

## FOR LEASE - Under Construction



### Property Details

Building Size: ±13,500 sq ft  
Available Space: ±6,272 sq ft  
Leasing Rate: varies on location  
Unit size: 1,500 sq ft and up  
Dark Shell Delivery  
Estimated Turnover: March 2026  
TI Allowance: \$25 / sq ft

### Property Highlights

Secure your retail space at this brand-new center, conveniently situated right off I-95 and HWY 21. Benefit from the flexibility of customizable square footage in a contemporary, newly constructed building designed to meet all your business needs.

- 290ft of frontage on Highway 21
- 15 hotels within a 1 mile radius
- Drive-thru space available
- 30,000+ residential units in the pipeline

**Morgan Sheffield**

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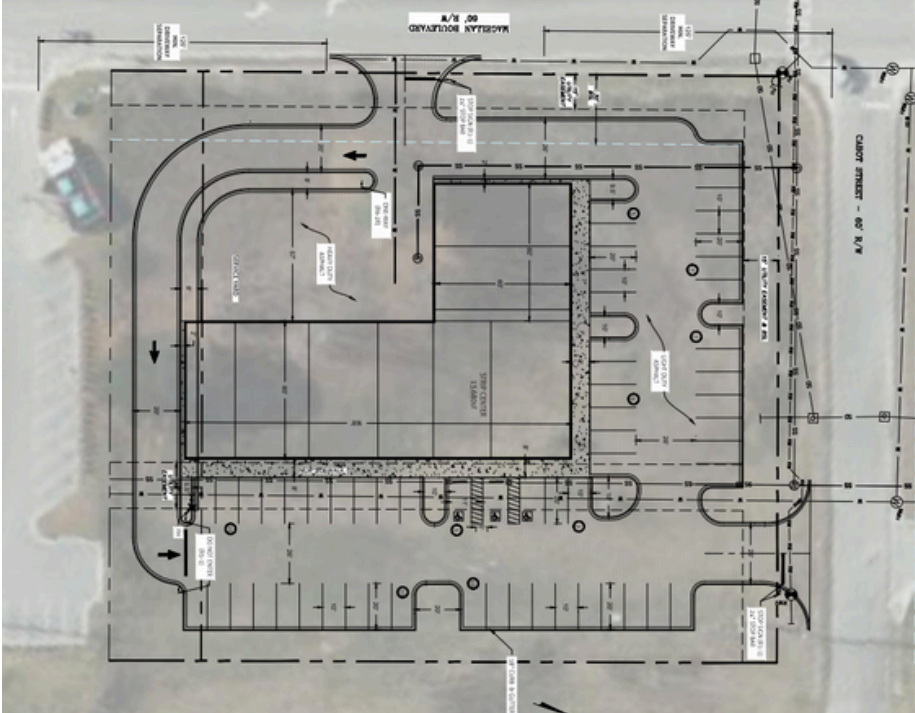
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## Site Plan



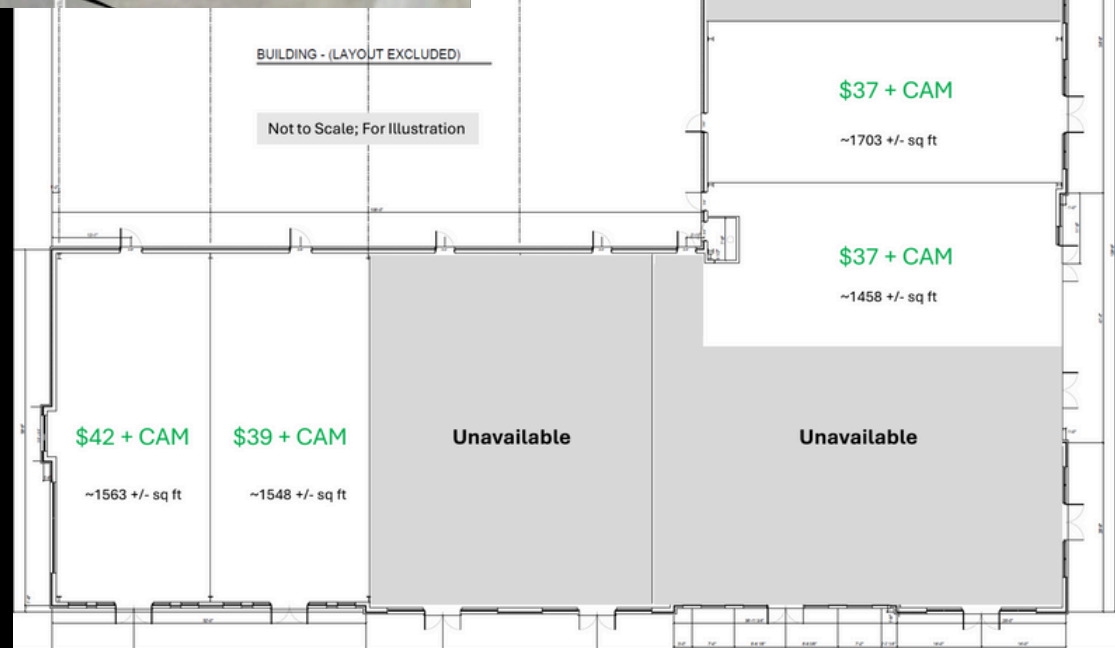
## Unit Layout

### Traffic Counts

I-95: 60,800 VPD

Hwy 21: 35,700 VPD

Hwy 30: 12,700 VPD



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