis Oak Avenue, Suite 201
Charleston, SC 29412
twinriverscap.com