

**4955 Centre Pointe Drive  
North Charleston SC 29418**

**FORMER ARBY'S RESTAURANT  
FOR LEASE**

**3,020 SF+-**



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**REALTYLINK**



# 4955 Centre Pointe Drive

## **Shopping Center Highlights**

- Anchored by TopGolf- opened February 2023
- Centre Pointe is a mixed use commercial complex of over 1,000,000 square feet. Anchored by Walmart, Sams Club, Tanger Outlets, Ashley Furniture, Staples, Sportsman's Warehouse, Polo, Old Navy, Nike, Saks Off Fifth, Under Armour and other top performing retailers.
- Tanger Outlet traffic in excess of 5,500,000 shopping visits per year.
- 25 Hotels at the Airport Submarket interchange, with more planned including two on site.
- Close Proximity to new Roper Hospital Relocation. \$1.1 billion dollar investment
- Area planned for new mixed use project

## **Visibility**

High profile project near world class regional amenities, including the newly renovated Charleston International Airport, the North Charleston Coliseum and Convention Center, and both major interstates. Uptown is also across 526 from Boeing's 787 Dreamliner Campus.

## **Demographics and Access**

To discuss access improvements along International and the 526 Corridor, and further demographic information, please contact broker

# **4955 Centre Pointe Dr. North Charleston, SC 29418**

## **Building Highlights**

- Former Arby's Building
- 2007 Construction
- 3,020 SF per Lease. Tenant to verify square footage, to be calculated to outside of exterior walls
- Fully Signalized Intersection
- Adjacent to Tanger Outlets, 5.5 Million Visitors per Year
- 2024 Taxes -

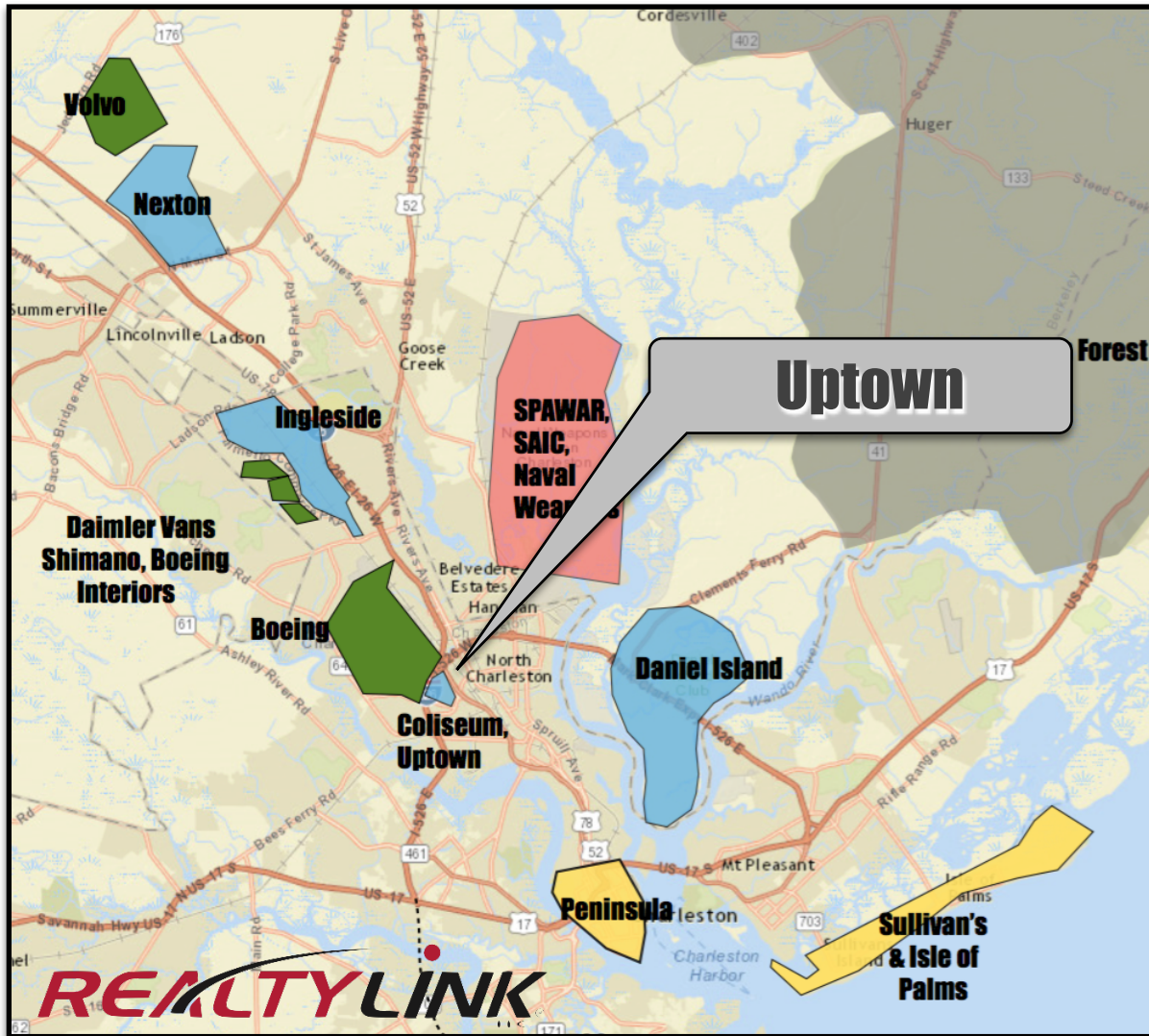
## **Visibility**

High profile project near world class regional amenities, including the newly renovated Charleston International Airport, the North Charleston Coliseum and Convention Center, and both major interstates. The 2026 Boeing Campus Expansion is currently under construction.

## **Demographics and Access**

To discuss access improvements along International and the 526 Corridor, and further demographic information, please contact broker. 15 Minute Drive Time Encompass parts of Mt Pleasant, Daniel Island, City of Charleston, and reach deep into West Ashley providing a truly regional reach.

# Charleston Area Economic Overview



Our regional economy is driven by a diverse range of economic activities from tourism and hospitality to manufacturing and technology.

**TOURISM** Tremendous quality of life, historical architecture, recreational opportunities, and cultural fabric of the Lowcountry landscape have been the driving forces behind Charleston being named the Best Tourist City in America for the last decade by Condé Nast Magazine.

**MANUFACTURING** Major economic development announcements over the last few years have included Boeing, Volvo, Clemson Wind Turbine Institute, and Mercedes Benz Sprinter Van. Qualified workforce, minimal union interference, and economic incentives have spurred follow up investments in all cases.

**LOGISTICS** With the deepest port in the South, Charleston's ranks 8 in the United States for container traffic. Post-Panamax depths continue to drive container growth since deepening.

**TECHNOLOGY** Charleston is one of Tech's Top Twelve Tech Hubs in America. The emergence of Charleston as a tech hub has been driven by companies such as BoomTown, Blackbaud, BenefitFocus, and PeopleMatter. Year in and out, a number of Charleston tech firms are among the fastest growing in the nation.









North Charleston Coliseum,  
Convention Center and Performing  
Arts Center

SPORTSMAN'S  
WAREHOUSE  
LA Z BOY

Charleston International  
Airport

Hilton Garden Inn  
Residence Inn  
Hyatt PLACE  
Hampton Inn  
Days Inn  
DRURY HOTELS

526 90K VPD

ASHLEY FURNITURE  
STAPLES  
GameStop  
McALISTER'S DELI  
DOLLAR TREE

Centre Pointe Apts

Walmart

26 107K VPD

Tanger Outlets  
COACH  
POLO  
H&M  
CHAPS  
J. CREW  
ANN TAYLOR  
chico's  
MICHAEL KORS  
Eddie Bauer  
WHITE BLACK

CROWNE PLAZA

ROPER  
ST. FRANCIS

\$1 Billion  
Medical Campus  
Opening 2027

GREYSTAR

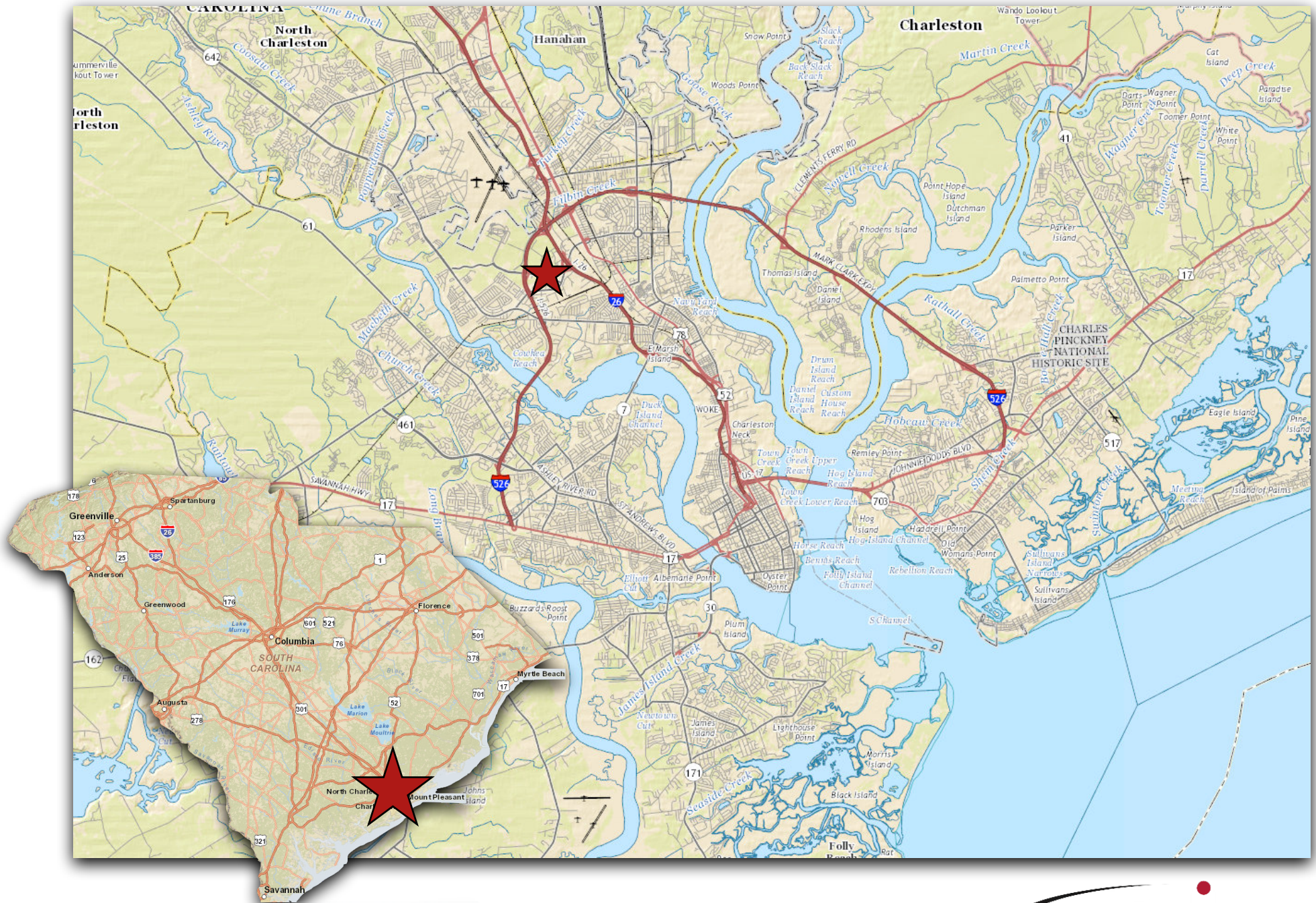
The Monty Apartments

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