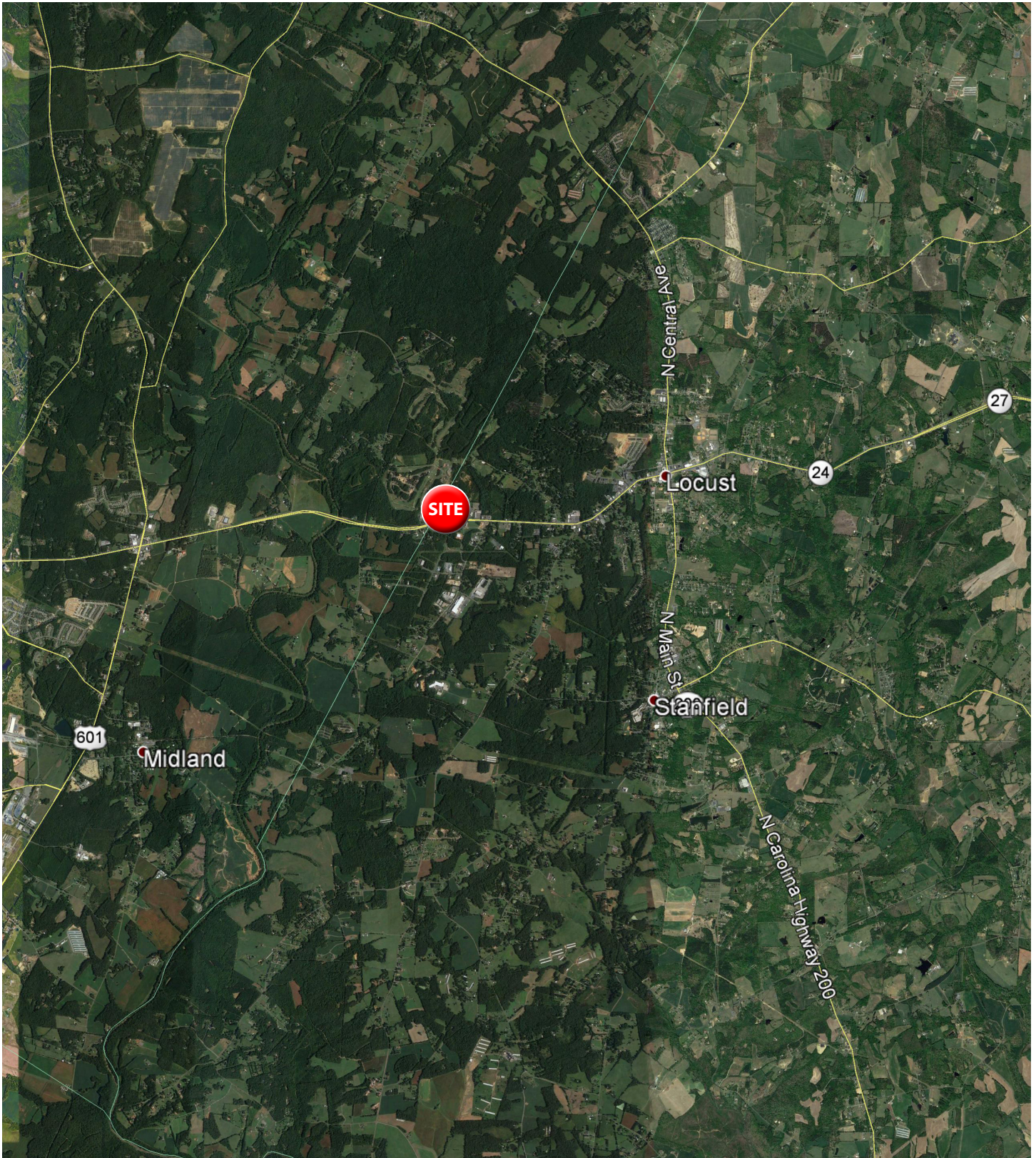


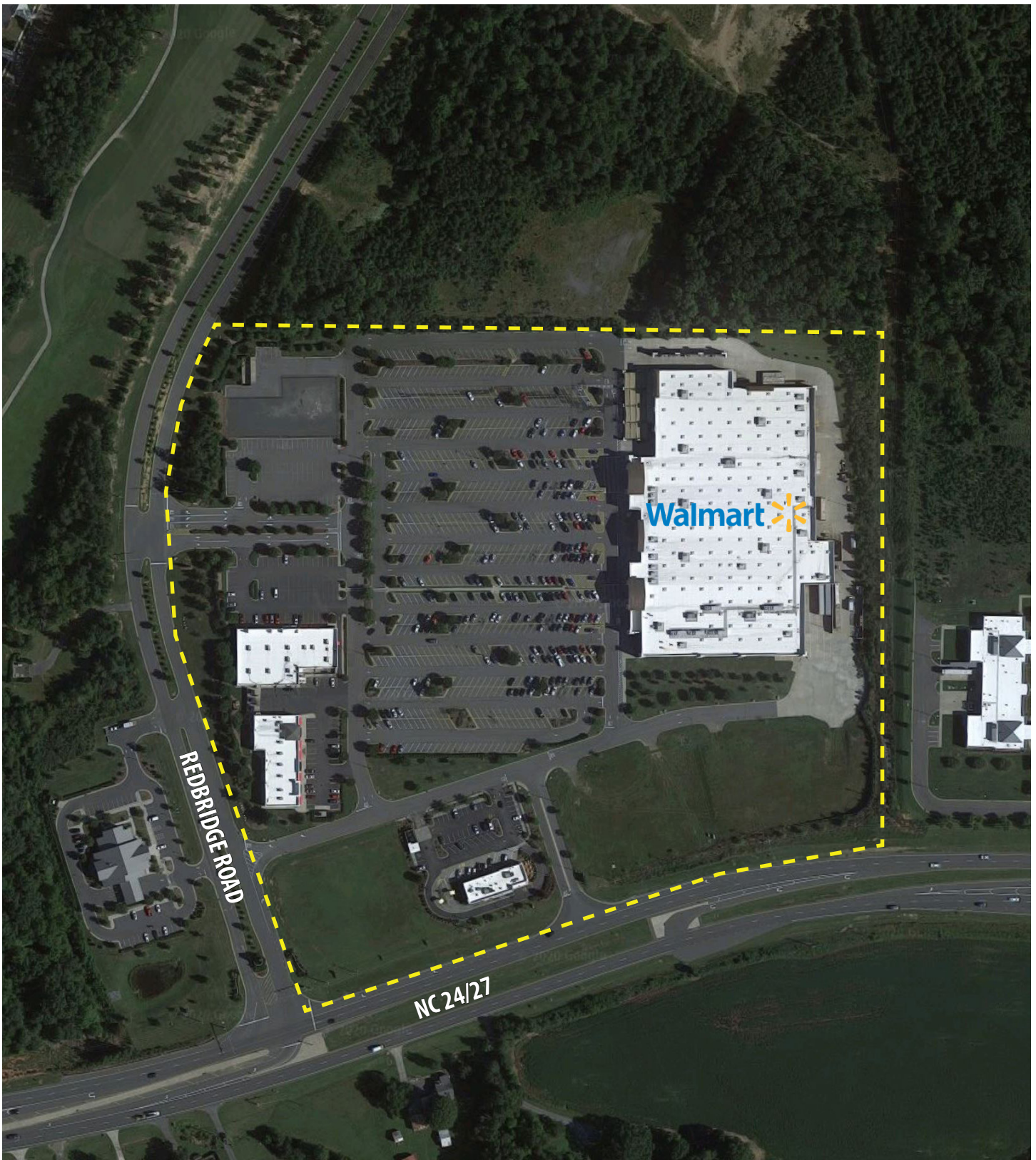


Max Dufour, Leasing
843.654.7859
max.dufour@wrsrealty.com

Mary Dufour, Outparcels
803.644.2831
mdufour@wrsrealty.com

LOCATION

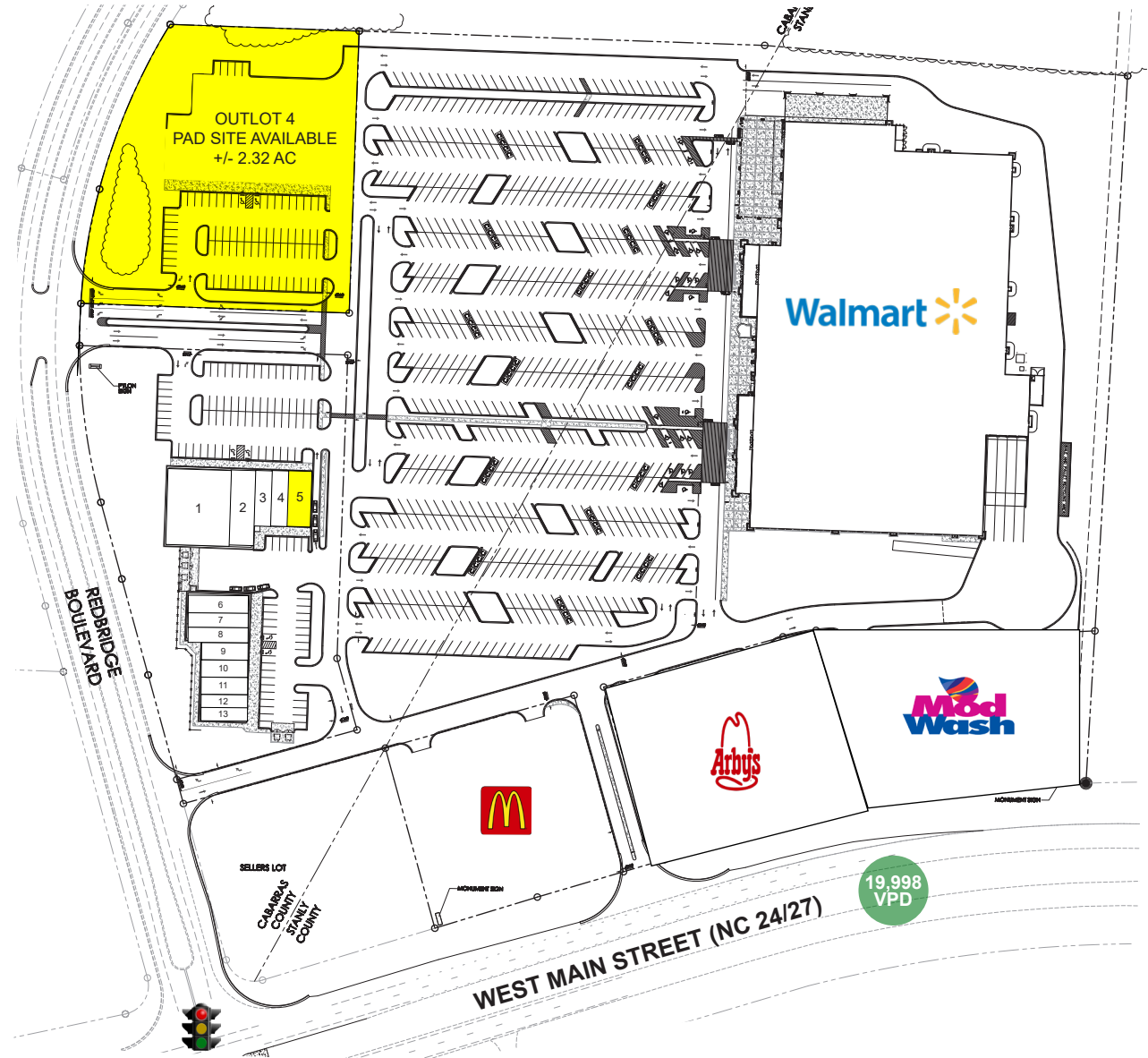




INLINE RETAIL & OUTPARCELS AVAILABLE

Space	Tenant
1	Dollar Tree
2	El Vaquero Mexican Rest.
3	The UPS Store
4	Flooring Fusion
5	AVAILABLE 2,100 SF
6	Pizza And Beyond
7	AT&T
8	Carolina Hemp Company
9	Tobacco & Vape Shop
10	Great Clips
11	Smart Phone Repair
12	Hello Nails
13	Verizon

Outparcels	Tenant
1	McDonalds
2	Arby's
3	ModWash
4	AVAILABLE 2.32 AC



The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.
The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

PROPERTY PHOTOS



TRADE AREA SNAPSHOT



**Estimated
Population**
48,491



**Estimated
Households**
18,679



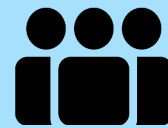
**Average HH
Income**
\$96,016



**Median HH
Income**
\$83,160



**Total
Businesses**
1,409



**Total
Employees**
9,091



TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.2062/-80.3847

Trade Area	Trade Area
Population	
2023 Estimated Population	48,491
2028 Projected Population	52,574
2020 Census Population	46,614
2010 Census Population	40,593
Projected Annual Growth 2023 to 2028	1.7%
Historical Annual Growth 2010 to 2023	1.5%
Households	
2023 Estimated Households	18,679
2028 Projected Households	20,328
2020 Census Households	17,738
2010 Census Households	15,327
Projected Annual Growth 2023 to 2028	1.8%
Historical Annual Growth 2010 to 2023	1.7%
Age	
2023 Est. Population Under 10 Years	10.9%
2023 Est. Population 10 to 19 Years	13.8%
2023 Est. Population 20 to 29 Years	10.7%
2023 Est. Population 30 to 44 Years	18.1%
2023 Est. Population 45 to 59 Years	22.8%
2023 Est. Population 60 to 74 Years	17.8%
2023 Est. Population 75 Years or Over	5.9%
2023 Est. Median Age	41.4
Marital Status & Gender	
2023 Est. Male Population	50.6%
2023 Est. Female Population	49.4%
2023 Est. Never Married	26.6%
2023 Est. Now Married	58.1%
2023 Est. Separated or Divorced	10.5%
2023 Est. Widowed	4.8%
Income	
2023 Est. HH Income \$200,000 or More	8.0%
2023 Est. HH Income \$150,000 to \$199,999	9.4%
2023 Est. HH Income \$100,000 to \$149,999	21.2%
2023 Est. HH Income \$75,000 to \$99,999	13.2%
2023 Est. HH Income \$50,000 to \$74,999	18.1%
2023 Est. HH Income \$35,000 to \$49,999	10.6%
2023 Est. HH Income \$25,000 to \$34,999	6.2%
2023 Est. HH Income \$15,000 to \$24,999	7.2%
2023 Est. HH Income Under \$15,000	6.1%
2023 Est. Average Household Income	\$96,016
2023 Est. Median Household Income	\$83,160
2023 Est. Per Capita Income	\$36,994
2023 Est. Total Businesses	1,409
2023 Est. Total Employees	9,091

TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.2062/-80.3847

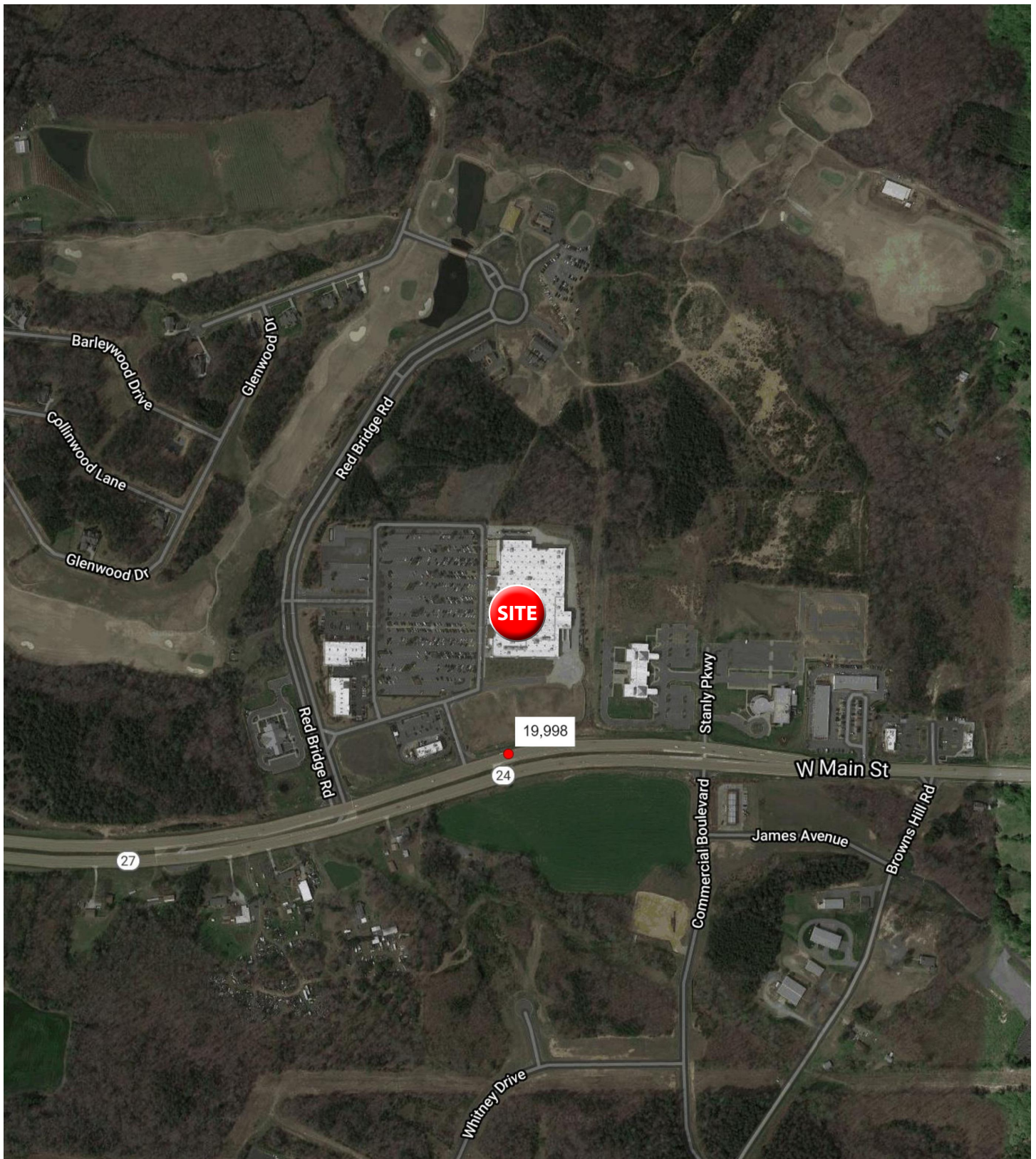
Trade Area	Trade Area
Race	
2023 Est. White	82.7%
2023 Est. Black	8.4%
2023 Est. Asian or Pacific Islander	1.5%
2023 Est. American Indian or Alaska Native	0.3%
2023 Est. Other Races	7.1%
Hispanic	
2023 Est. Hispanic Population	3,275
2023 Est. Hispanic Population	6.8%
2028 Proj. Hispanic Population	6.8%
2020 Hispanic Population	8.0%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	33,855
2023 Est. Elementary (Grade Level 0 to 8)	3.5%
2023 Est. Some High School (Grade Level 9 to 11)	6.3%
2023 Est. High School Graduate	29.6%
2023 Est. Some College	22.2%
2023 Est. Associate Degree Only	11.5%
2023 Est. Bachelor Degree Only	19.4%
2023 Est. Graduate Degree	7.5%
Housing	
2023 Est. Total Housing Units	19,994
2023 Est. Owner-Occupied	83.0%
2023 Est. Renter-Occupied	10.4%
2023 Est. Vacant Housing	6.6%
Homes Built by Year	
2023 Homes Built 2010 or later	14.0%
2023 Homes Built 2000 to 2009	18.5%
2023 Homes Built 1990 to 1999	19.2%
2023 Homes Built 1980 to 1989	11.3%
2023 Homes Built 1970 to 1979	10.5%
2023 Homes Built 1960 to 1969	5.2%
2023 Homes Built 1950 to 1959	6.9%
2023 Homes Built Before 1949	7.8%
Home Values	
2023 Home Value \$1,000,000 or More	1.2%
2023 Home Value \$500,000 to \$999,999	9.2%
2023 Home Value \$400,000 to \$499,999	6.5%
2023 Home Value \$300,000 to \$399,999	19.2%
2023 Home Value \$200,000 to \$299,999	28.5%
2023 Home Value \$150,000 to \$199,999	12.3%
2023 Home Value \$100,000 to \$149,999	10.8%
2023 Home Value \$50,000 to \$99,999	7.8%
2023 Home Value \$25,000 to \$49,999	2.2%
2023 Home Value Under \$25,000	2.3%
2023 Median Home Value	\$258,178
2023 Median Rent	\$722

TRADE AREA DEMOGRAPHICS

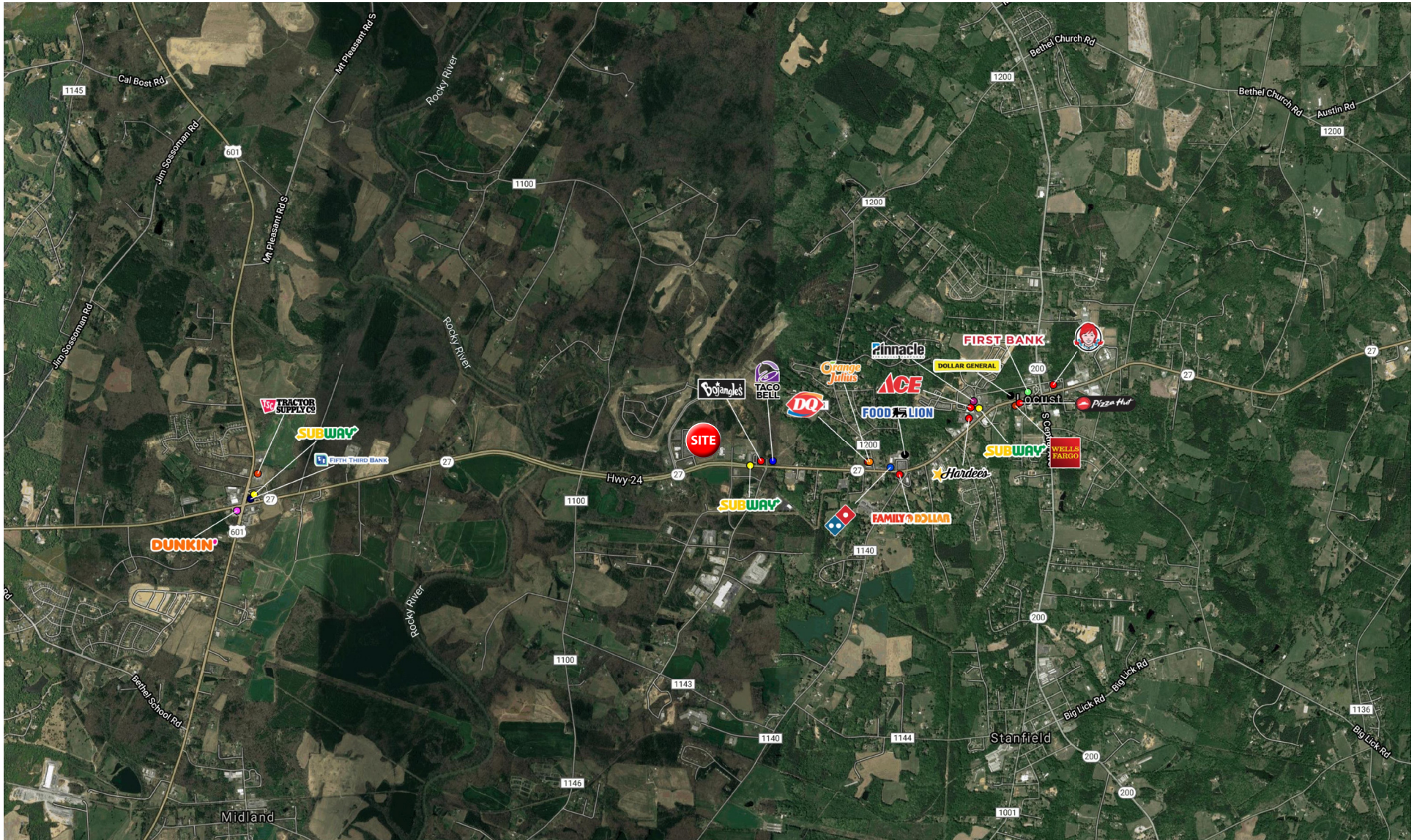
Lat/Lon: 35.2062/-80.3847

Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	39,135
2023 Est. Civilian Employed	65.8%
2023 Est. Civilian Unemployed	1.1%
2023 Est. in Armed Forces	0.1%
2023 Est. not in Labor Force	33.0%
2023 Labor Force Males	50.1%
2023 Labor Force Females	49.9%
Occupation	
2023 Occupation: Population Age 16 Years or Over	25,748
2023 Mgmt, Business, & Financial Operations	15.1%
2023 Professional, Related	22.3%
2023 Service	14.6%
2023 Sales, Office	20.6%
2023 Farming, Fishing, Forestry	0.8%
2023 Construction, Extraction, Maintenance	13.2%
2023 Production, Transport, Material Moving	13.4%
2023 White Collar Workers	58.0%
2023 Blue Collar Workers	42.0%
Transportation to Work	
2023 Drive to Work Alone	76.1%
2023 Drive to Work in Carpool	8.2%
2023 Travel to Work by Public Transportation	0.2%
2023 Drive to Work on Motorcycle	0.2%
2023 Walk or Bicycle to Work	0.8%
2023 Other Means	0.7%
2023 Work at Home	13.8%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	17.5%
2023 Travel to Work in 15 to 29 Minutes	33.3%
2023 Travel to Work in 30 to 59 Minutes	41.4%
2023 Travel to Work in 60 Minutes or More	7.8%
2023 Average Travel Time to Work	27.6
Consumer Expenditure	
2023 Est. Total Household Expenditure	\$1.28 B
2023 Est. Apparel	\$45.06 M
2023 Est. Contributions, Gifts	\$74.14 M
2023 Est. Education, Reading	\$41.43 M
2023 Est. Entertainment	\$73.48 M
2023 Est. Food, Beverages, Tobacco	\$195.26 M
2023 Est. Furnishings, Equipment	\$45.63 M
2023 Est. Health Care, Insurance	\$118.31 M
2023 Est. Household Operations, Shelter, Utilities	\$411.32 M
2023 Est. Miscellaneous Expenses	\$24.36 M
2023 Est. Personal Care	\$17.2 M
2023 Est. Transportation	\$235.28 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRS INC

REAL ESTATE INVESTMENTS

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