



3-MILE DEMOGRAPHICS

POPULATION

49,101

PROJECTED
GROWTH RATE

3%

AVERAGE
HOUSEHOLD
INCOME

\$74,651

MEDIAN
HOUSEHOLD
INCOME

\$52,690

IDEAL LOCATION

High-Growth Submarket

- Excellent Visibility via Dorchester Rd (**28,200+ VPD**) | Just Off the Intersection of W Montague Ave (**14,200+ VPD**)
- Directly adjacent to Greystar's Newest Luxury Apartment Complex | 335+ Units Delivering in 2024
- Charleston is Widely Considered One of the Fastest Growing Markets in the U.S. | Charleston MSA is Growing 3X the Population Average
- The Center is Ideally Located Less than 0.75 Miles from I-526 (**79,700+ VPD**)
- Positioned Less than 1-Mile from the Charleston Area Convention Center & Charleston's Brand New Top Golf



THE SHOPPES AT MONTAGUE CORNERS

SITE PLAN

