

# FINAL OUTPARCEL AVAILABLE ON US HWY 52

## 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:

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## PROPERTY FEATURES

- Last OP for sale, ground lease or build to suit
- 1.75± AC (can subdivide)
- 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,
- Multiple residential 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 on Hwy 52
- 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



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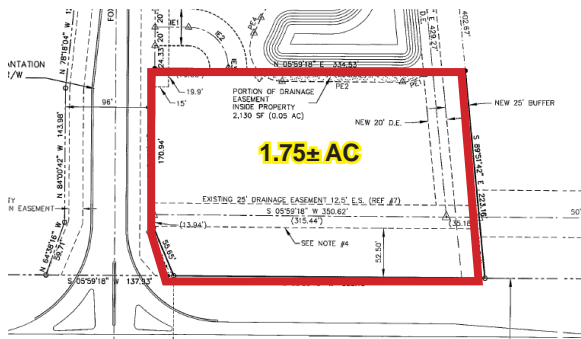
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## PARCEL 10 CAN BE SUBDIVIDED



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## 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 | Under Dev
- 14. Eastwood @ Cypress Groves | 240± Units | BUILT
- 15. The Groves of Berkeley | 120± Units | Under Dev
- 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 | 7,500± Units | Partially Built
- 35. Cane Bay | 4,500± Units | Partially Built
- 36. Fairmont South | 250± Units | BUILT

### Retail Centers

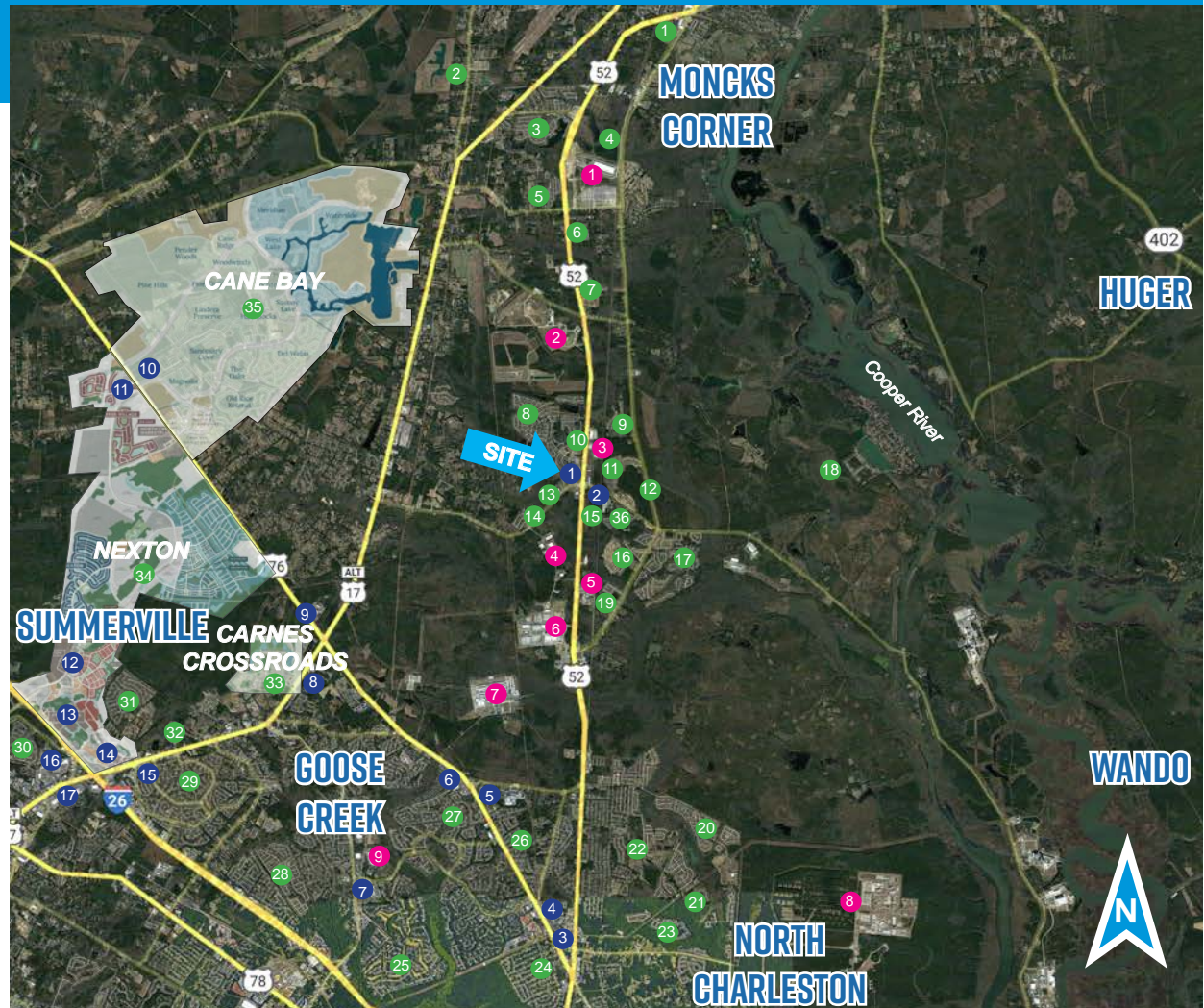
- 1. **SITE - Foxbank Towne Center**
- 2. Moncks Corner Marketplace
- 3. Food Lion at St. James
- 4. St. James Shopping Center
- 5. Lowes at St. James
- 6. Walmart Super Center
- 7. Crowfield Plaza
- 8. The Shoppes at Carnes
- 9. Marketplace at Carnes
- 10. The Market at Cane Bay
- 11. North Creek
- 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

## 2024 DEMOGRAPHICS

|                   | 1 Mile    | 3 Miles   | 5 Miles  |
|-------------------|-----------|-----------|----------|
| Population        | 3,812     | 15,661    | 51,757   |
| No. of Households | 1,341     | 5,503     | 19,413   |
| Avg. HH Income    | \$153,869 | \$118,921 | \$99,558 |
| Median HH Income  | \$113,528 | \$104,031 | \$89,233 |



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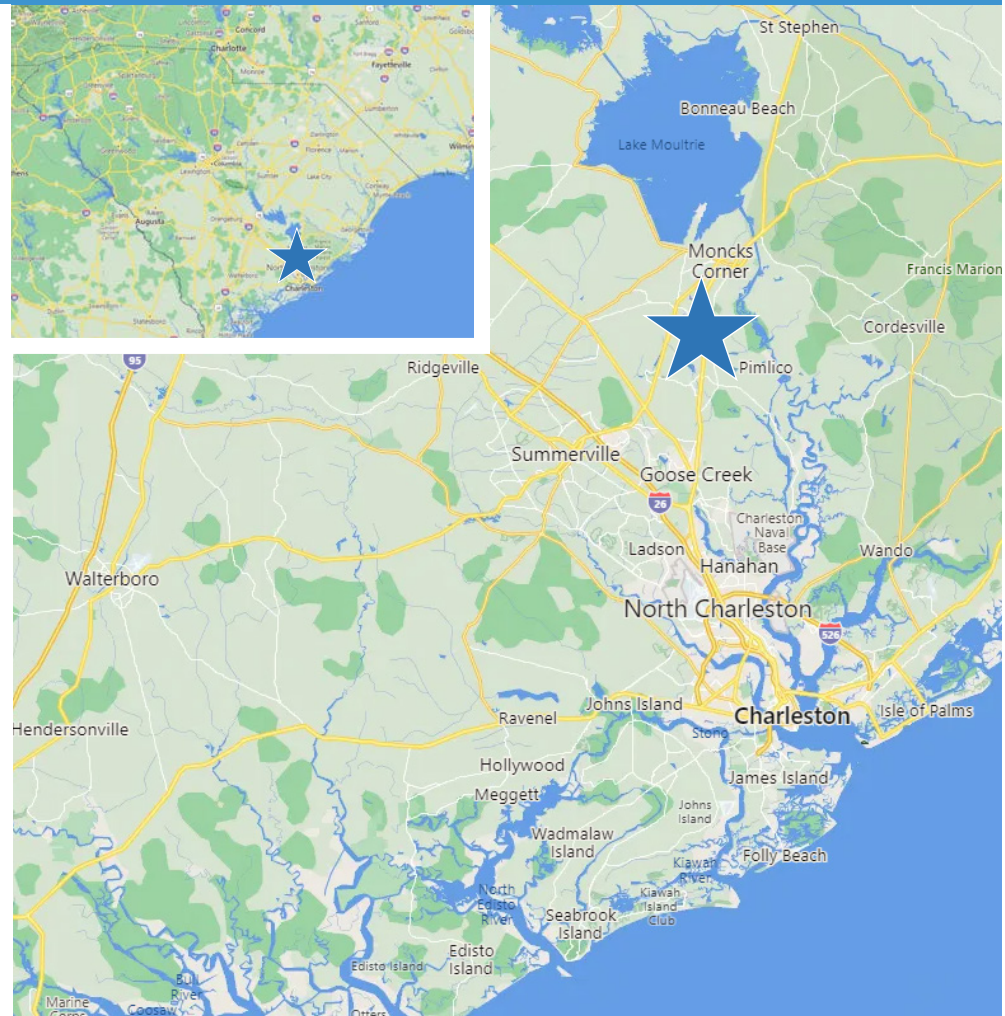
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