

FOXBANK TOWNE CENTER



NEW 100% LEASED SHOPPING CENTER

7,881 SF | CHARLESTON, SC MSA (MONCK'S CORNER)

Tenants | Dunkin', Xfinity, East Bay Deli, Vogue Nails

OFFERING MEMORANDUM



DISCLAIMER

CONFIDENTIALITY AGREEMENT

By receipt of this Offering Memorandum, any potential buyer or interested party agrees that this Offering Memorandum and its contents are of a confidential nature, and that you will hold and treat it in the strictest confidence and will not disclose its contents. Furthermore, you agree to not use this Offering Memorandum or any of its contents in a manner detrimental to the interest of Twin Rivers Capital, LLC. All property showings are by appointment only and require prior consultation with Twin Rivers Capital, LLC. Please consult with Joe Boyd at joe@twinriverscap.com for more details.

DISCLAIMER

This Offering Memorandum contains information pertaining to the Subject Property and does not intend to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy or completeness of any kind. Such information includes estimates based on assumptions related to the general economy, market conditions, competition and other factors which are subject to change and uncertainty and may not represent the current or future performance of the Subject Property. All references to acreages, square footages, and other measurements are approximations. This Offering Memorandum describes certain documents including leases and other materials in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Any potential buyer or interested party is advised to independently verify the accuracy and completeness of all summaries and information contained in this Offering Memorandum, to consult with independent legal and financial advisors, and carefully investigate the property suitability for your needs. Any reliance on any and all content in this Offering Memorandum pertaining to the Subject Property is at your own risk.



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CONTACT US



JJ LAMBERSON | PRESIDENT AND FOUNDER
TWIN RIVERS CAPITAL, LLC REAL ESTATE DEVELOPMENT

656 Ellis Oak Ave, Suite 201, Charleston, SC 29412
info@twinriverscap.com

DISCLAIMER | ALL POTENTIAL BUYERS OR INTERESTED PARTIES ARE SOLELY RESPONSIBLE FOR INDEPENDENTLY VERIFYING THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM. ANY RELIANCE ON INFORMATION CONTAINED HEREIN IS AT BUYER'S OWN RISK.



SECTION

OFFERING SUMMARY



1

PRICE:	\$6,178,891
NOI:	\$339,839
CAP RATE:	5.50%
OWNERSHIP TYPE:	FEE SIMPLE OWNERSHIP
TENANTS:	DUNKIN', XFINITY, EAST BAY DELI, VOGUE NAILS
WALT:	10 YEARS
BUILDING SF:	±7,881 SF
LAND AREA:	±1.24 ACRES
PROPERTY ADDRESS:	FOXBANK TOWNE CENTER - BUILDING II
YEAR BUILT:	2024
ZONING:	MONCKS CORNER - PD-C
PARCEL ID:	197-00-01-114



Foxbank Towne Center is at the heart of Foxbank Plantation, an 800-acre, 2,800+ home master-planned community in thriving Berkeley County, SC. Foxbank Towne Center provides a village area with a mix of commercial uses including a planned grocery store, drug store, offices, and various shops. Strategically located to serve Foxbank Plantation, surrounding residential developments and the rapidly growing cities of Moncks Corner and Goose Creek, Foxbank Towne Center is becoming the area's central location for work, play and shopping.

INVESTMENT HIGHLIGHTS




+ 5 MILE AVG HH INCOME \$112,388

+ RARE ANNUAL RENT INCREASES



#1 RETAIL LOCATION
IN HWY 52 GROWTH
CORRIDOR



BERKELEY CO IS #2
FASTEST-GROWING
COUNTY IN SC




TWO FULLY
SIGNALIZED
ENTRANCES



6,115± RESIDENTIAL
PROJECTS PLANNED
SURROUNDING SITE



NEAR GOOGLE DATA
CENTER, WITH
400+ EMPLOYEES



VISIBILITY ON
HWY 52
VPD: 25,200±



ADJACENT TO NEW
SCHOOL & FIRE
STATION



SIGNIFICANT
AREA HOUSING
GROWTH

PROPERTY OVERVIEW



2



PROPERTY OVERVIEW

AERIAL VIEW



PROPERTY OVERVIEW

AERIAL VIEW



TENANTS AND AREA RETAILERS



PROPERTY FEATURES

- Across the street from brand-new, high-performing Publix
- Just north of 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, with multiple multifamily projects planned behind, beside and across from the site
- Well-located between two lighted intersections on the area's primary retail corridor, US Hwy 52
- Signage opportunities with excellent Hwy 52 visibility
- Traffic Counts: US Hwy 52 - 25,200± VPD, Cypress Gardens Rd - 8,418± VPD



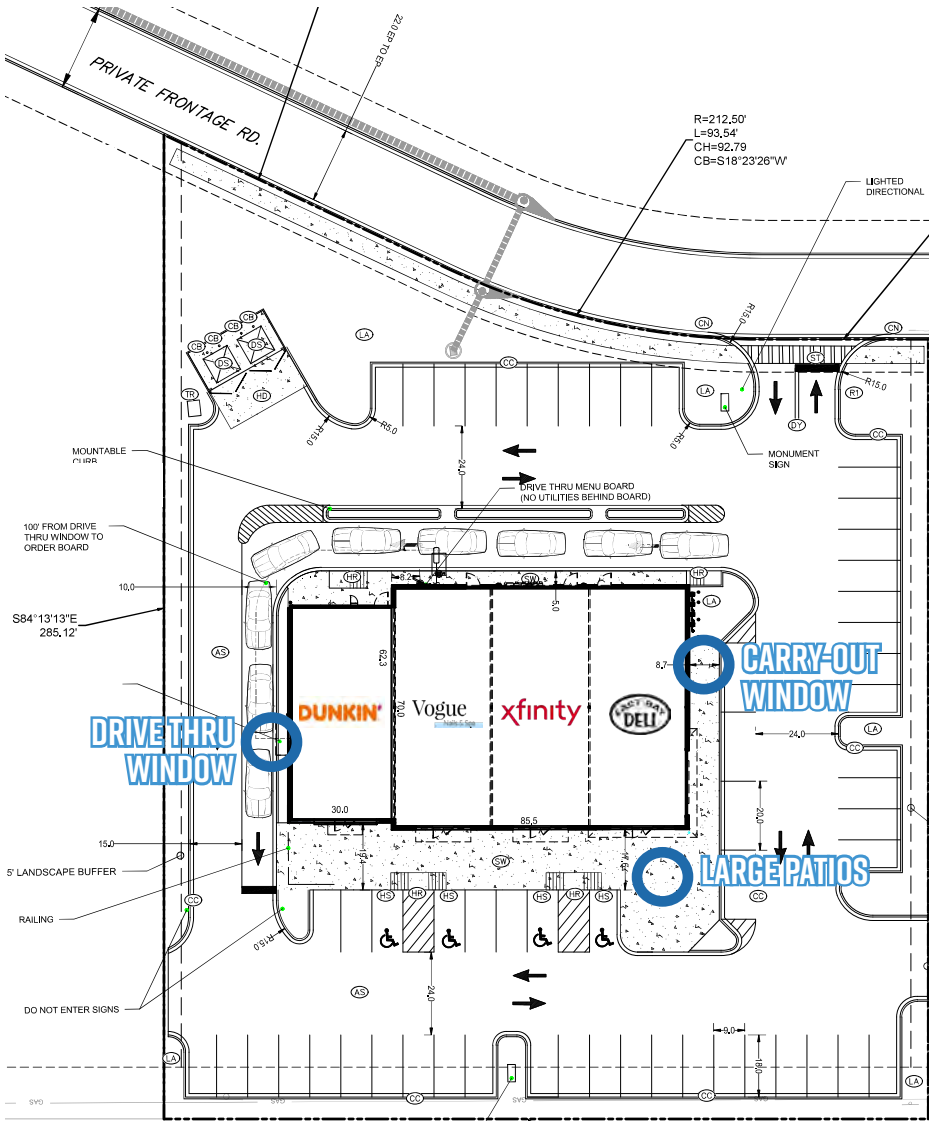
PROPERTY OVERVIEW

SITE PLAN



BUILDING II

Unit	Tenant	SF
Suite 1 (Endcap)	Dunkin'	1,900±
Suite 2	Vogue Nails	1,993±
Suite 3	Xfinity	1,995±
Suite 4 (Endcap)	East Bay Deli	1,993±
TOTAL SF		7,881 SF



PROPERTY OVERVIEW

TENANT INFORMATION



DUNKIN'

Dunkin' is a well-established leader in the coffee and quick-service restaurant industry, recognized for its fast, high-quality service and strong brand loyalty. With thousands of locations worldwide, Dunkin' specializes in coffee, espresso drinks, and quick breakfast options, making it a go-to destination for customers on the move. Operating under a robust franchise model, the brand generates steady revenue through franchise fees, royalties, and company-operated stores. Dunkin' continues to evolve with innovative menu offerings, digital ordering solutions, and customer engagement strategies to enhance convenience and satisfaction.



East Bay Deli is a well-established fast-casual restaurant and a Charleston staple since 2001, offering New York-style sandwiches, fresh salads, and hearty comfort food. With seven locations in Charleston and twelve across the state, the deli has become a go-to destination for both dine-in and carryout meals.

Blending Northern deli traditions with Southern flair, East Bay Deli fills a unique niche in the Lowcountry. Its steady growth over the past 24 years reflects a commitment to quality food and a welcoming atmosphere, making it a trusted brand in the region.

Vogue Nails & Spa

Vogue Nails offers top-notch nail services, including manicures, pedicures, nail art, and more to the Moncks Corner community. Combining expertise with premium products, the salon creates an unforgettable experience in a relaxing and stylish setting. Whether you're seeking a quick refresh or a complete nail transformation, Vogue Nails' skilled technicians are dedicated to ensuring quality service.

xfinity

Xfinity, a brand of Comcast Corporation (NASDAQ: CMCSA), is a leading provider of internet, TV, phone, and home security services. With a strong nationwide presence, Xfinity delivers high-speed connectivity, advanced entertainment options, and smart home solutions to millions of residential and business customers.

Xfinity's retail locations offer a modern, hands-on experience, allowing customers to explore the latest Xfinity products and services in an interactive setting. Visitors can sign up for plans, test devices, manage accounts, and receive in-person support from knowledgeable staff.

SECTION

MARKET INFORMATION



3



CHARLESTON, SC

Charleston, SC, is the largest city in South Carolina—one of the fastest-growing states in the U.S. With a major Atlantic port, historic charm, and a coastal location, it anchors a rapidly expanding metro area that includes Mount Pleasant, North Charleston, Moncks Corner, and Goose Creek. More than 40 new residents arrive daily, pushing the population past 800,000, fueled by a strong job market, pro-business climate, and high quality of life.

A top tourist destination with over 7 million visitors annually, Charleston boasts a thriving retail sector supported by both residents and a steady influx of consumers. Its vibrant economy and sustained growth make it one of the nation's most desirable retail markets.



MARKET OVERVIEW



MARKET OVERVIEW



BUSINESS GROWTH

CHARLESTON, SC MSA

The steadily growing local economy is supported by various sectors including tourism, transport, manufacturing, technology and education. Higher education is also important to the local economy, with institutions such as the Medical University of South Carolina, College of Charleston, and The Citadel. The city has two shipping terminals which are part of the fourth largest container seaport on the East Coast. Charleston is becoming a prime location for information technology jobs and corporations and has experienced high growth due, in large part, to the Charleston digital corridor.

BERKELEY CO., SC

Berkeley County, a rural community only 30 years ago, has emerged as one of South Carolina's fastest growing economic centers. Companies such as Volvo, Mercedes, Google, DuPont, Valley Forge Flag, Parker Hannifin, Jomar Logistics, and Pegasus Steel have moved their operations and distribution centers to the Berkeley County area bringing new jobs and helping to fuel the booming residential developments. Many of these companies, located at Mount Holly Commerce Park off of Highway 52, are minutes from Foxbank Towne Center.



EMPLOYEES
1,500

ECONOMIC IMPACT
\$5 BILLION



EMPLOYEES
7,300

ECONOMIC IMPACT
\$12 BILLION



EMPLOYEES
400+

AREA INVESTMENT
\$1.8 BILLION



EMPLOYEES
1,150

AREA INVESTMENT
\$500+ MILLION

MARKET OVERVIEW



MONCKS CORNER, SOUTH CAROLINA



Moncks Corner, SC, is a growing town in the Charleston metropolitan area, known for its small-town charm, outdoor recreation, and proximity to Lake Moultrie and the Francis Marion National Forest. As the county seat of Berkeley County, it has experienced substantial residential growth, driven by its strategic location, affordable living, and expanding commercial development. With a blend of historic appeal and modern conveniences, Moncks Corner continues to attract residents and businesses seeking a thriving community that balances urban amenities with a family-friendly environment.

2024 SUMMARY	1 Mile	5 Miles	10 Miles
POPULATION	4,342	16,326	53,571
HOUSEHOLDS	1,393	5,557	19,504
FAMILIES	1,137	4,351	14,465
AVERAGE HOUSEHOLD SIZE	3.12	2.94	2.74
OWNER OCCUPIED HOUSING UNITS	1,243	4,879	15,285
RENTER OCCUPIED HOUSING UNITS	150	678	4,219
MEDIAN AGE	34.1	33.7	35.1
MEDIAN HOUSEHOLD INCOME	\$101,506	\$96,983	\$87,300
AVERAGE HOUSEHOLD INCOME	\$120,516	\$112,388	\$101,326
2029 EST SUMMARY	1 Mile	5 Miles	10 Miles
POPULATION	5,295	19,325	61,209
HOUSEHOLDS	1,721	6,705	22,647
FAMILIES	1,399	5,219	16,730
AVERAGE HOUSEHOLD SIZE	3.08	2.88	2.70
OWNER OCCUPIED HOUSING UNITS	1,302	5,430	17,282
RENTER OCCUPIED HOUSING UNITS	419	1,275	5,365
MEDIAN AGE	35.7	35.3	36.4
MEDIAN HOUSEHOLD INCOME	\$112,441	\$105,991	\$97,140
AVERAGE HOUSEHOLD INCOME	\$135,055	\$126,986	\$115,506

16,326



POPULATION
5 MILE RANGE

2.94



AVG HH SIZE
5 MILE RANGE

\$112,388



AVG HH INCOME
5 MI RANGE

SECTION FINANCIALS



4



FINANCIALS



INCOME & EXPENSES	
BASE RENT REVENUE	\$346,597
EXPENSE REIMBURSEMENT REVENUE	
CAM	\$23,000
TAXES	\$70,000
INSURANCE	\$8,900
TOTAL	\$101,900
EFFECTIVE GROSS REVENUE	\$448,497
OPERATING EXPENSES	
CAM	(\$20,000)
TAXES	(\$70,000)
INSURANCE	(\$8,900)
SUBTOTAL	(\$98,900)
MANAGEMENT FEE (2% INCOME)	(\$8,970)
RESERVES (\$.10 PSF)	(\$788)
SUB TOTAL	(\$9,758)
TOTAL OPERATING EXPENSES	(\$108,658)
NET OPERATING INCOME	\$339,839
CAP RATE	5.50%
SALES PRICE	\$6,178,891

[DOWNLOAD CA HERE TO VIEW FULL FINANCIALS](#)



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ABOUT US

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company founded in 2002 and headquartered in Charleston, SC.

Focusing on the growth regions of the Southeastern and Mid-Atlantic United States, Twin Rivers Capital provides national retailers with a comprehensive solution for strategic growth.

TRC has developed nearly 1.5 million SF of real estate throughout 8 states.

TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in GA, NC, SC, and VA.

View our properties online at twinriverscap.com.

