



±1,346–1,375-SF Inline Retail Spaces in Moncks Corner's Growing Retail District

RETAIL/OFFICE | FOR LEASE

LEASE RATE:
\$25 PSF

**412-414 Drive In Lane
Moncks Corner, SC 29461**



Strong Daily Traffic Counts



Adjacent to Walmart Supercenter and Tractor Supply



Thriving co-tenancy with Edward Jones, Select Physical Therapy and more

For Lease | 412-414 Drive In Lane

Property Overview



At-a-Glance

±1,346 SF
Building 412, Suite B

±1,375 SF
Building 414, Suite B

\$25 PSF
Lease Rate

2007
Year Built

2
Buildings in Center

Inline
Suite Configuration

±29,600 VPD
N Hwy 52

Immediate
Availability

Two Move-In Ready Retail/ Office Suites in the Heart of Moncks Corner's Busiest Retail Corridor

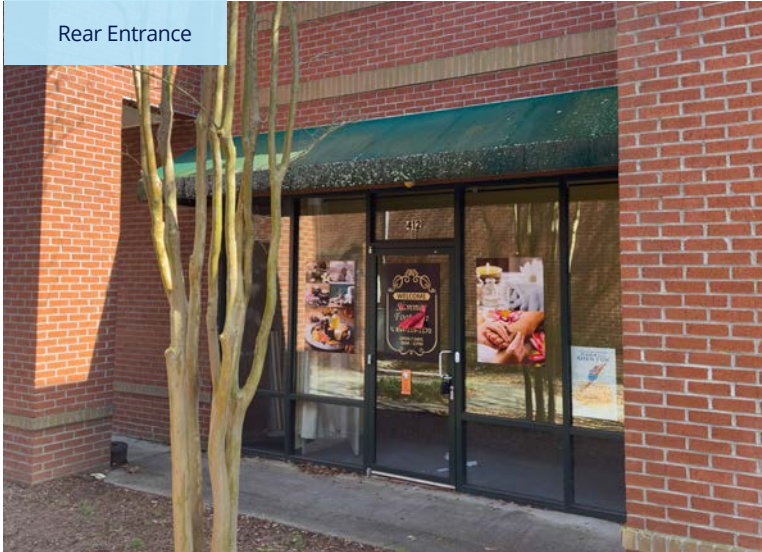
412-414 Drive In Lane offers two inline retail or office suites within a well-maintained brick building at Tail Race Crossing in Moncks Corner. Both suites are move-in ready and available immediately at \$25 PSF. The multi-tenant center is home to Edward Jones, Select Physical Therapy, OneMain Financial and McCall-Thomas Engineering, and sits directly adjacent to Tractor Supply Co. and the Walmart Supercenter on one of Berkeley County's highest-traffic corridors.

- Two inline suites available immediately at \$25 PSF
- Surrounded by national and regional retail and restaurant tenants
- Ample surface parking available

For Lease | 412-414 Drive In Lane

Property Images

Rear Entrance



Private Offices



Ample Parking Available



4 Private Offices



Tail Race Crossing Center



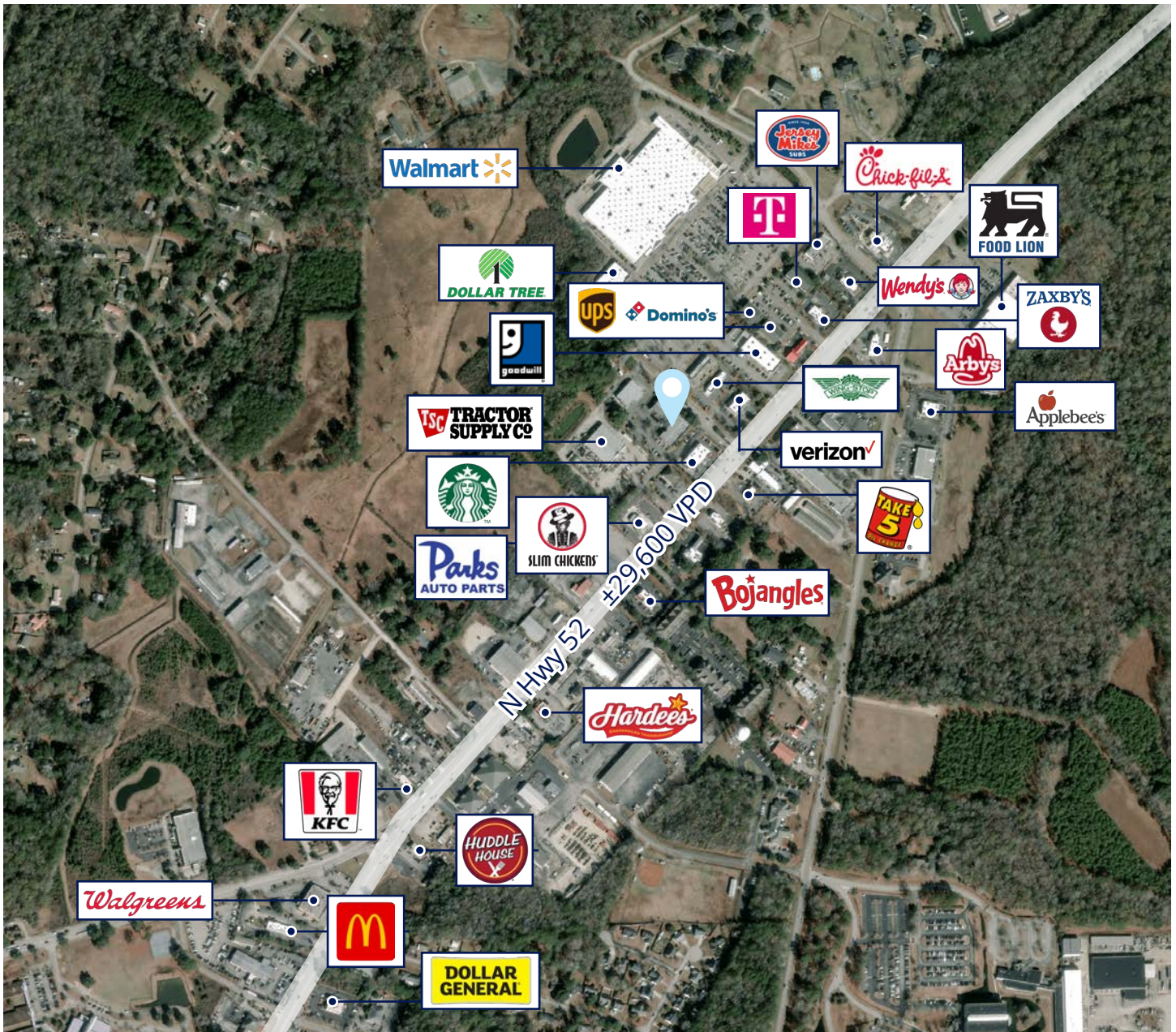
Location Details

Area Highlights

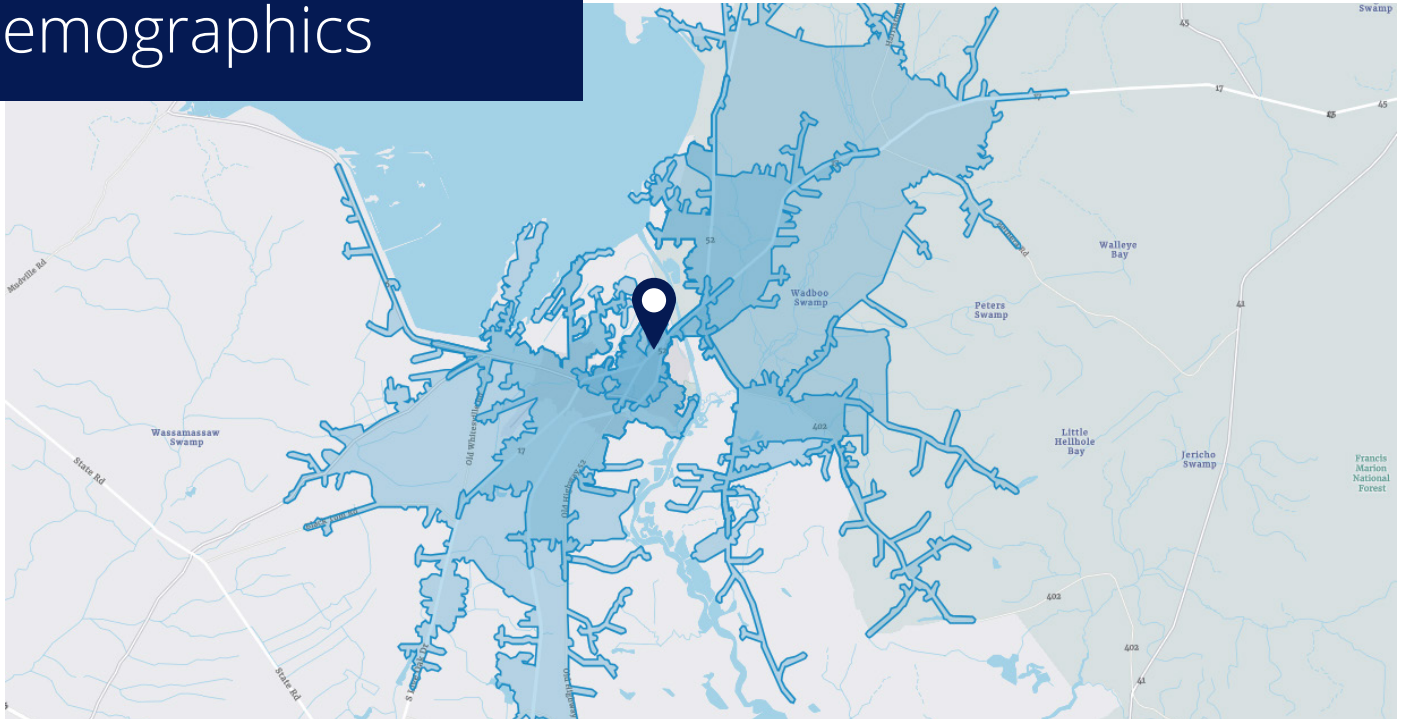
412-414 Drive In Lane sits at the heart of Moncks Corner's most active retail node, anchored by Walmart Supercenter and Tractor Supply Co. The surrounding area features a dense mix of national quick-service restaurants and retailers within a half-mile radius, including Chick-fil-A, McDonald's, Starbucks, Hardee's, Bojangles, Walgreens and Arby's.

- Located in Berkeley County, one of South Carolina's fastest-growing counties
- Easy access from U.S. Hwy. 52 with $\pm 29,600$ vehicles per day

Retail Node Map



Demographics



Growth Summary	5 Minutes	10 Minutes	15 Minutes
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2020-2025 Annual Population Growth	0.67%	1.32%	1.55%
2025-2030 Annual Population Growth	2.58%	2.33%	2.35%

2025 Summary	5 Minutes	10 Minutes	15 Minutes
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Population	1,768	16,150	32,609
Households	735	6,027	12,309
Owner Occupied Housing	427	3,424	6,810
Renter Occupied Housing	198	1,494	2,476
Median Age	39.6	37.6	38
Average Household Income	\$89,775	\$88,245	\$97,893

2030 Summary	5 Minutes	10 Minutes	15 Minutes
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Population	2,203	18,427	37,747
Households	929	7,078	14,651
Owner Occupied Housing	703	5,503	11,832
Renter Occupied Housing	226	1,575	2,819
Median Age	40.1	38.7	39
Average Household Income	\$96,731	\$96,125	\$107,211

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