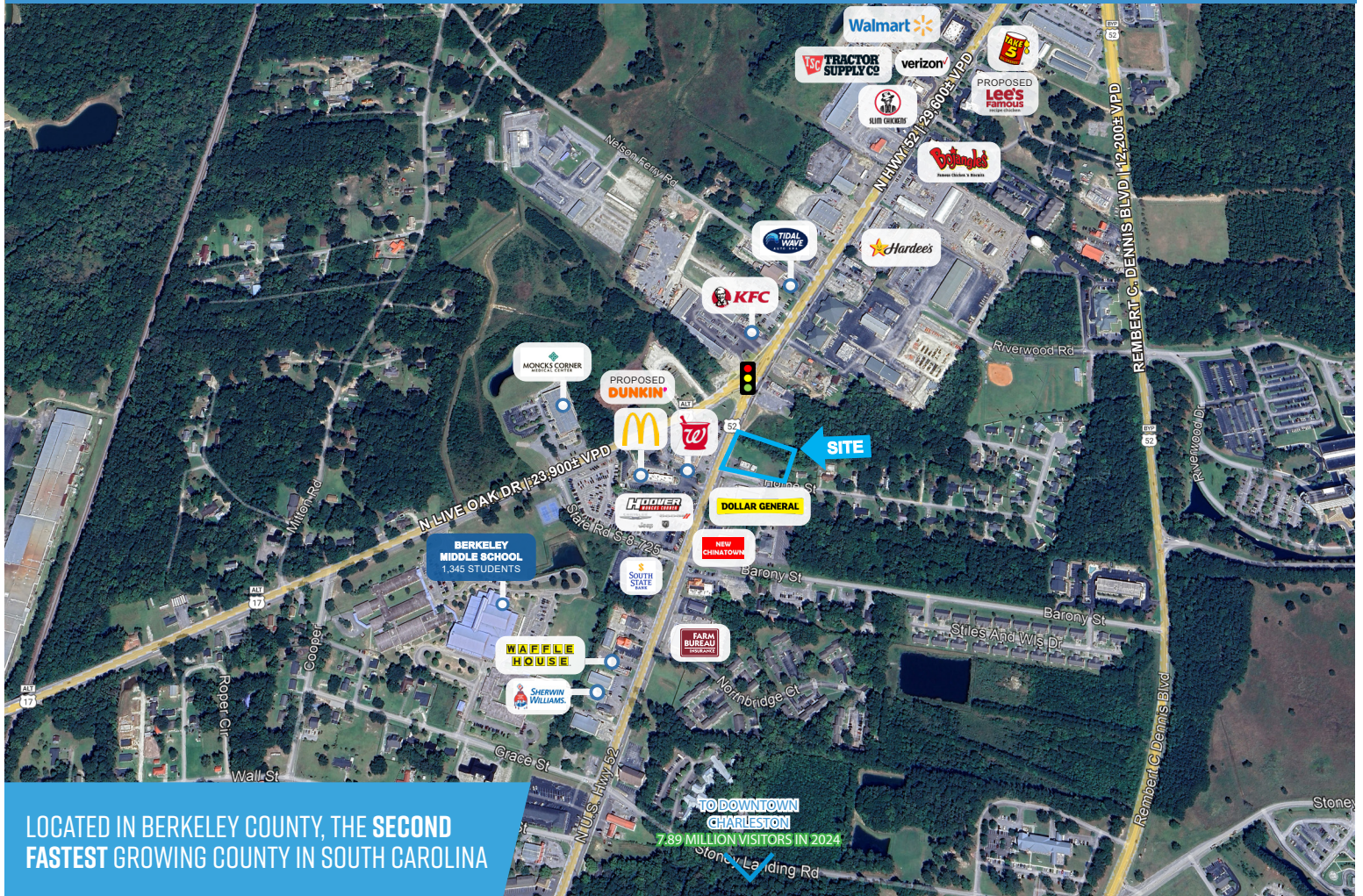


AVAILABLE FOR SALE

0.92 AC LAND IN CHARLESTON, SC MSA

390 North Highway 52, Moncks Corner, SC 29461



PROPERTY FEATURES

- Commercial parcel available in the heart of Moncks Corner’s retail corridor
- Zoning: Moncks Corner - C-2
- TMS: 143-01-01-044
- Traffic Counts: N Hwy 52 | 29,600± VPD, N Live Oak Dr | 23,900± VPD
- Land Area: 0.92 acres total
- Contact brokers for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	2,874	12,058	22,985
NO. OF HOUSEHOLDS	1,161	4,684	8,798
AVG. HH INCOME	\$94,853	\$86,861	\$89,374
MEDIAN HH INCOME	\$70,854	\$67,662	\$71,548

For more information, contact:

NICKI JASSY | BROKER
 843 973 8235
 nicki@twinriverscap.com

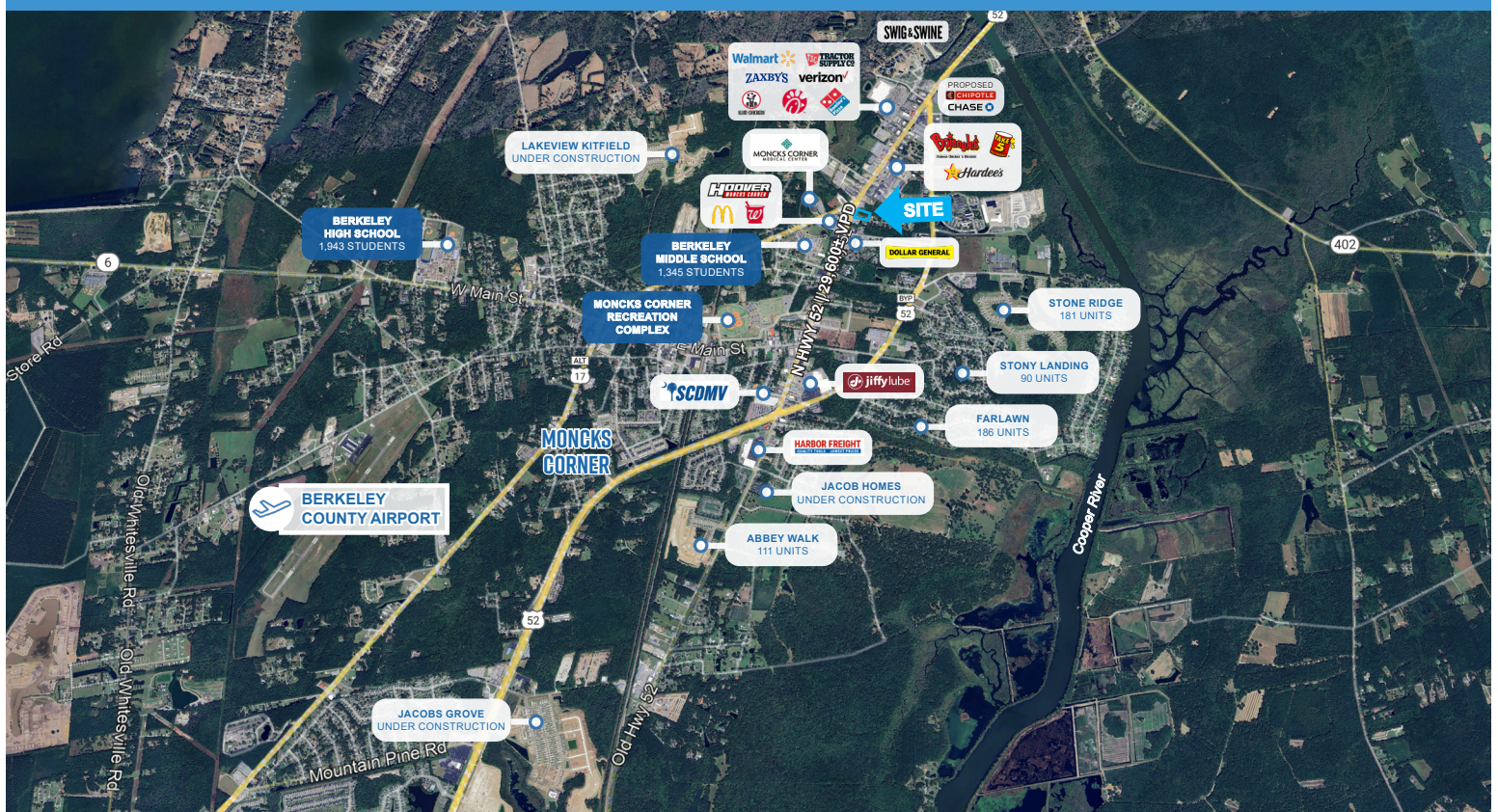
LILY ALBERTSEN | ASSOCIATE
 843 203 1152
 lalbertsen@twinriverscap.com

TWIN RIVERS CAPITAL
 656 Ellis Oak Avenue, Suite 201
 Charleston, SC 29412
 twinriverscap.com

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MAP LEGEND

Residential Development

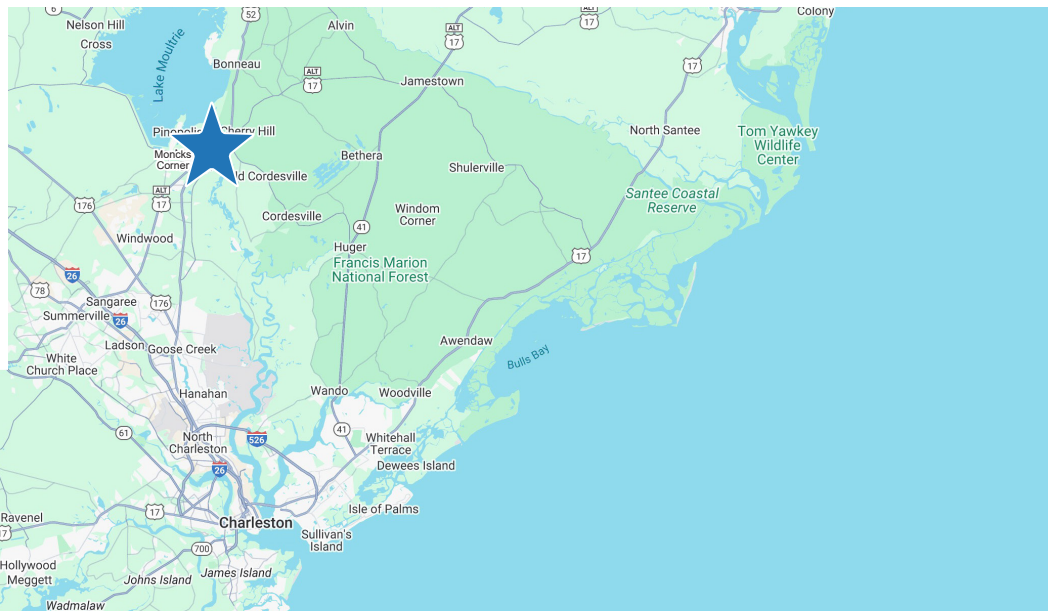
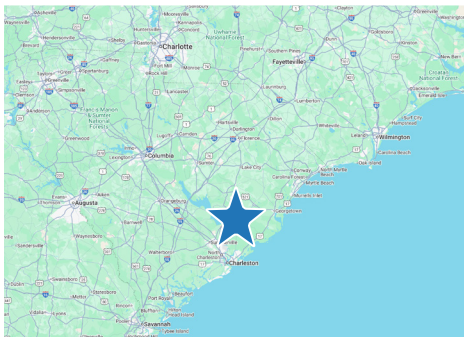
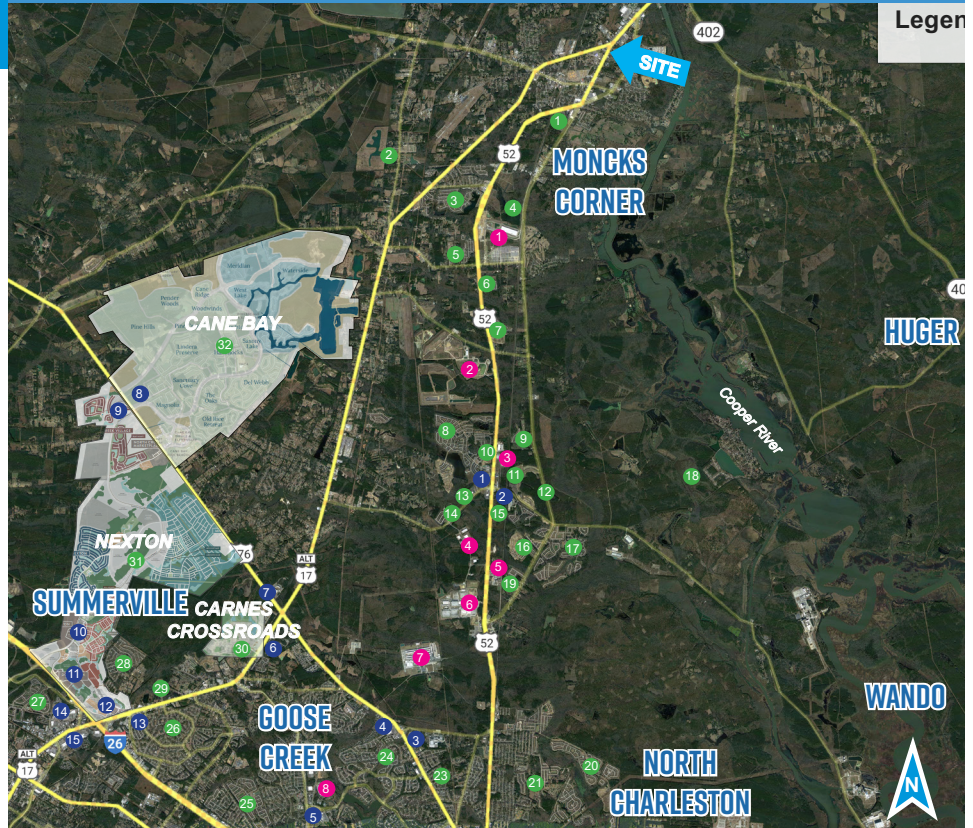
1. Pointe North Tract | 100+ Units | BUILT
2. Willow Lakes | 200+ Units | BUILT
3. Moss Grove Plantation | 533+ Units | BUILT
4. Carolina Groves | 650+ Units | Under Dev
5. Stoney Creek | 172+ Units | BUILT
6. Riverstone | 106+ Units | BUILT
7. Oakley Pointe | 307+ Units | Under Dev
8. Foxbank Plantation | 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. Foxborough | 150+ Units | BUILT
24. Oak Creek | 500+ Units | BUILT
25. Tall Pines | 500+ Units | BUILT
26. Sangaree | 700+ Units | BUILT
27. Weatherstone | 350+ Units | BUILT
28. Carriage Lane | 500+ Units | BUILT
29. South City | 100+ Units | BUILT
30. Carnes Crossroads | 5,000+ | Partially Built
31. Nexton | 7,500+ Units | Partially Built
32. Cane Bay | 4,500+ Units | Partially Built

Retail Centers

1. Foxbank Towne Center
2. Moncks Corner Marketplace
3. Lowes at St. James
4. Walmart Super Center
5. Crowfield Plaza
6. The Shoppes at Carnes
7. Marketplace at Carnes
8. The Market at Cane Bay
9. North Creek
10. Nexton Harris Teeter
11. Nexton Retail
12. Nexton Square
13. Sangaree Plaza
14. Azalea Square
15. 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. Corporate Commerce Center



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