



New Flex

Retail Development

INDIGO SHOPPING CENTER

5301 Indigo Fields Blvd
North Charleston, SC 29418



COLDWELL BANKER
COMMERCIAL
ATLANTIC

Brent Case, CCIM
(C) 843.270.4192
bcase@cbcatlantic.com

Hannah Kamba
(C) 843.697.8168
hkamba@cbcatlantic.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$21 PSF
Total Available:	1,951 SF - 8,355 SF
Lease Type:	NNN est \$9.85 PSF
Parking Spaces:	158
Municipality:	North Charleston
Zoning:	B-2 (North Charleston)
Traffic Count:	52,100 VPD 2023

PROPERTY OVERVIEW

Newly developed Shopping Center fronting Dorchester Road with traffic counts above 52,100 vehicles per day. This Center is right next to the intersection of Ashley Phosphate & Dorchester Road and close proximity and easy access to I-26 & I-526. Incredible visibility and access off Dorchester Road with a multitude of uses available ranging from Retail, Office, Medical and Flex. Opportunity for large restaurant user with patio with Dorchester Road visibility.

PROPERTY HIGHLIGHTS

- 30,043 SF Retail Center
- Individual suites ranging from 1,951 SF to 2,302 SF, larger contiguous spaces available
- Retail, Office, Showroom, or Medical uses
- 158 parking spaces, 5 per 100 with rear truck circulation for deliveries
- Drive-thru and Pickup window capability
- 18' Clear height
- Roll up garage doors

PROJECT INFORMATION

DORCHESTER ROAD
52,100 VPD

TRADE AREA



POPULATION

2024 ESTIMATED
115,987

2029 PROJECTED
120,002



HOUSEHOLDS

2024 ESTIMATED
46,324

2029 PROJECTED
48,762



AVERAGE HOUSEHOLD INCOME

2024 ESTIMATED
\$91,386

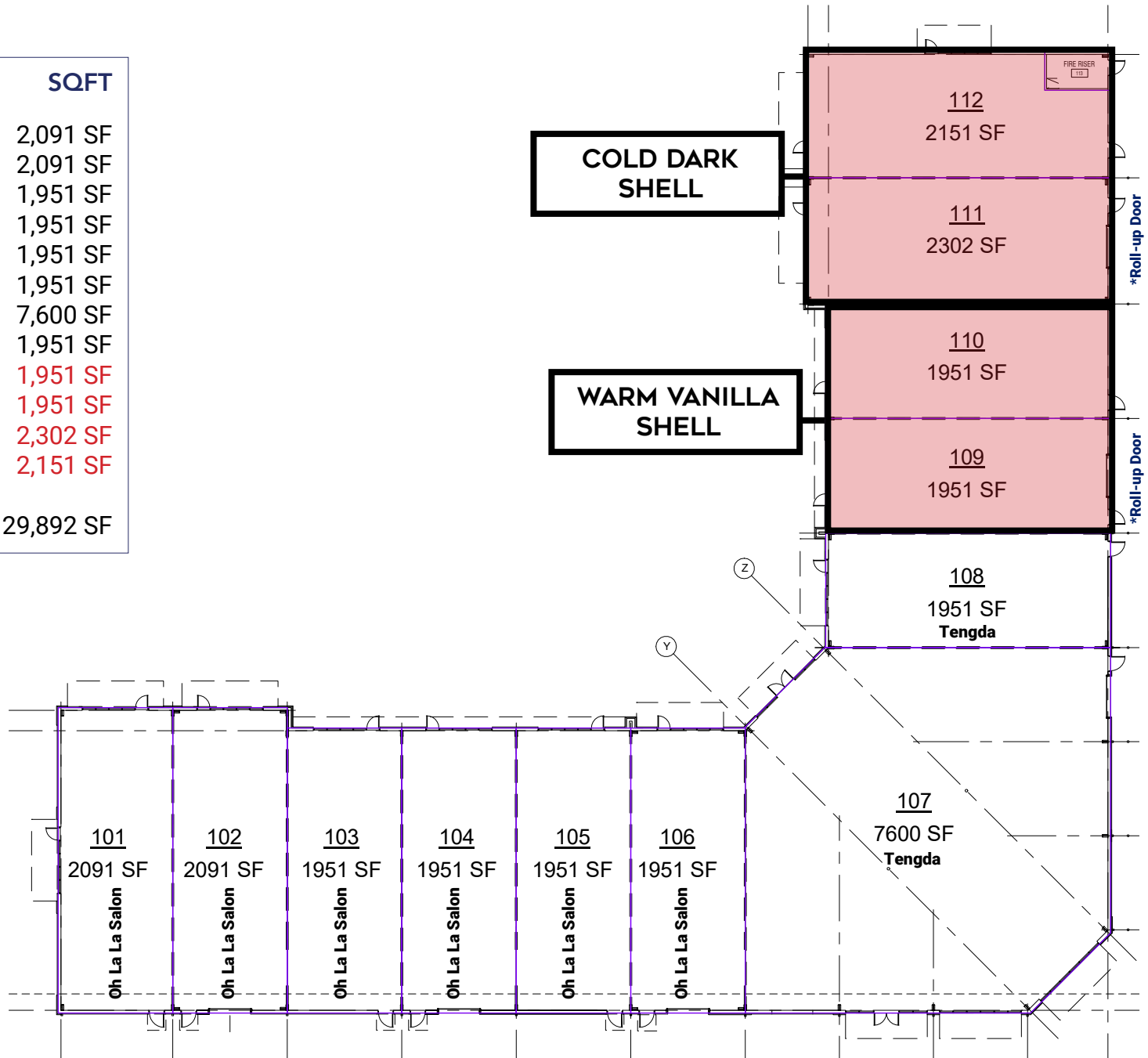
2029 PROJECTED
\$107,375

INDIGO SHOPPING CENTER

SUITE	TENANT	SQFT
101	Oh La La Salon	2,091 SF
102	Oh La La Salon	2,091 SF
103	Oh La La Salon	1,951 SF
104	Oh La La Salon	1,951 SF
105	Oh La La Salon	1,951 SF
106	Oh La La Salon	1,951 SF
107	Tengda	7,600 SF
108	Tengda	1,951 SF
109	AVAILABLE	1,951 SF
110	AVAILABLE	1,951 SF
111	AVAILABLE	2,302 SF
112	AVAILABLE	2,151 SF
Total		29,892 SF

***Suites with Roll-up Doors**
All sized 10' x 12'

Contiguous Space Available:
1,951 SF - 8,355 SF



SUMMERVILLE

**DORCHESTER ROAD
52,100 VPD**

**I-26
114,100 VPD**

SITE

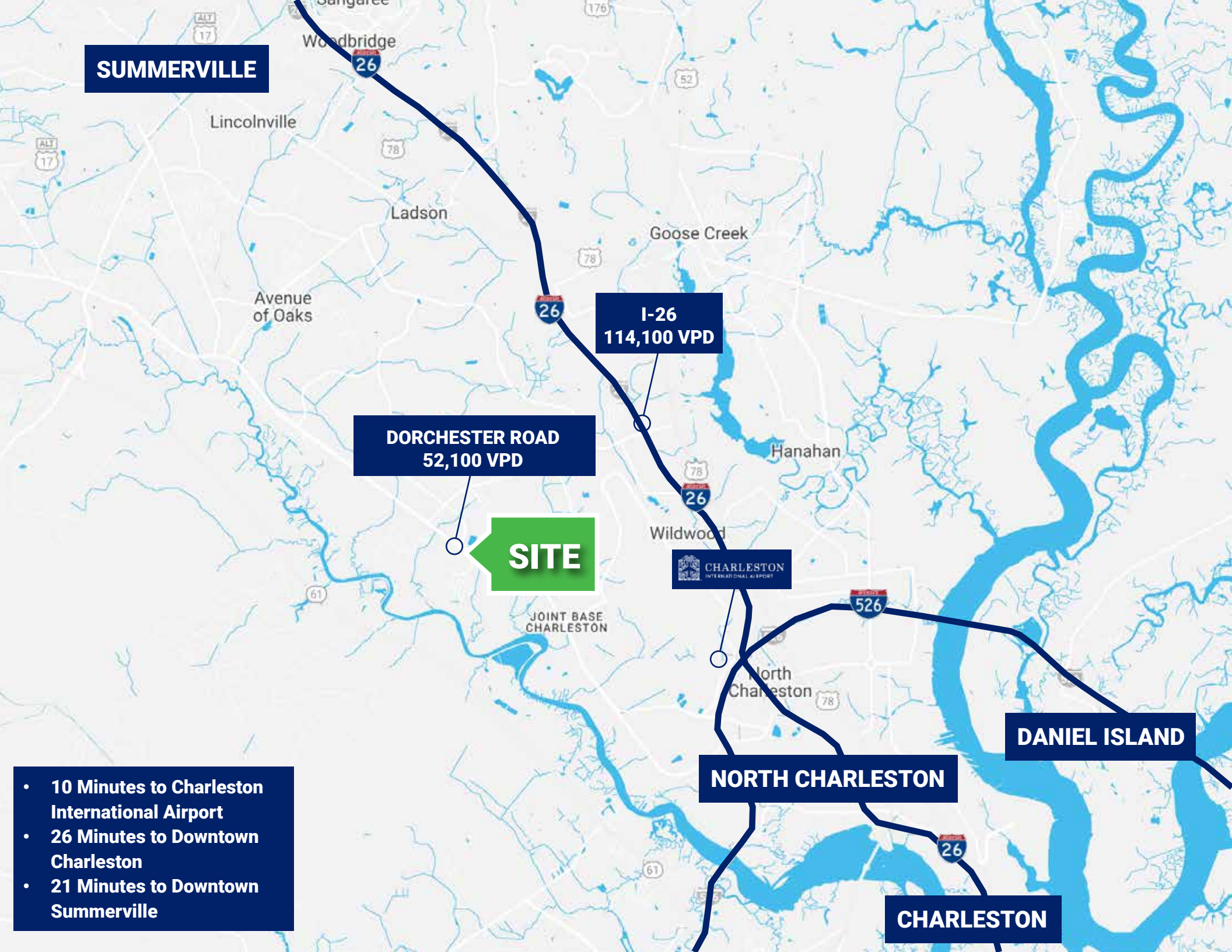
**CHARLESTON
INTERNATIONAL AIRPORT**

NORTH CHARLESTON

DANIEL ISLAND

CHARLESTON

- 10 Minutes to Charleston International Airport
- 26 Minutes to Downtown Charleston
- 21 Minutes to Downtown Summerville





45,100 VPD



52,100 VPD



Indigo Shopping Center



Brent Case, CCIM
(C) 843.270.4192
bcase@cbcatlantic.com

Hannah Kamba
(C) 843.697.8168
hkamba@cbcatlantic.com



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbcatlantic.com | cbcretailatlantic.com

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no libability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic. The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no libability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.