



9500 DORCHESTER RD | SUMMERVILLE, SC

THE CORNER AT WESCOTT

1,200 - 4,000 SF AVAILABLE FOR LEASE



PROJECT DETAILS

9500 DORCHESTER RD • 1,200 - 4,000 SF AVAILABLE FOR LEASE • RETAIL

AVAILABLE SPACE

Suite 02 - 1,196 SF
Suite 21 - 1,600 SF
Suite 26 - 4,000 SF

TRAFFIC COUNTS

40,300 ADT on Dorchester Rd

PROPERTY HIGHLIGHTS

- Class-A neighborhood center anchored by Harris Teeter
- Junior anchor tenants include Marshalls and Rack Room Shoes
- The Corner at Wescott is in a rapidly growing submarket of Summerville, SC
- The center is well positioned in the heart of ample residential growth

LEASE RATE

Call to discuss

COUNTY

Dorchester

SITE



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS

3,206

21,938

48,772



TOTAL POPULATION

7,882

56,296

121,016

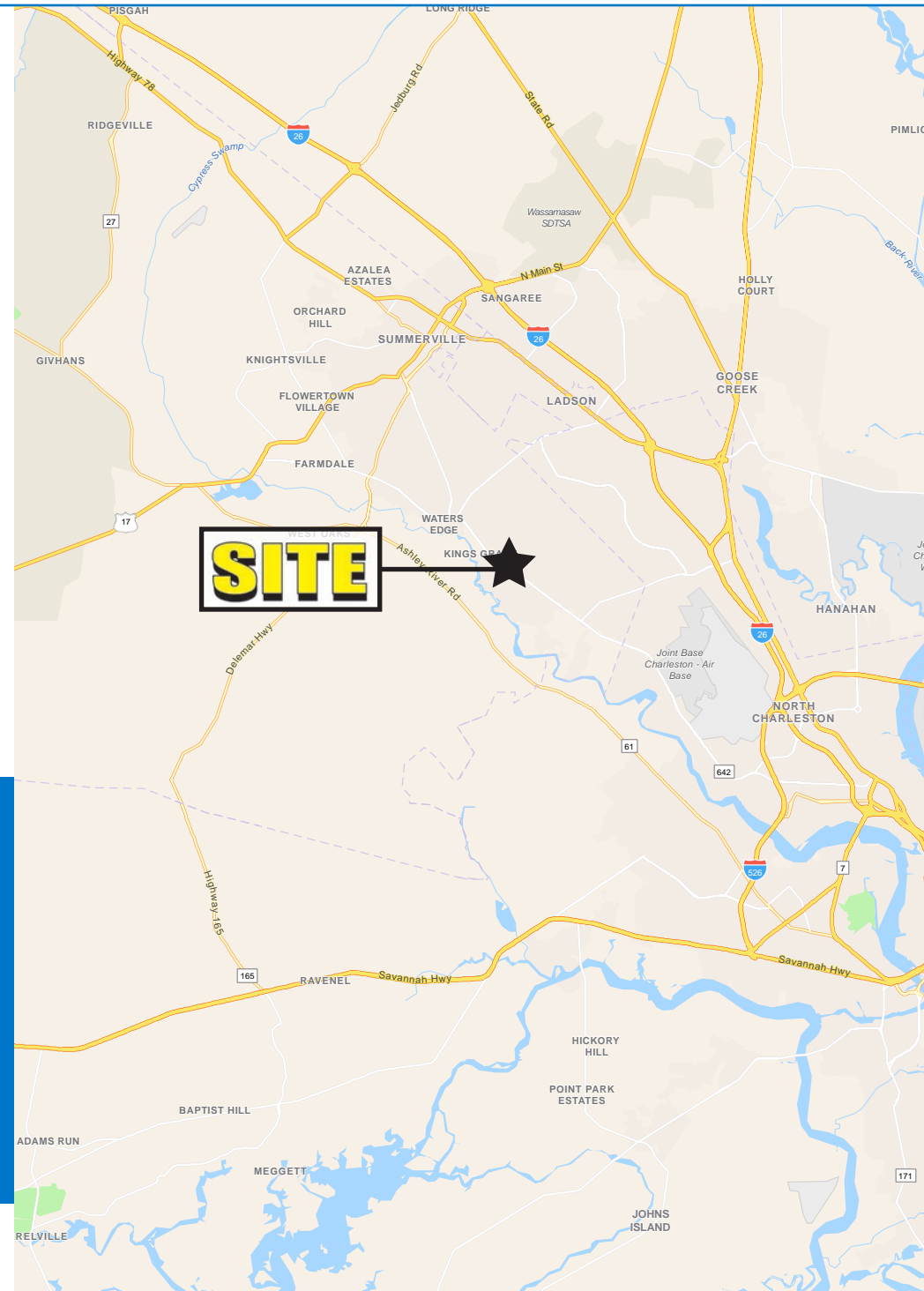


MEDIAN HH INCOME

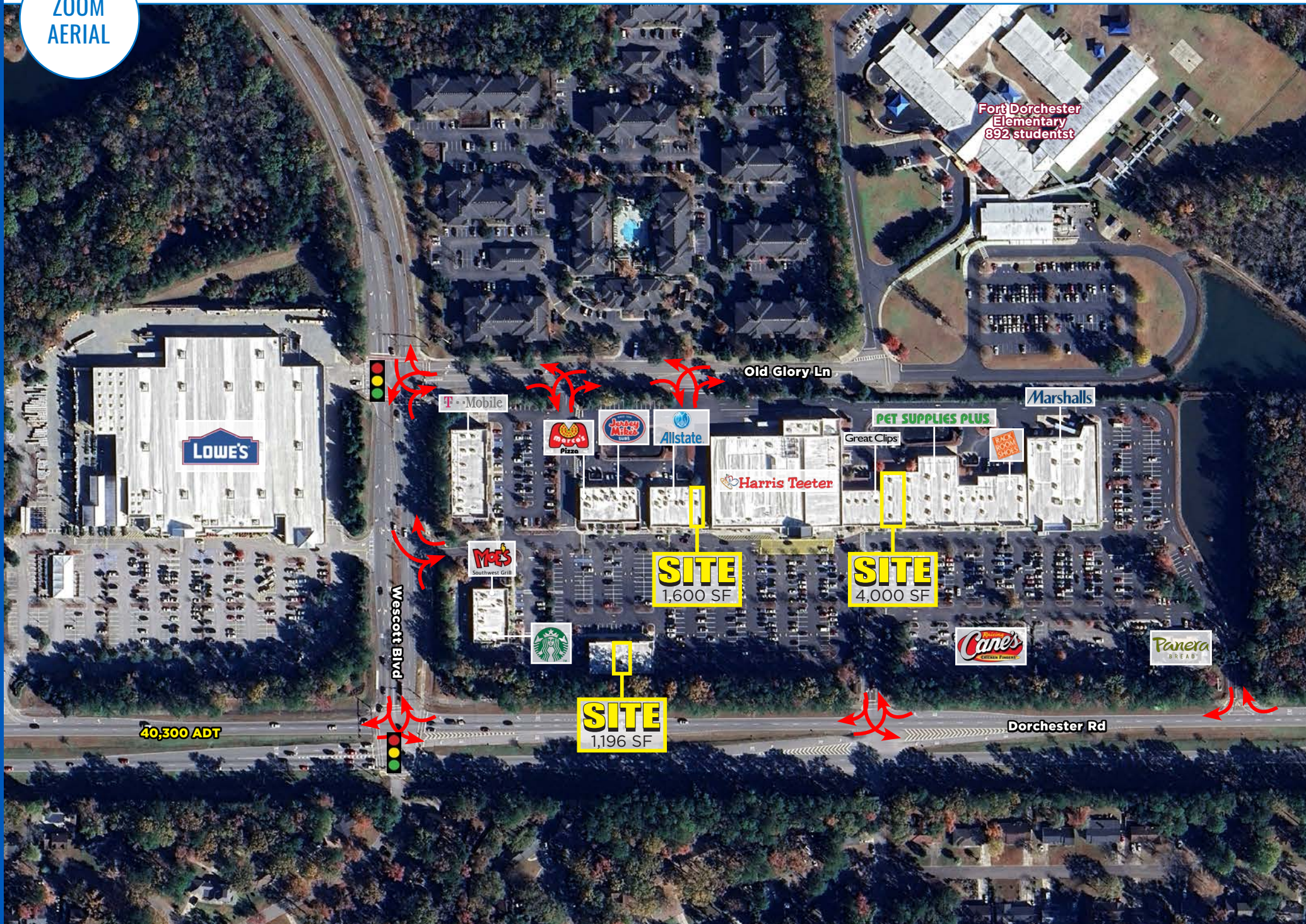
\$99,822

\$82,530

\$79,831



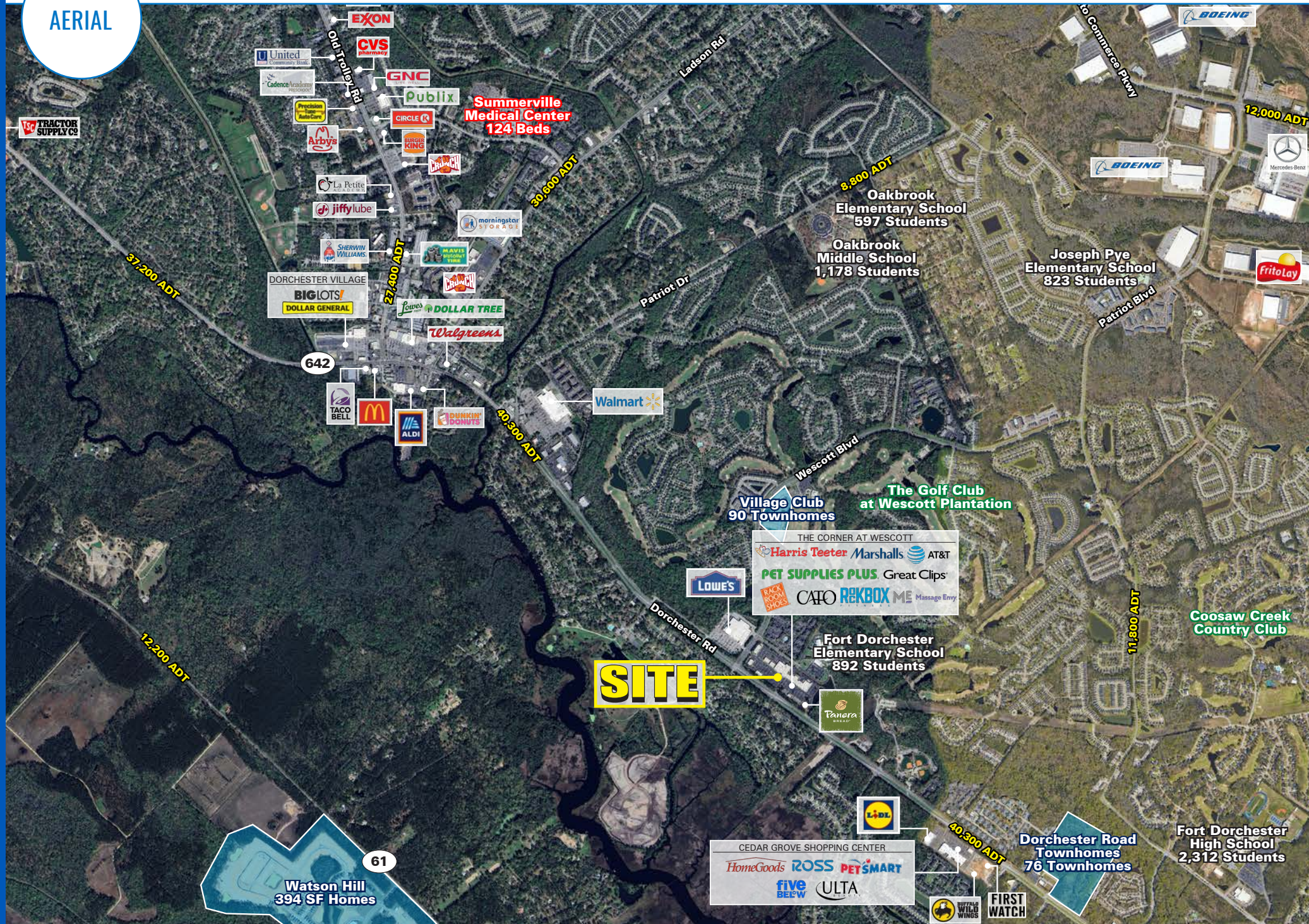
ZOOM
AERIAL



SITE PLAN



Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant
01	Heartland Dental	3,170	09	Top Dawg Tavern	4,526	17	Lease Pending	1,440	25	Great Clips	1,400	NAP	Raising Canes
02	AVAILABLE	1,196	10	Club Pilates	2,450	18	Fire Asian Grill	1,760	26	AVAILABLE	4,000	NAP1	Panera
03	Mattress Firm	3,550	11	T-Mobile	2,054	19	Allstate	1,600	27	Rockbox Fitness	4,000		
04	Starbucks	1,800	12	Marco's Pizza	1,600	20	Stella Nails	1,746	28	Pet Supplies Plus	11,000		
05	Grow Financial	1,970	13	The Joint Chiropractic	1,400	21	AVAILABLE	1,600	29	Roper St. Francis	3,200		
06	Poke	1,230	14	Great Wall	1,400	22	Harris Teeter	53,000	31	Cato	4,007		
07	Moe's Southwest Grill	2,500	15	Jersey Mike's	1,400	23	Corner Liquor Store	1,400	32	Rack Room Shoes	6,000		
08	Top Dawg Tavern	4,526	16	Lease Pending	2,500	24	Massage Envy	2,800	33	Marshalls	25,000		





SOUTH CAROLINA

SUMMERVILLE

Summerville, South Carolina, is a picturesque Lowcountry town known for its historic charm, vibrant azalea blooms, and warm Southern hospitality. Located about 25 miles northwest of Charleston, Summerville has earned the nickname “Flowertown in the Pines” thanks to its lush gardens and tree-lined streets. The town’s walkable historic district features beautifully preserved Victorian homes, unique shops, and local restaurants that draw both residents and visitors. Each spring, the Flowertown Festival—one of the largest arts and crafts festivals in the Southeast—brings tens of thousands to admire Summerville’s colorful landscape and community spirit.

Beyond its historic appeal, Summerville is one of the fastest-growing communities in South Carolina, attracting families and professionals with its excellent schools, expanding job market, and high quality of life. The town offers a mix of suburban neighborhoods and rural spaces while maintaining easy access to Charleston’s beaches, cultural attractions, and employment centers. Summerville’s blend of old and new, from heritage sites to modern shopping and dining, makes it a welcoming and dynamic place to call home.



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