

FOXBANK TOWNE CENTER

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



For more information, contact:

NICKI JASSY | BROKER
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TWIN RIVERS CAPITAL
656 Ellis Oak Avenue, Suite 201
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OUTPARCELS AND SHOP SPACE AVAILABLE

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PROPERTY FEATURES

- **Parcels available for sale, ground lease or build to suit**
- **1,200 - 6,000± SF leasing options available, inline or endcap**
- **Proposed Phase II include Anchor and Junior Anchor opportunities up to 50,000± SF**
- **Across the street from brand-new, high-performing Publix**
- 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 - 23,300± VPD, Cypress Gardens Rd - 8,418± VPD

JOIN TENANTS AND AREA RETAILERS



FOXBANK PLANTATION, A MASTERPLANNED COMMUNITY OF 2,800± HOMES, DIRECTLY ADJACENT TO CENTER



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CENTER AERIALS

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SALE, GROUND LEASE OR BUILD TO SUIT PARCELS (CAN BE COMBINED)

Parcel 1	1.36± AC	AVAILABLE
Parcel 2		UNDER CONTRACT
Parcel 3	0.99± AC	AVAILABLE
Parcel 4	0.90± AC	AVAILABLE
Parcel 5	0.77± AC	AVAILABLE
Parcel 6	0.77± AC	AVAILABLE
Parcel 7	0.91± AC	AVAILABLE
Parcel 8	0.95± AC	AVAILABLE
Parcel 9	0.80± AC	AVAILABLE
Parcel 10	0.83± AC	AVAILABLE
Parcel 11	1.04± AC	AVAILABLE
Parcel 12	0.71± AC	AVAILABLE
Parcel 13	0.71± AC	AVAILABLE

PHASE II - ANCHOR AND JR ANCHOR OPPORTUNITIES

ANCHOR	AVAILABLE	50,000± SF
JR ANCHOR	AVAILABLE	

RETAIL BUILDING II FOR LEASE - 2023 Q4 DELIVERY

Suite 1	Dunkin Donuts	1,900± SF
Suite 2	AVAILABLE	1,993± SF
Suite 3	AVAILABLE	1,993± SF
Suite 4 (Endcap)	AVAILABLE	1,993± SF

RETAIL BUILDING III FOR LEASE - 2024 Q2 DELIVERY

Suite 1 (Endcap)	AVAILABLE	2,432± SF
Suite 2	AVAILABLE	1,500± SF
Suite 3 (Endcap)	AVAILABLE	2,208± SF
Suite 4 (Endcap)	AVAILABLE	1,650± SF
Suite 5	AVAILABLE	1,500± SF
Suite 6 (Endcap)	AVAILABLE	1,650± SF



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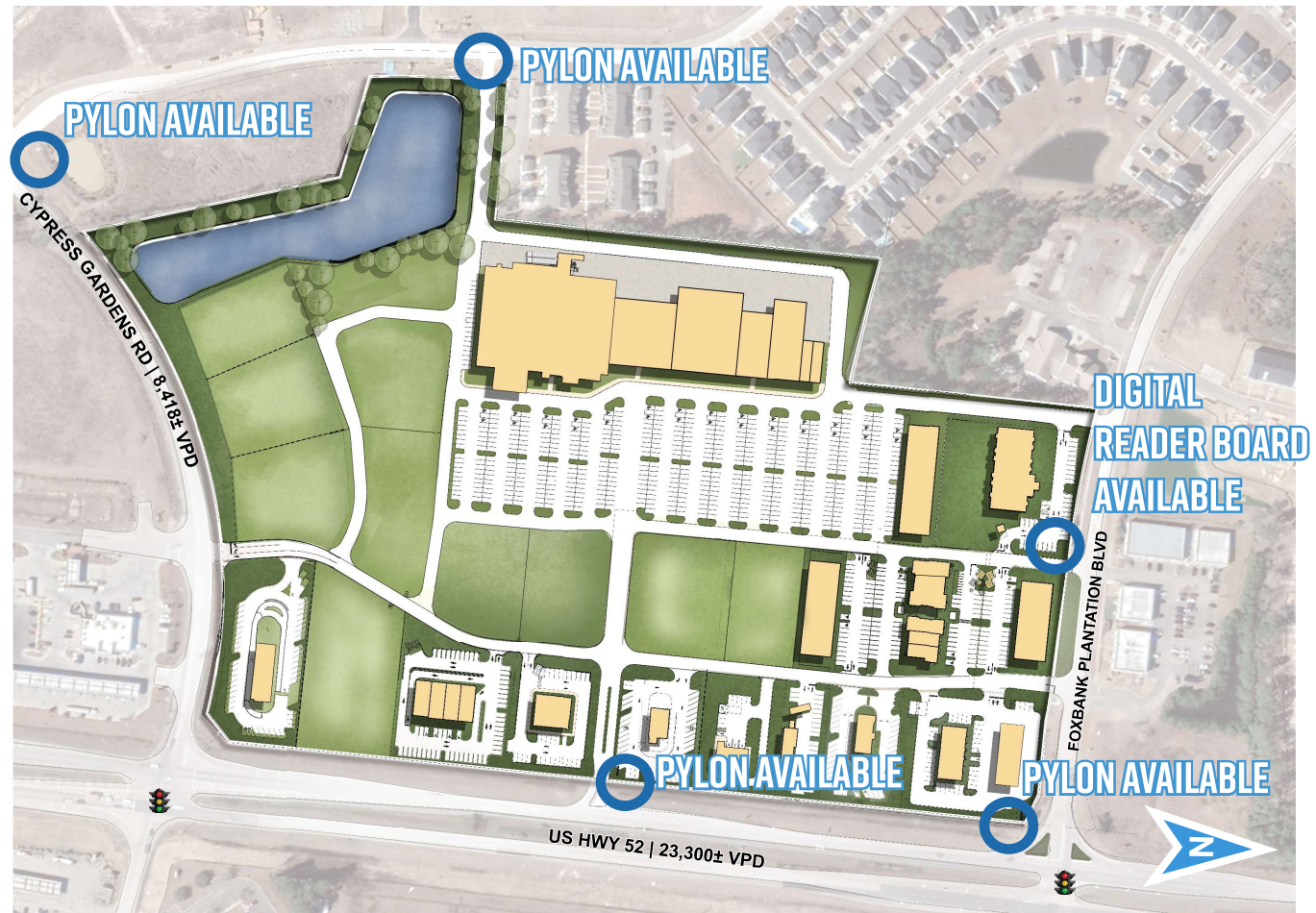
SIGNAGE PLAN

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ANCHOR PARCEL AVAILABLE - SIGNAGE AVAILABILITY



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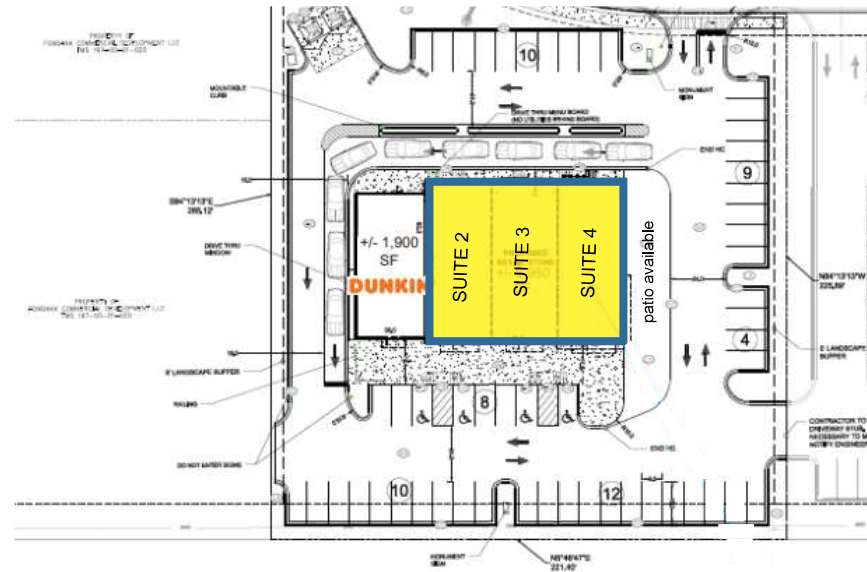
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RETAIL BUILDING II FOR LEASE - 2023 Q4 DELIVERY

Unit	Tenant	SF
Suite 1	Dunkin Donuts	1,900±
Suite 2	AVAILABLE	1,993±
Suite 3	AVAILABLE	1,993±
Suite 4 (Endcap)	AVAILABLE	1,993±

* Up to 5,980± contiguous SF available



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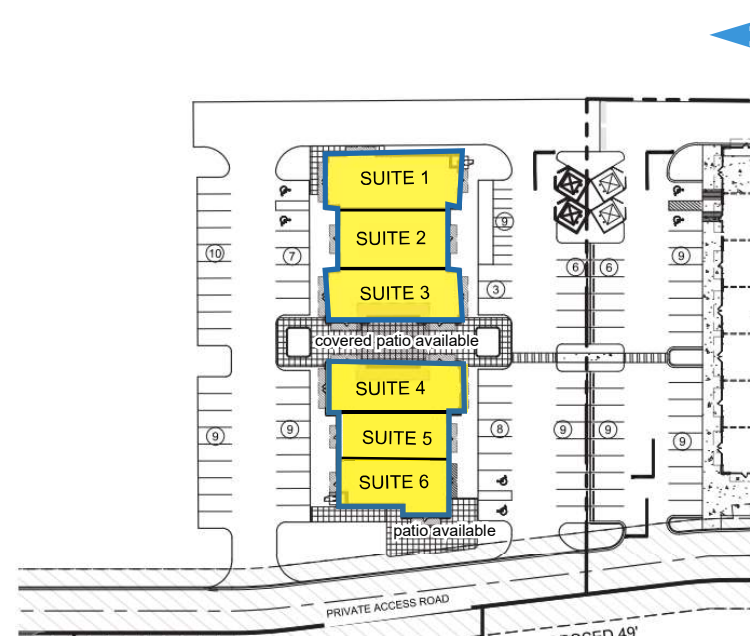
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RETAIL BUILDING III FOR LEASE - 2024 Q2 DELIVERY

Unit	Tenant	SF
Suite 1 (Endcap)	AVAILABLE	2,432±
Suite 2	AVAILABLE	1,500±
Suite 3 (Endcap)	AVAILABLE	2,208±
Suite 4 (Endcap)*	AVAILABLE	1,900±
Suite 5*	AVAILABLE	1,500±
Suite 6 (Endcap)*	AVAILABLE	1,650±

* Up to 6,140± contiguous SF available



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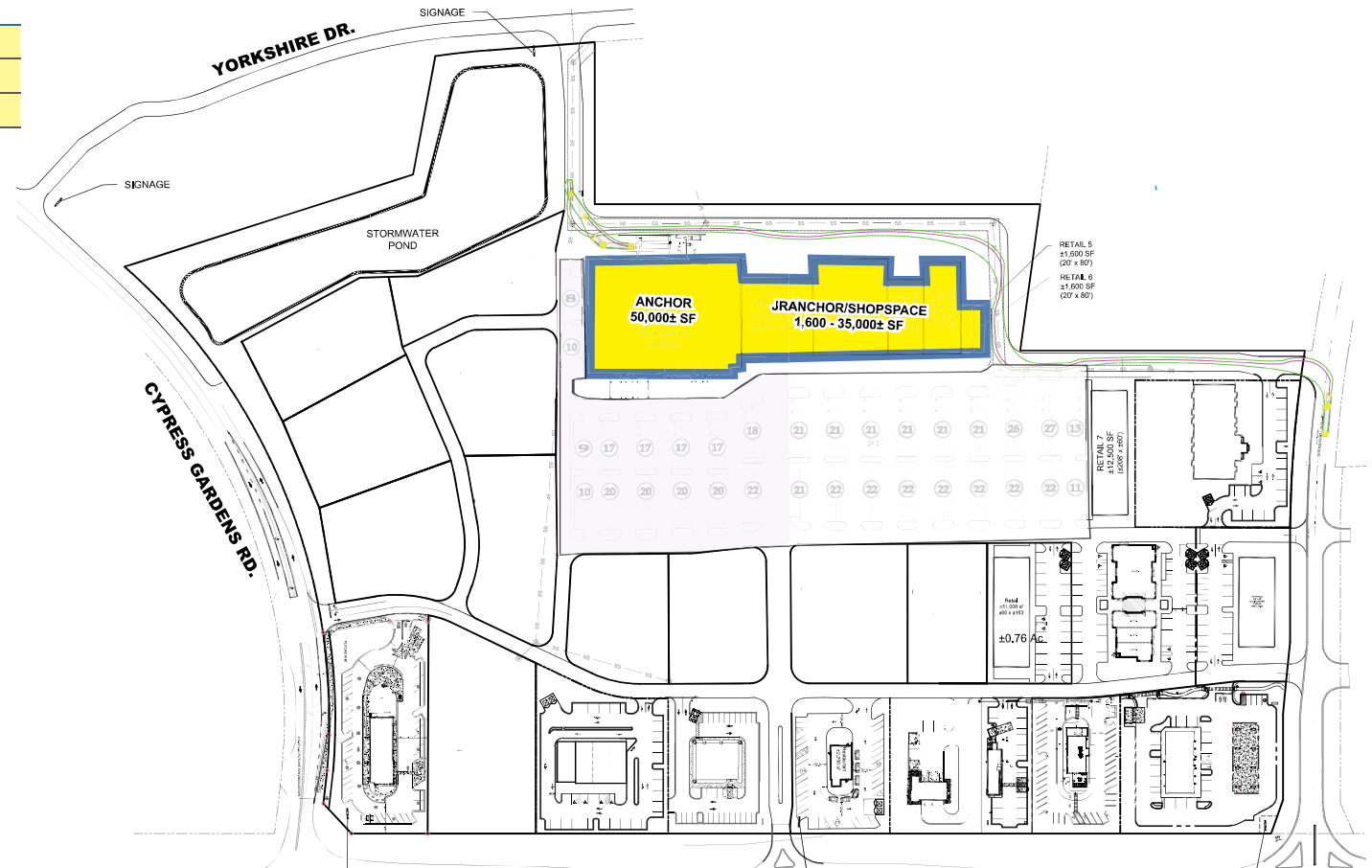
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PROPOSED PHASE II | ANCHOR AND JR ANCHOR OPPORTUNITIES

Unit	Tenant	SF
ANCHOR	AVAILABLE	50,000± SF
JR ANCHOR	AVAILABLE	Up to 35,000± SF
SHOPSPACE	AVAILABLE	1,600 - 3,200± SF



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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. Marshallfield 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

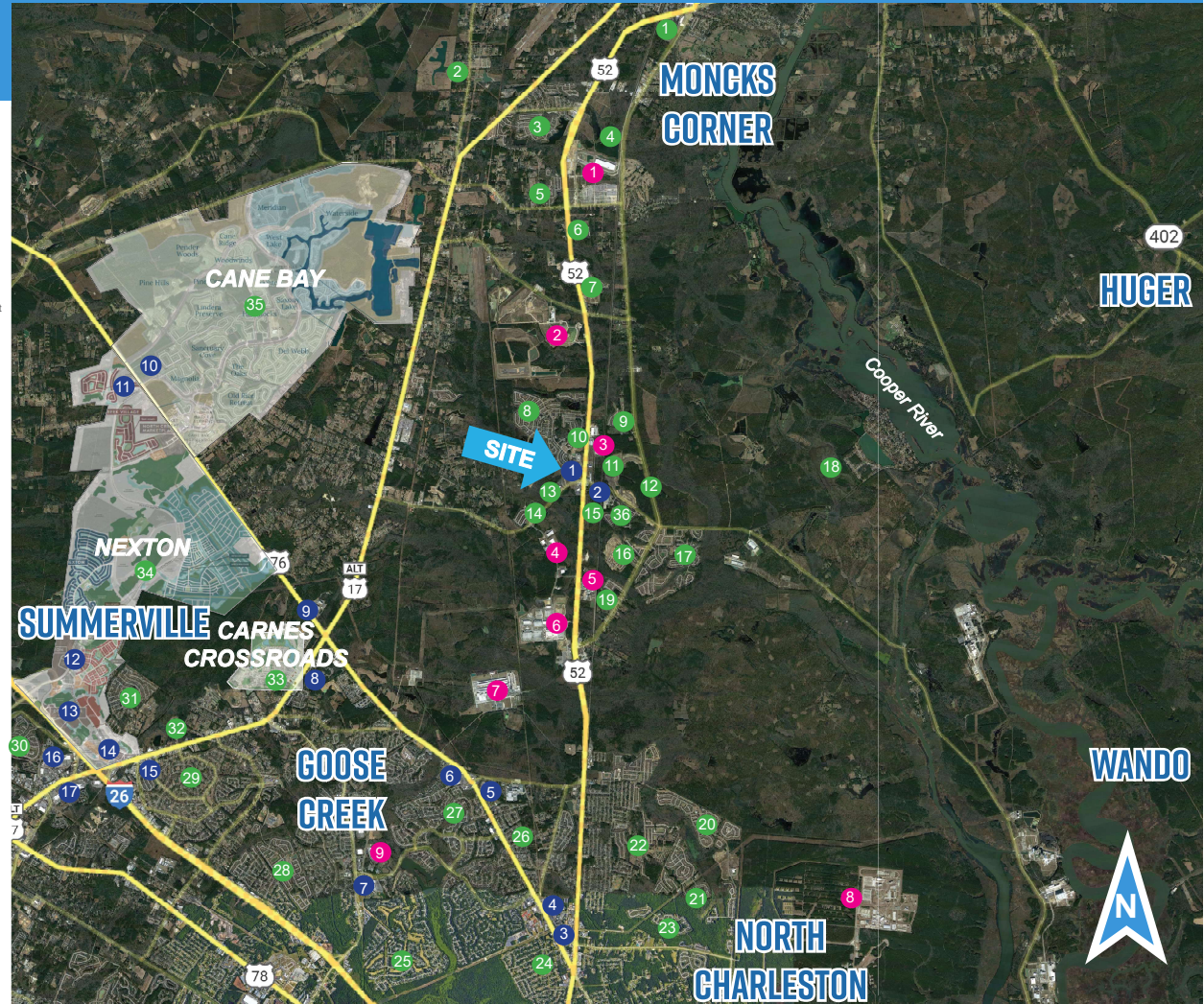
1. SITE - Foxbank Towne Center
2. Moncks Corner Marketplace
3. Food Lion at St. James
4. St. James Shopping Center
5. Lowes at St. James
6. Walmart Super Center
7. Crowfield Plaza
8. The Shoppes at Carnes
9. Marketplace at Carnes
10. The Market at Cane Bay
11. North Creek
12. Nexton Harris Teeter
13. 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

DEMOGRAPHICS (2024 PROJECTED)

	1 Mile	3 Miles	5 Miles
Population	2,974	12,099	42,250
No. of Households	1,059	4,477	15,775
Avg. HH Income	\$122,755	\$100,439	\$95,609
Median HH Income	\$98,254	\$82,145	\$75,408



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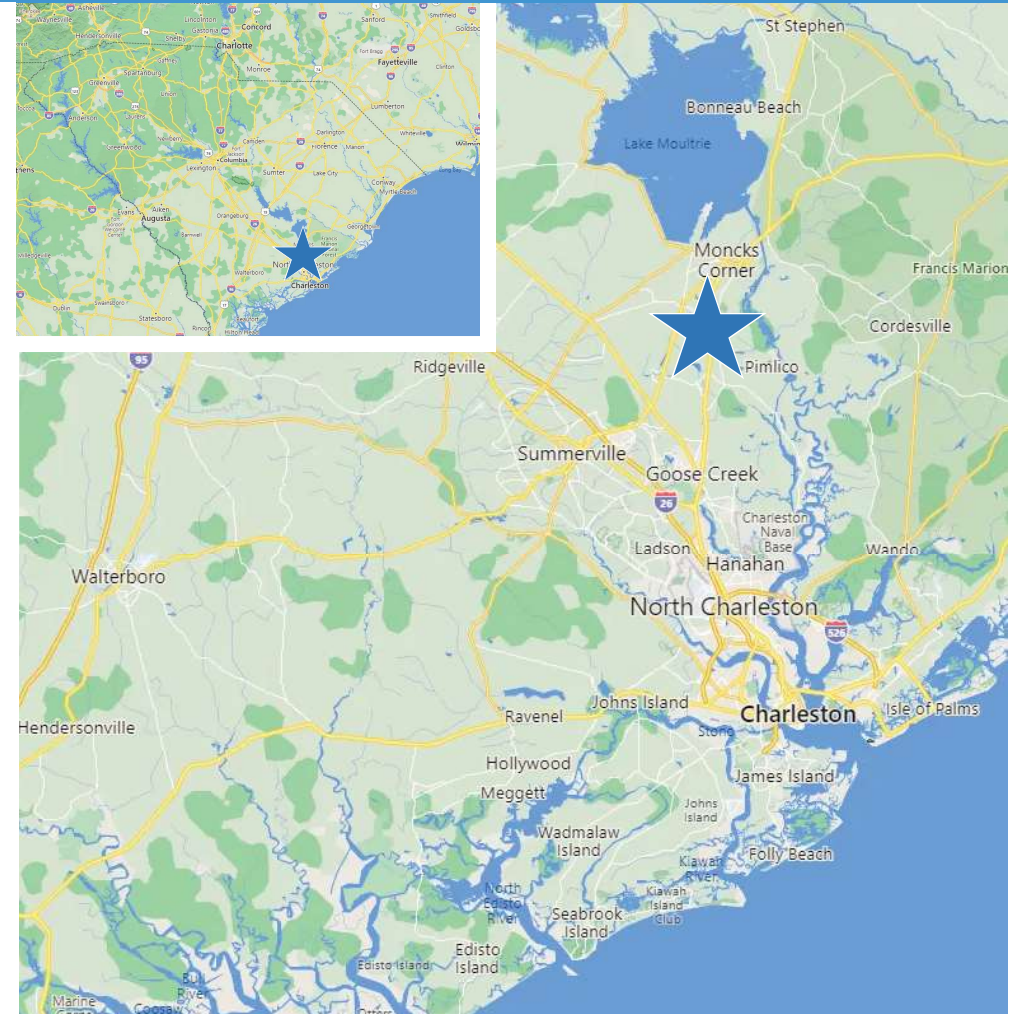
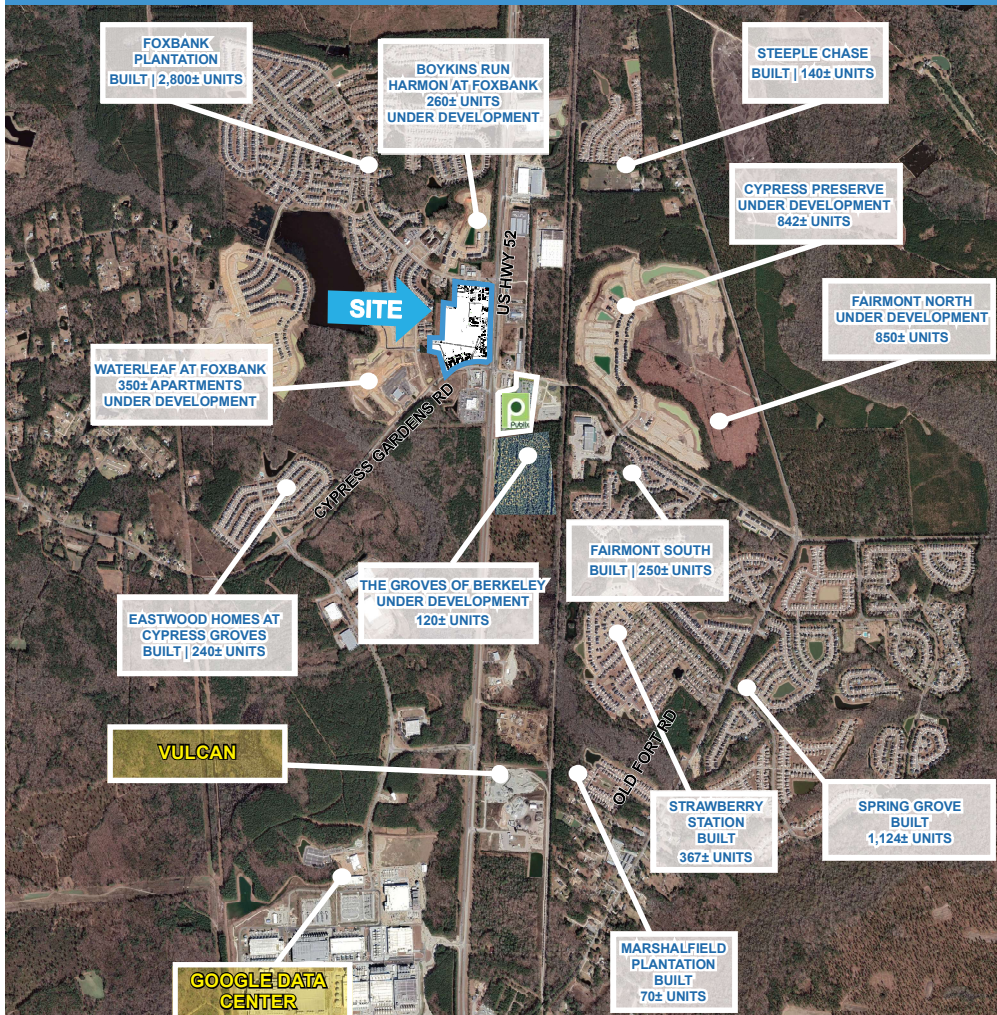
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