



### 3-MILE DEMOGRAPHICS

POPULATION  
**49,101**

PROJECTED  
GROWTH RATE  
**3%**

AVERAGE  
HOUSEHOLD  
INCOME  
**\$74,651**

MEDIAN  
HOUSEHOLD  
INCOME  
**\$52,690**

### IDEAL LOCATION High-Growth Submarket

- Excellent Visibility via Dorchester Rd (**28,200+ VPD**) | Just Off the Intersection of W Montague Ave (**14,200+ VPD**)
- Directly adjacent to Greystar's Newest Luxury Apartment Complex | 335+ Units Delivering in 2024
- Charleston is Widely Considered One of the Fastest Growing Markets in the U.S. | Charleston MSA is Growing 3X the Population Average
- The Center is Ideally Located Less than 0.75 Miles from I-526 (**79,700+ VPD**)
- Positioned Less than 1-Mile from the Charleston Area Convention Center & Charleston's Brand New Top Golf



# THE SHOPPES AT MONTAGUE CORNERS

## SITE PLAN

