

# SHOP SPACE AVAILABLE | NOW PRE-LEASING

## FOXBANK TOWNE CENTER

Charleston, SC MSA | US Hwy 52 & Cypress Gardens Road - Moncks Corner, SC | Heart of the Lowcountry's residential growth corridor



**NOW PRE-LEASING!**



**FOXBANK RETAIL BUILDING 3**

### PROPERTY FEATURES

- 1,589 - 6,140± SF available, inline or endcap with patio
- Adjacent to Publix and 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. 6,115± residential projects planned behind, beside and across from the site
- Two fully signalized entrances and signage opportunities on Hwy 52
- Traffic Counts: US Hwy 52 | 26,100± VPD, Cypress Gardens Rd 8,418± VPD

### JOIN TENANTS AND AREA RETAILERS



For more information, contact:

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**LILY ALBERTSEN | ASSOCIATE**  
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**TWIN RIVERS CAPITAL**  
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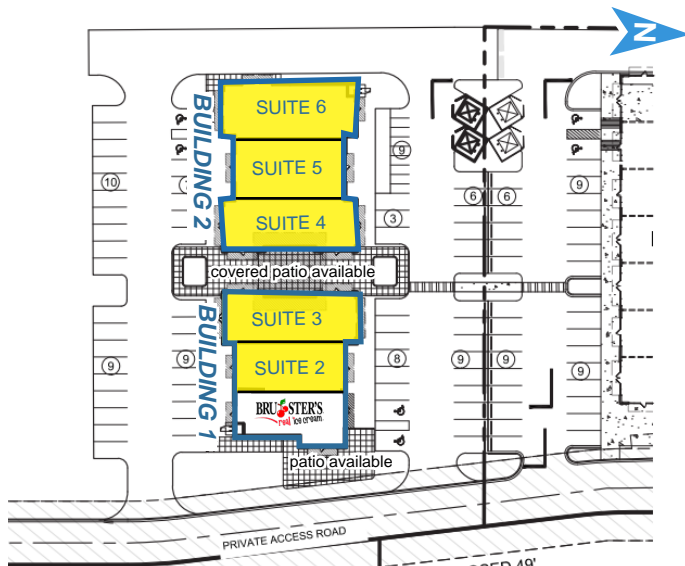


### RETAIL BUILDING III FOR LEASE

Unit	Building	Tenant	SF
SUITE 1*	BUILDING 1	BRU <sup>STERS</sup> real ice cream	1,661±
SUITE 2*	BUILDING 1	AVAILABLE	1,614±
SUITE 3*	BUILDING 1	AVAILABLE	1,995±
SUITE 4	BUILDING 2	AVAILABLE	2,328±
SUITE 5	BUILDING 2	AVAILABLE	1,589±
SUITE 6	BUILDING 2	AVAILABLE	2,223±

\* Up to 5,270± contiguous SF available in Building 1 (Suites 1 - 3)

\* Up to 6,140± contiguous SF available in Building 2 (Suites 4 - 6)



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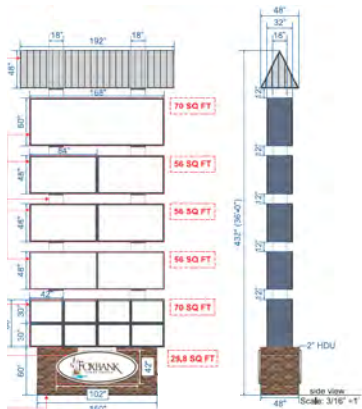
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## PYLON SIGNAGE



## PROPOSED PYLON A



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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. Marshfield 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

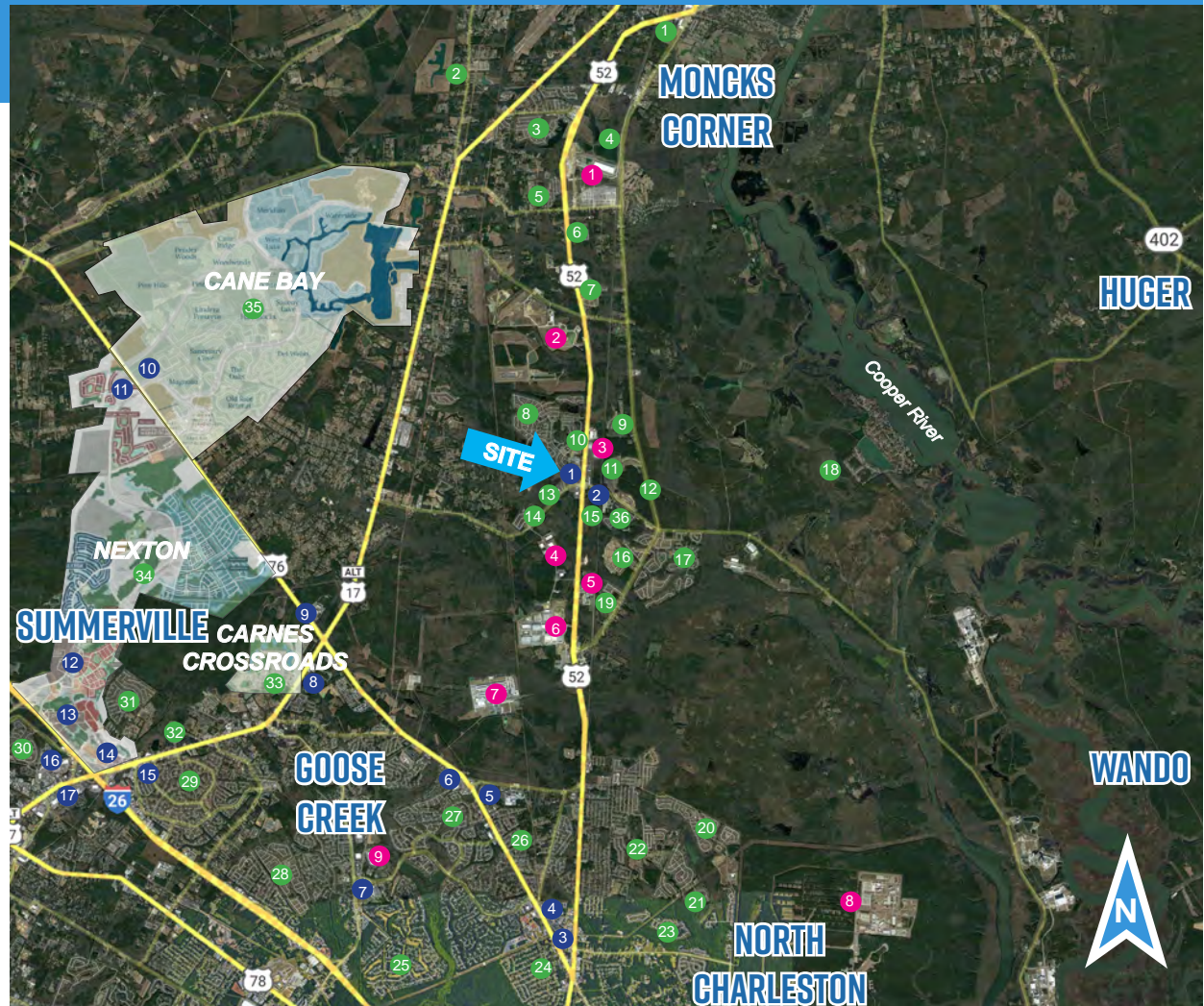
1. **SITE - Foxbank Towne Center**
2. Moncks Corner Marketplace
3. Food Lion at St. James
4. St. James Shopping Center
5. Lowes at St. James
6. Walmart Super Center
7. Crowfield Plaza
8. The Shoppes at Carnes
9. Marketplace at Carnes
10. The Market at Cane Bay
11. North Creek
12. Nexton Harris Teeter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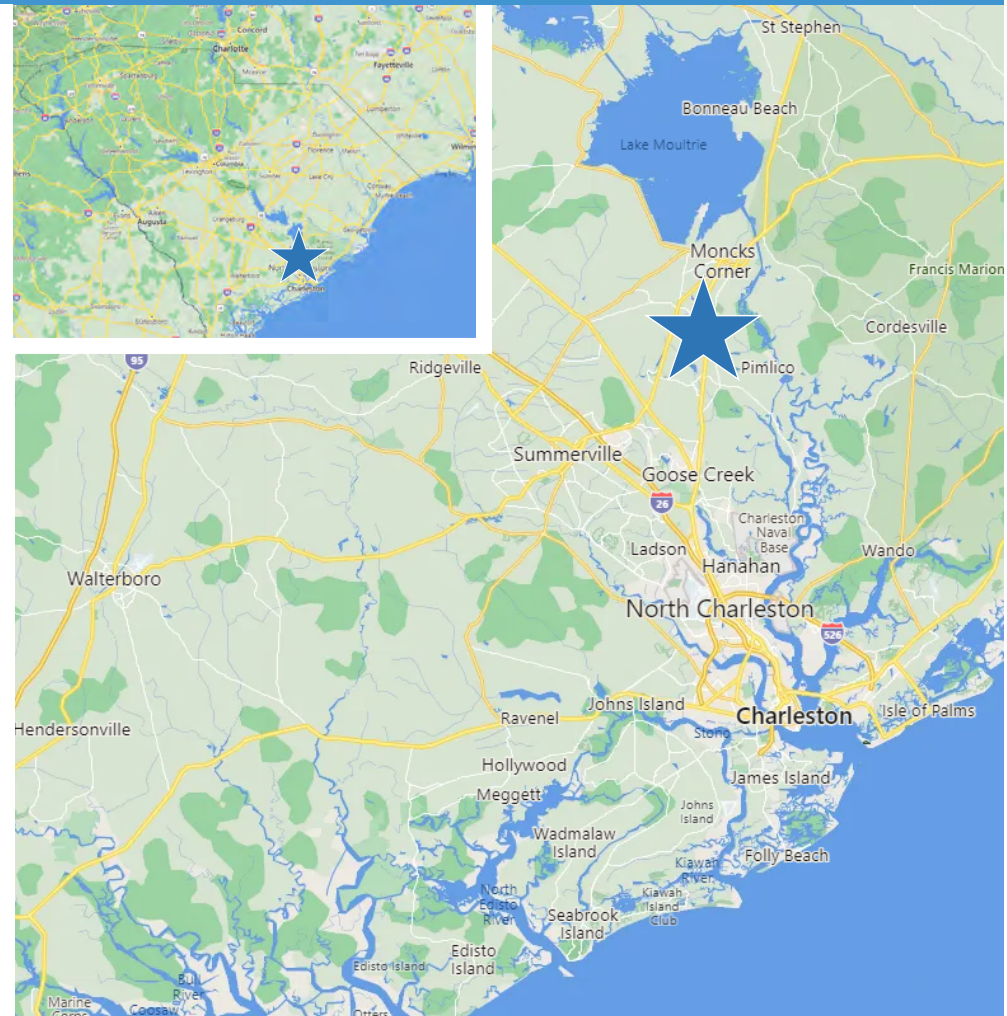
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