



FOR LEASE **RETAIL SPACE ACROSS FROM TANGER OUTLETS**

**4952 Centre Pointe Drive Suite 116
North Charleston, SC 29418**

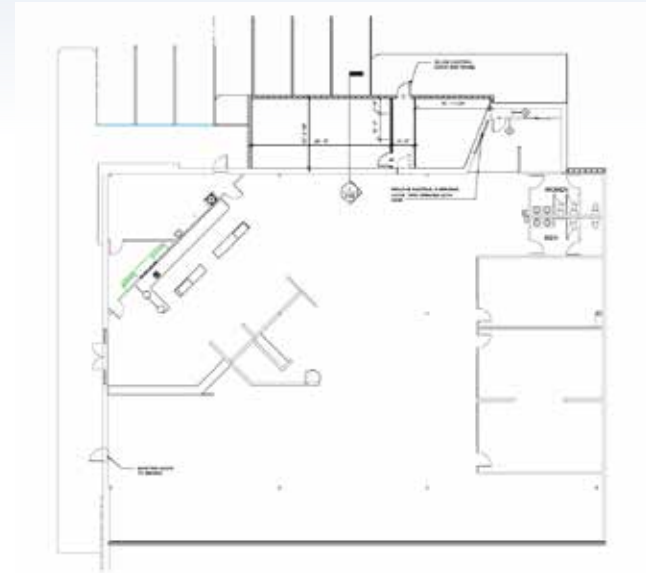


**COLDWELL BANKER
COMMERCIAL
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OFFERING SUMMARY

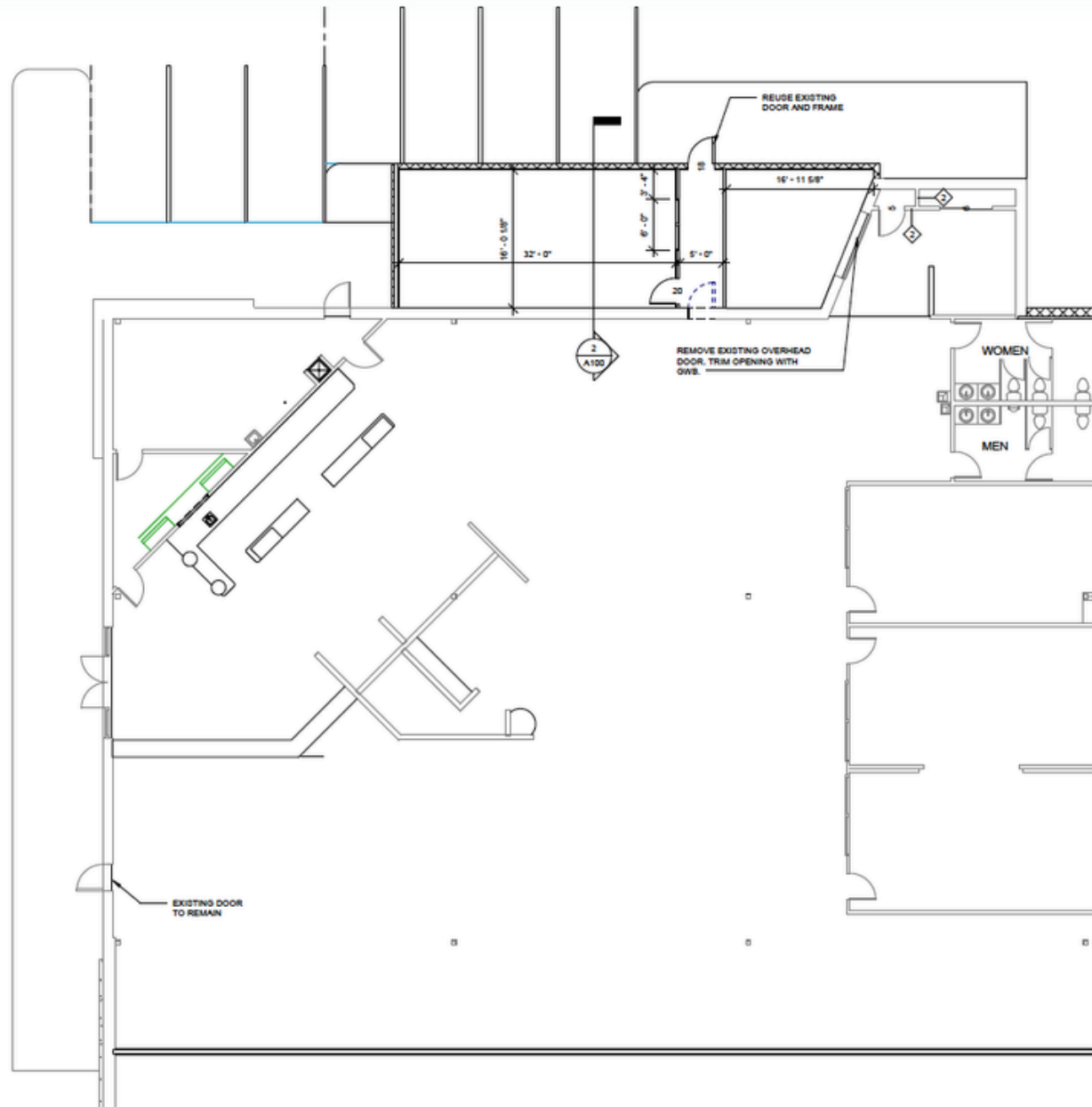
Lease Rate:	\$16 PSF 5,000 SF -
Total Available:	11,074 SF
Lease Type:	NNN
NNN:	\$7.10 PSF
Municipality:	Charleston

PROPERTY OVERVIEW

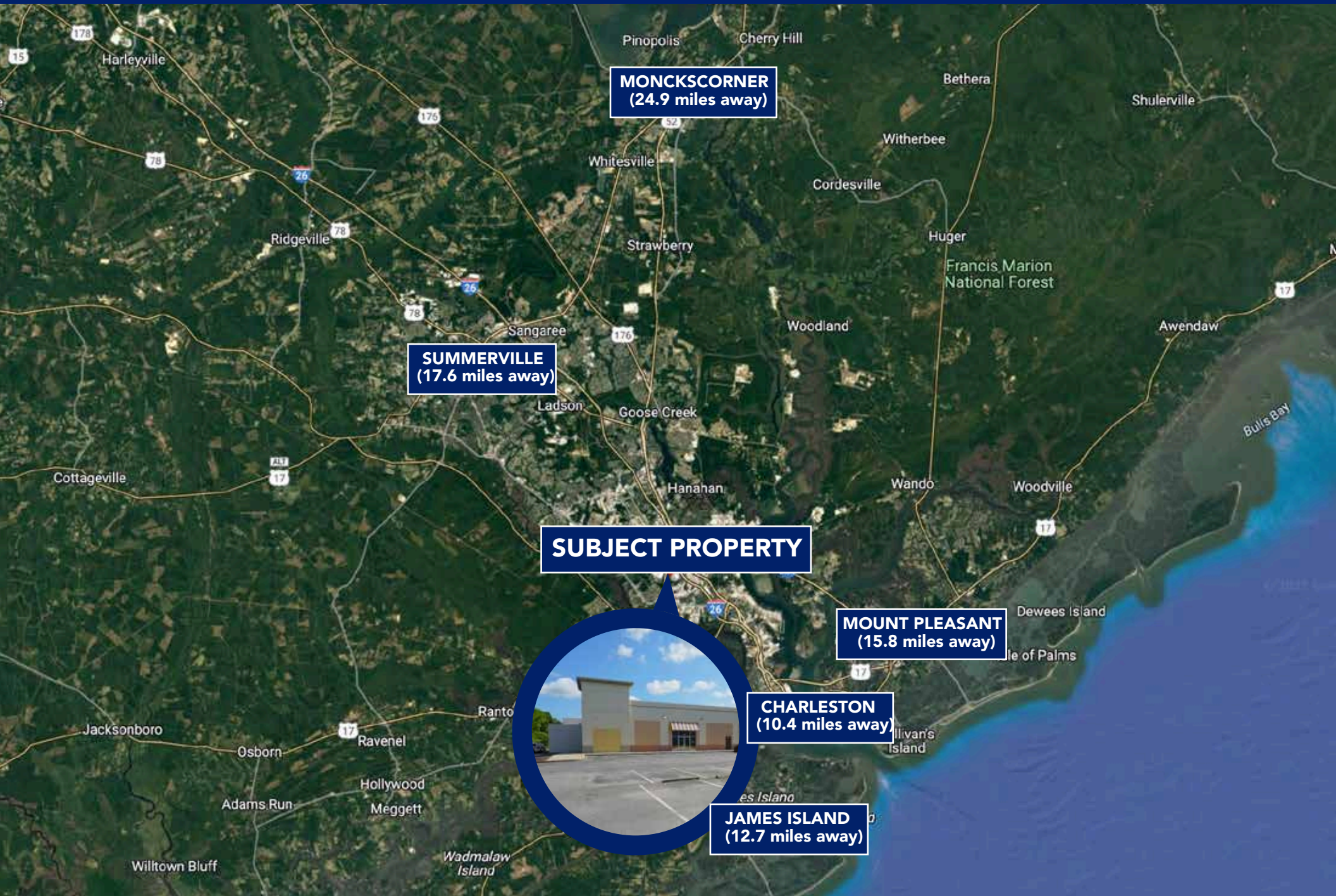
CBC Atlantic presents 11,074 sq. ft of open Retail space directly next to Paul Mitchell School and adjacent to the newly opened Sportsman Warehouse and La-Z-Boy and Conn's HomePlus. This property is located in the largest Retail hub in the Charleston area located directly across from Tanger Outlets which includes multiple national brands. This center is also in close proximity to a large selection of restaurants within Tanger that include Jim N' Nicks, Chipotle, Chick-Fil-A and Five Guys. This an ideal location for another Retail user looking to capitalize on the high amount of traffic in the area and incredible tenant mix within Tanger. This property is also less than five minutes from Boeing, the North Charleston Convention Center and Charleston International Airport which continues to set records for the number of passengers passing through annually.

PROPERTY HIGHLIGHTS

- 24,300 VPD SCDOT 2021 at International Blvd

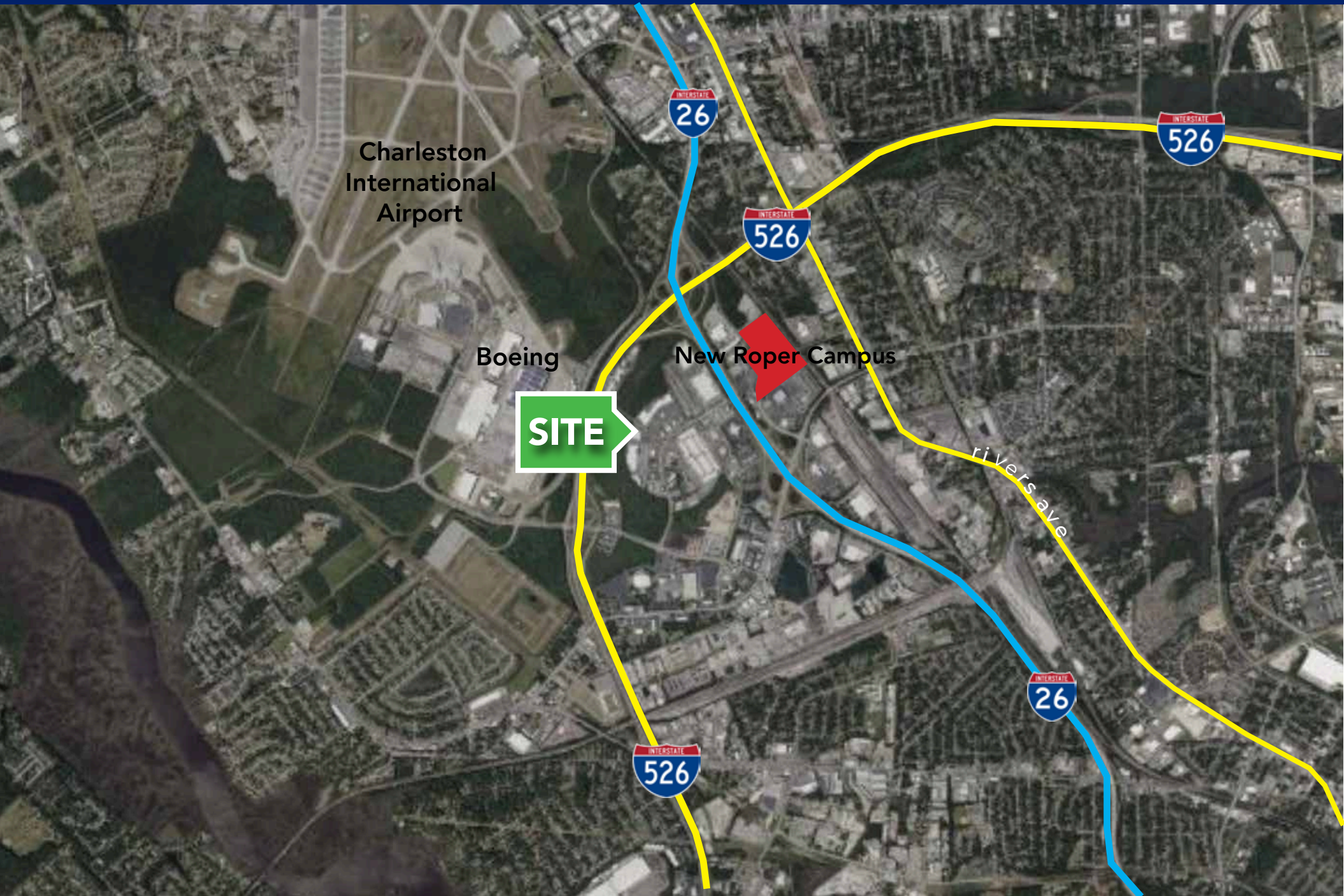


LOCATION MAP





AREA MAP



Charleston
International
Airport

Boeing

New Roper Campus

SITE

riversave

INTERSTATE
26

INTERSTATE
526

INTERSTATE
526

INTERSTATE
26

INTERSTATE
526

AREA RETAILERS



sam's club

Walmart

NEW ROPER ST. FRANCIS
HOSPITAL LOCATION

DOLLAR TREE

Staples

Ashley
HOMESTORE

MAISTER'S

PALL MITCHELL
the school

SITE

SPORTSMAN'S
WAREHOUSE

Conn's
HomePlus

LA BOY
See life differently

magoo's

verizon

Star's
Market

AMN NICK'S
BAR-B-Q

golden
corral

Chick-fil-A

IHOP

Wendy's

Wendy's

Tanger
Outlets

Arby's

Wendy's

Wendy's

FIVE GUYS

TOPGOLF

Uptown
Apartment

Outback
steakhouse

CPD
CROWNE PLAZA

ZASHY'S

MILK
MUSHROOM

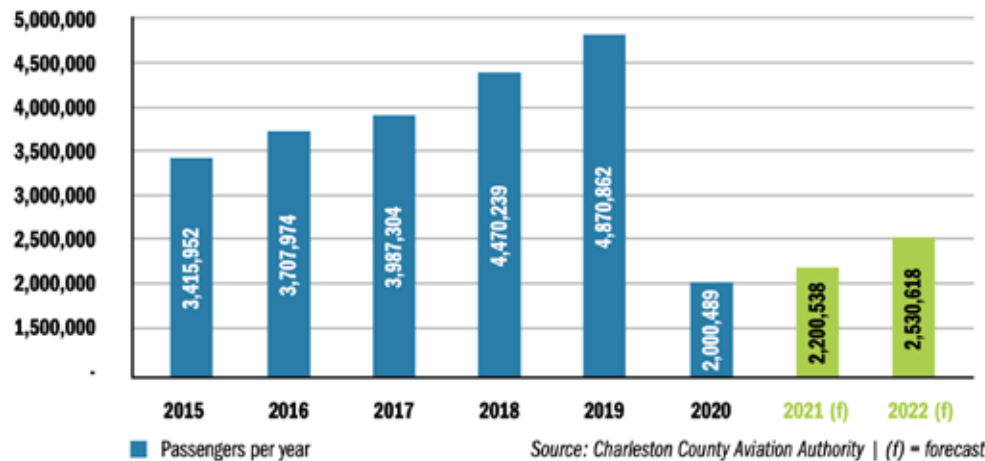
In
Town
SUITES

loft
HOTELS

CHARLESTON INTERNATIONAL AIRPORT \$700M EXPANSION



- **\$700 million expansion plan for Charleston International Airport.**
- **Plans include new wing with six gates, multistory parking deck, expanded ticket hall and move its overnight aircraft parking area.**
- **2022 Charleston's passenger count: 5.32 million**
- **Passenger count to double by 2041 to 9.83 million**
- **Boeing Manufacturing and Design Headquarters**



Source: https://www.postandcourier.com/business/real_estate/charleston-greenville-airports-press-sc-lawmakers-for-nearly-700m-to-fund-expansions/article_14827a9a-998f-11ed-9482-1f707977be89.html

NEW ROPER HOSPITAL MEDICAL CAMPUS



- **\$1 billion project will be one of the largest, most advanced healthcare construction projects on the East Coast**
- **New campus will occupy 27-acres near Interstates 26 and 526**
- **Relocation of Roper St Francis location from Downtown Peninsula**
- **Will include: Full-service acute care hospital, 24-hour Emergency Room, Medical Office Building**
- **This new campus will be the fourth location for Roper Hospital since it opened downtown in 1856**



Source: <https://www.rsfh.com/News/NewRoperHospitalMedicalCampustobeparadigmforprovidinghealthcare>





- **SC Ports is the eighth largest port in the United States**
- **In addition to Charleston, the Authority owns and operates public seaport facilities in Georgetown with an Inland Ports in Greer.**
- **They handle international commerce valued at more than \$75 billion annually**
- **Charleston Harbor is the Deepest Port on the East Coast**



Manufacturing



Bosch: Invests \$260 million on developing an electric motor production line at its North Charleston facility
Boeing: The 265-acre (107-hectare) site is located on the southern portions of the joint-use Charleston Air Force Base and Charleston International Airport located in the city of North Charleston, SC.
Volvo: Volvo Cars is investing an additional \$520 million in its Berkeley County, SC operations and creating 1,910 new jobs. This expansion adds to the company's initial 2015 announcement and brings the collective total investment at the Charleston site to more than \$1 billion and 3,900 jobs.
BMW: BMW Invest \$1.7B to expand SC manufacturing capacity and footprint which will create 300 jobs and prepare for production of electric vehicles
Mercedes: Located in North Charleston since 2006, Mercedes Bens Vans assembles the worlds leading large van. This location had assembled more than 200,000 Sprinter and Metris vans, which have been delivered across the US. \$60M investment in Electric versatility platform for next generation eSprinter van in 2023. The eSprinter van will be built in three locations: North Charleston, Düsseldorf and Ludwigsfelde in Germany.
Walmart Distribution Center: Walmart Opens \$220M Distribution Center in South Carolina. The center will sort and store imported goods arriving through the Port of Charleston for distribution to 850 Walmart and Sam's Club locations across the Southeast.

DEMOGRAPHICS

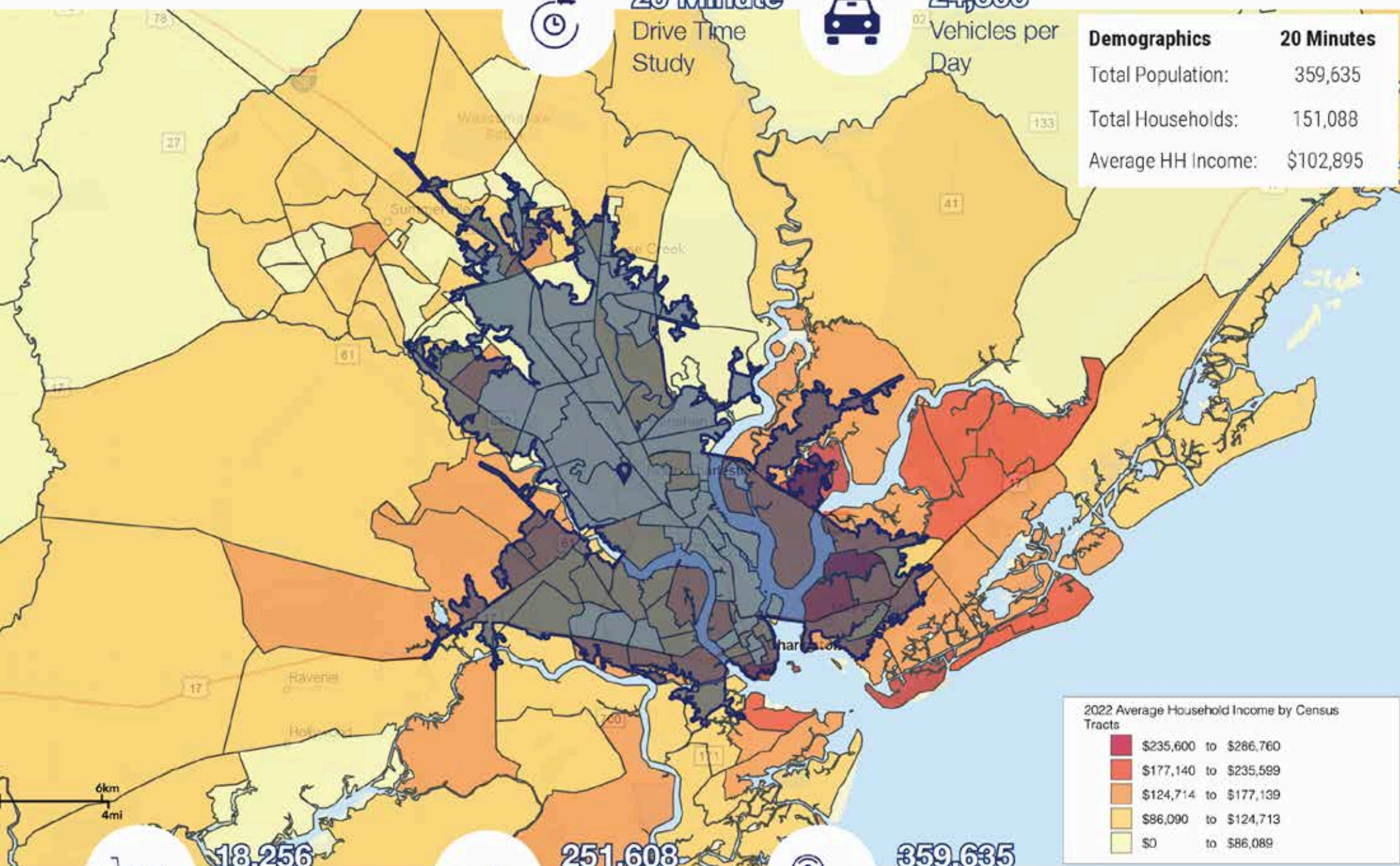


20 Minute
Drive Time
Study



24,300
Vehicles per
Day

Demographics	20 Minutes
Total Population:	359,635
Total Households:	151,088
Average HH Income:	\$102,895



2022 Average Household Income by Census Tracts

Dark Red	\$235,600 to \$286,760
Red	\$177,140 to \$235,599
Orange	\$124,714 to \$177,139
Light Orange	\$86,090 to \$124,713
Yellow	\$0 to \$86,089



18,256
Businesses
within 20 Minutes



251,608
Employees
within 20 Minutes



359,635
Population
within 20 Minutes

All demographics based on Esri forecasts for 2022



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