

OUTPARCELS AND SHOP SPACE AVAILABLE

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:

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PROPERTY FEATURES

- **Parcels available for sale, ground lease or build to suit**
- **1,589 - 6,140± SF leasing options available, inline or endcap; patios available**
- **Proposed Phase II include Anchor and Junior Anchor opportunities up to 100,000+ SF**
- **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 - 26,100± 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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SALE, GROUND LEASE OR BUILD TO SUIT PARCELS (CAN BE COMBINED)

Parcel 1	1.36± AC	PANDA EXPRESS
Parcel 2	0.99± AC	AVAILABLE
Parcel 3	0.90± AC	AVAILABLE
Parcel 4	0.77± AC	AVAILABLE
Parcel 5	0.77± AC	AVAILABLE
Parcel 6	0.91± AC	AVAILABLE
Parcel 7	0.95± AC	AVAILABLE
Parcel 8	0.61± AC	AVAILABLE
Parcel 9	0.56± AC	AVAILABLE
Parcel 10	1.75± AC - CAN BE SPLIT	AVAILABLE
Parcel 11	3.5± AC	AVAILABLE

PHASE II - ANCHOR, JR ANCHOR AND SHOP SPACE OPPORTUNITIES

AVAILABLE	5,000 - 80,000+ SF
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RETAIL BUILDING III | NOW PRE-LEASING

Suite 1 (Endcap)	BLDG 1	LEASED	1,661± SF
Suite 2	BLDG 1	AVAILABLE	1,614± SF
Suite 3 (Endcap)	BLDG 1	AVAILABLE	1,995± SF
Suite 4 (Endcap)	BLDG 2	AVAILABLE	2,328± SF
Suite 5	BLDG 2	AVAILABLE	1,589± SF
Suite 6 (Endcap)	BLDG 2	AVAILABLE	2,223± SF



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SHOP SPACE AVAILABLE

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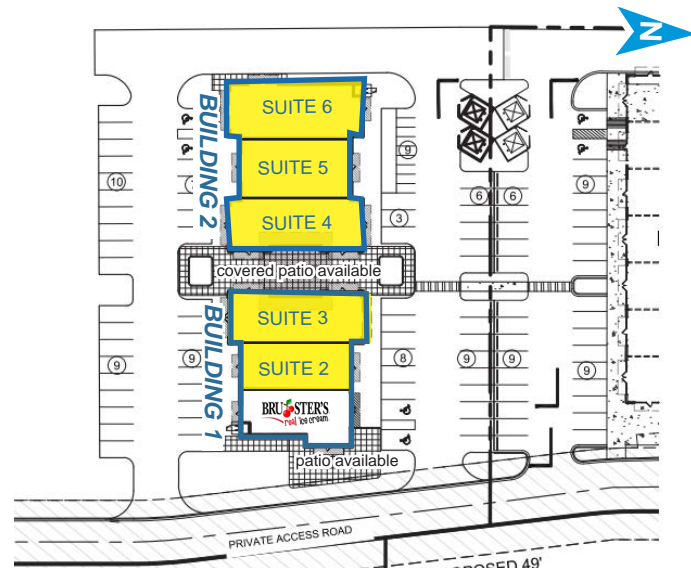


RETAIL BUILDING III | NOW PRE-LEASING

Unit	Building	Tenant	SF
SUITE 1*	BUILDING 1	BRU ^{STERS} real ice cream	1,661±
SUITE 2*	BUILDING 1	AVAILABLE	1,614±
SUITE 3*	BUILDING 1	AVAILABLE	1,995±
SUITE 4	BUILDING 2	AVAILABLE	2,328±
SUITE 5	BUILDING 2	AVAILABLE	1,589±
SUITE 6	BUILDING 2	AVAILABLE	2,223±

* Up to 5,270± contiguous SF available in Building 1 (Suites 1 - 3)

* Up to 6,140± contiguous SF available in Building 2 (Suites 4 - 6)



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PHASE II SPACE AVAILABLE

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PROPOSED PHASE II | ANCHOR, JR ANCHOR AND SHOP SPACE OPPORTUNITIES | PROPOSED LAYOUT

TYPE	SF
ANCHOR, JR ANCHOR AND SHOP SPACE	UP TO 5,000 - 80,000+ SF



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CENTER AERIAL

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SIGNAGE PLAN

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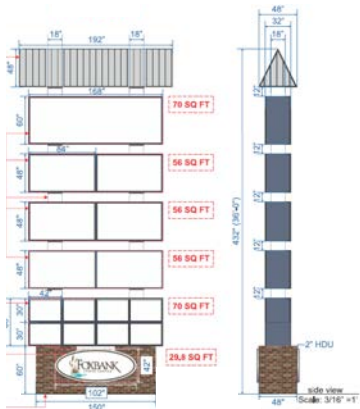
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PYLON SIGNAGE



PROPOSED PYLON SIGNAGE



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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 | B
14. Eastwood @ Cypress Groves | 240± Units | BUILT
15. The Groves of Berkeley | 120± Units | Under Dev
16. Strawberry Station | 367± Units | BUILT
17. Strawberry Station | 367± Units | BUILT
18. Spring Grove | 1,124± Units | BUILT
19. Pimlico | 447± Units | BUILT
20. Marshfield Plantation | 70± Units | BUILT
21. Brickhope Plantation | 600± Units | BUILT
22. Longleaf | 500± Units | BUILT
23. Liberty Hall Plantation | 300± Units | BUILT
24. Birch Hollow | 150± Units | BUILT
25. Pineview | 600± Units | BUILT
26. Crowfield Plantation | 4,000± Units | BUILT
27. Foxborough | 150± Units | BUILT
28. Oak Creek | 500± Units | BUILT
29. Tall Pines | 500± Units | BUILT
30. Sangaree | 700± Units | BUILT
31. Weatherstone | 350± Units | BUILT
32. Carriage Lane | 500± Units | BUILT
33. South City | 100± Units | BUILT
34. Carnes Crossroads | 5,000± | Partially Built
35. Nexton | 10,000± Units | Partially Built
36. Cane Bay | 15,000± Units | Partially Built
37. Fairmont South | 250± Units | BUILT
38. Flora | 290± Units | BUILT
39. Landings at Montague | 45± Units | Partially Built
40. Coker's Commons | 4,717± Units | BUILT
41. Blackstone Preserve | 107± Units | BUILT
42. Hawthorne Landing | 98± Units | Partially Built
43. Azure Carnes Crossroads | 295± Units | BUILT
44. The Passage | 295± Units | BUILT
45. Bellary Flats | 264± Units | BUILT
46. Marlowe | 278± Units | Partially Built

Retail Centers

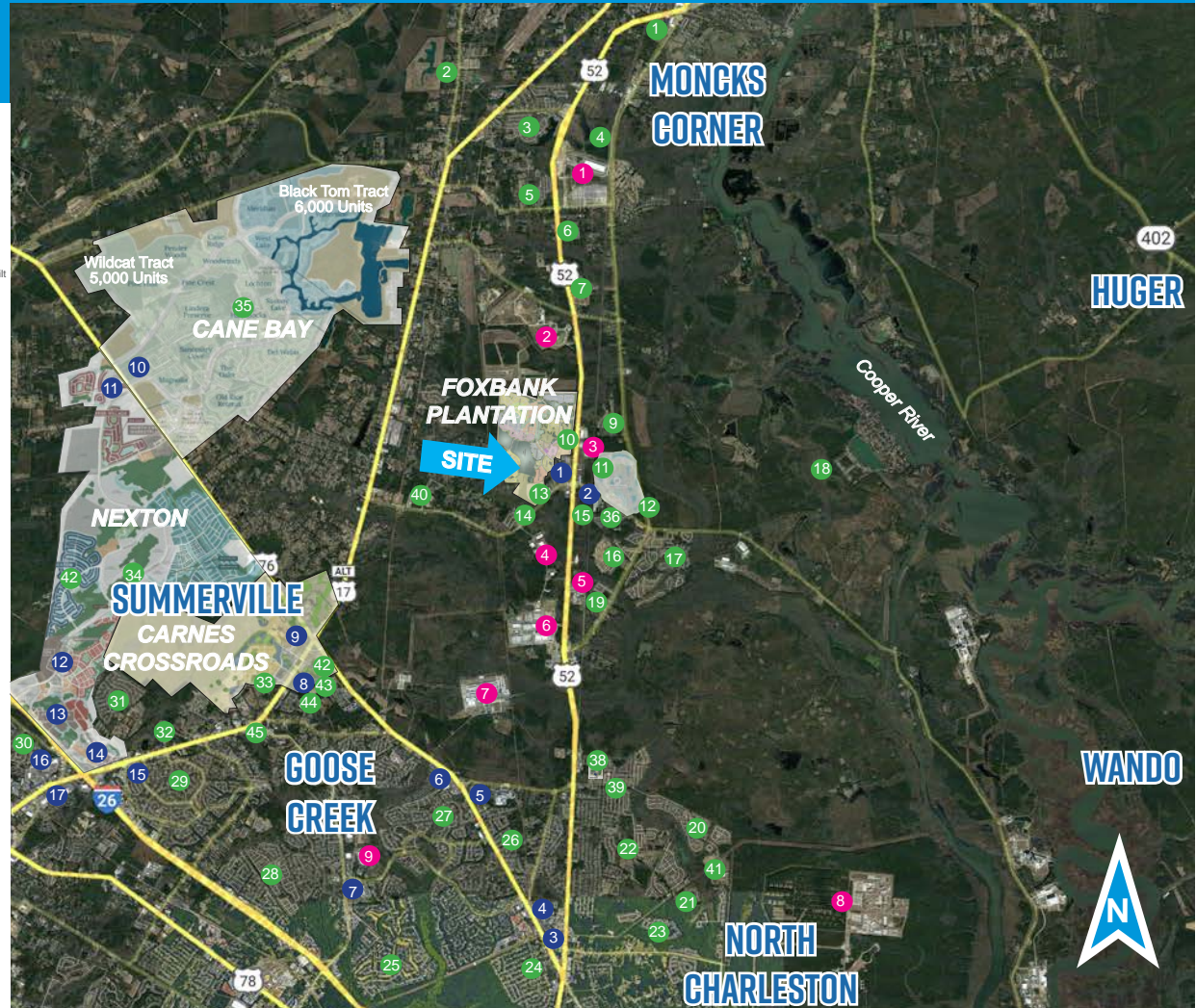
1. SITE - Foxbank Towne Center
2. Moncks Corner Marketplace
3. Food Lion at St. James
4. St. James Shopping Center
5. Lowes at St. James
6. Walmart Super Center
7. Crowfield Plaza
8. The Shoppes at Carnes
9. Marketplace at Carnes
10. The Market at Cane Bay
11. North Creek
12. Nexton Harris Teeter
13.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

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,812	15,661	51,757
No. of Households	1,341	5,503	19,413
Avg. HH Income	\$153,869	\$118,921	\$99,558
Median HH Income	\$113,528	\$104,031	\$89,233



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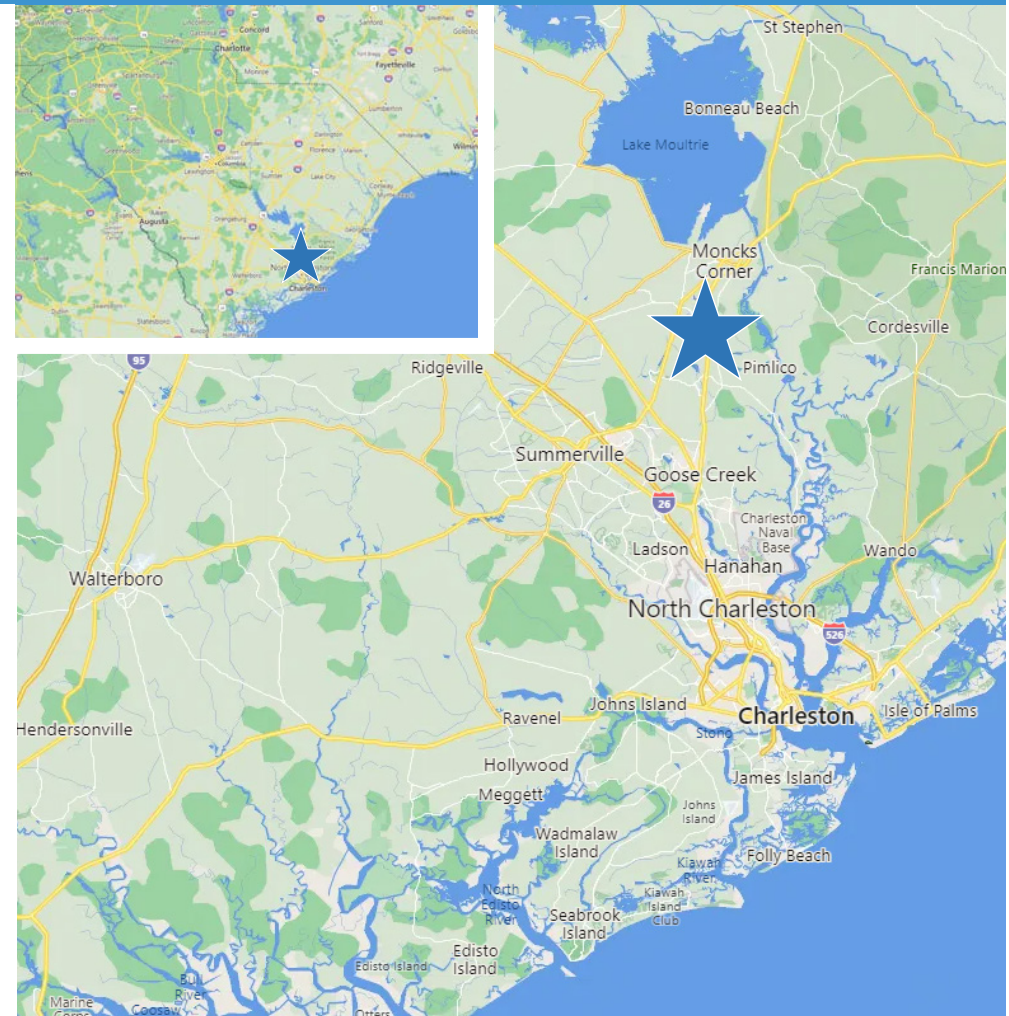
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