



For Lease

## RETAIL SPACE ACROSS FROM TANGER OUTLETS

4952 Centre Pointe Drive Suite 116  
North Charleston, SC 29418

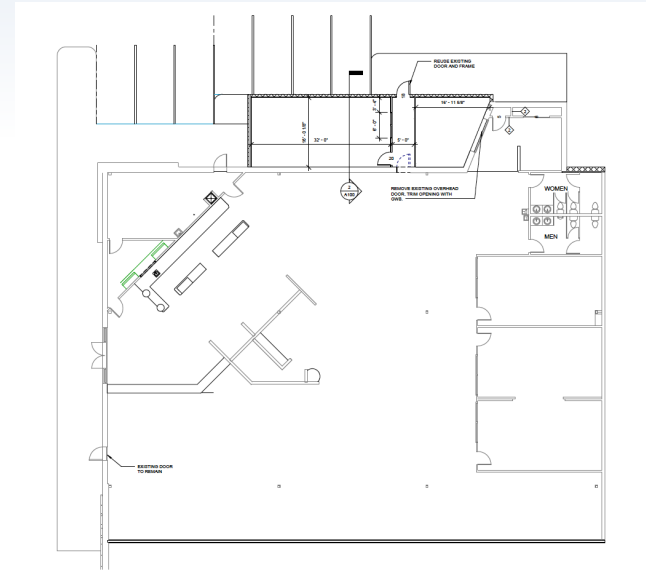


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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$16 PSF
Total Available:	11,074 SF
Lease Type:	NNN
NNN:	\$5.19 PSF
Municipality:	Charleston

## PROPERTY OVERVIEW

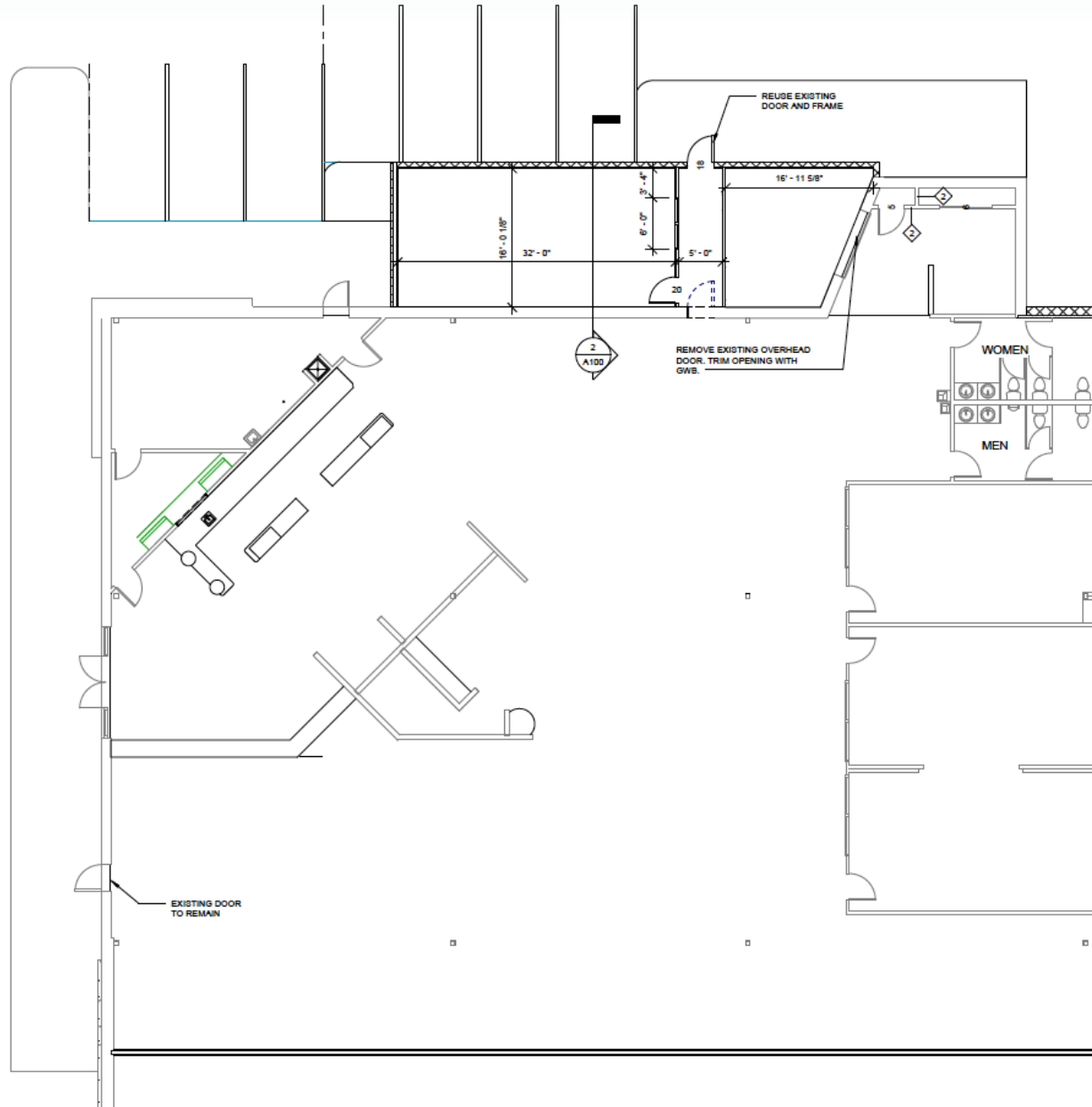
CBC Atlantic presents 11,074 sq. ft of open Retail space directly next to Paul Mitchell School and adjacent to the newly opened Sportsman Warehouse and La-Z-Boy and Conn's HomePlus. This property is located in the largest Retail hub in the Charleston area located directly across from Tanger Outlets which includes multiple national brands. This center is also in close proximity to a large selection of restaurants within Tanger that include Jim N' Nicks, Chipotle, Chick-Fil-A and Five Guys. This an ideal location for another Retail user looking to capitalize on the high amount of traffic in the area and incredible tenant mix within Tanger. This property is also less than five minutes from Boeing, the North Charleston Convention Center and Charleston International Airport which continues to set records for the number of passengers passing through annually.

## PROPERTY HIGHLIGHTS

- 24,300 VPD SCDOT 2021 at International Blvd



4952 CENTRE POINTE DRIVE SUITE 116 | NORTH CHARLESTON, SC





# AREA RETAILERS







- 7 Minutes to Charleston International Airport
- 18 Minutes to Downtown Charleston
- 25 Minutes to Downtown Summerville





# DEMOGRAPHICS

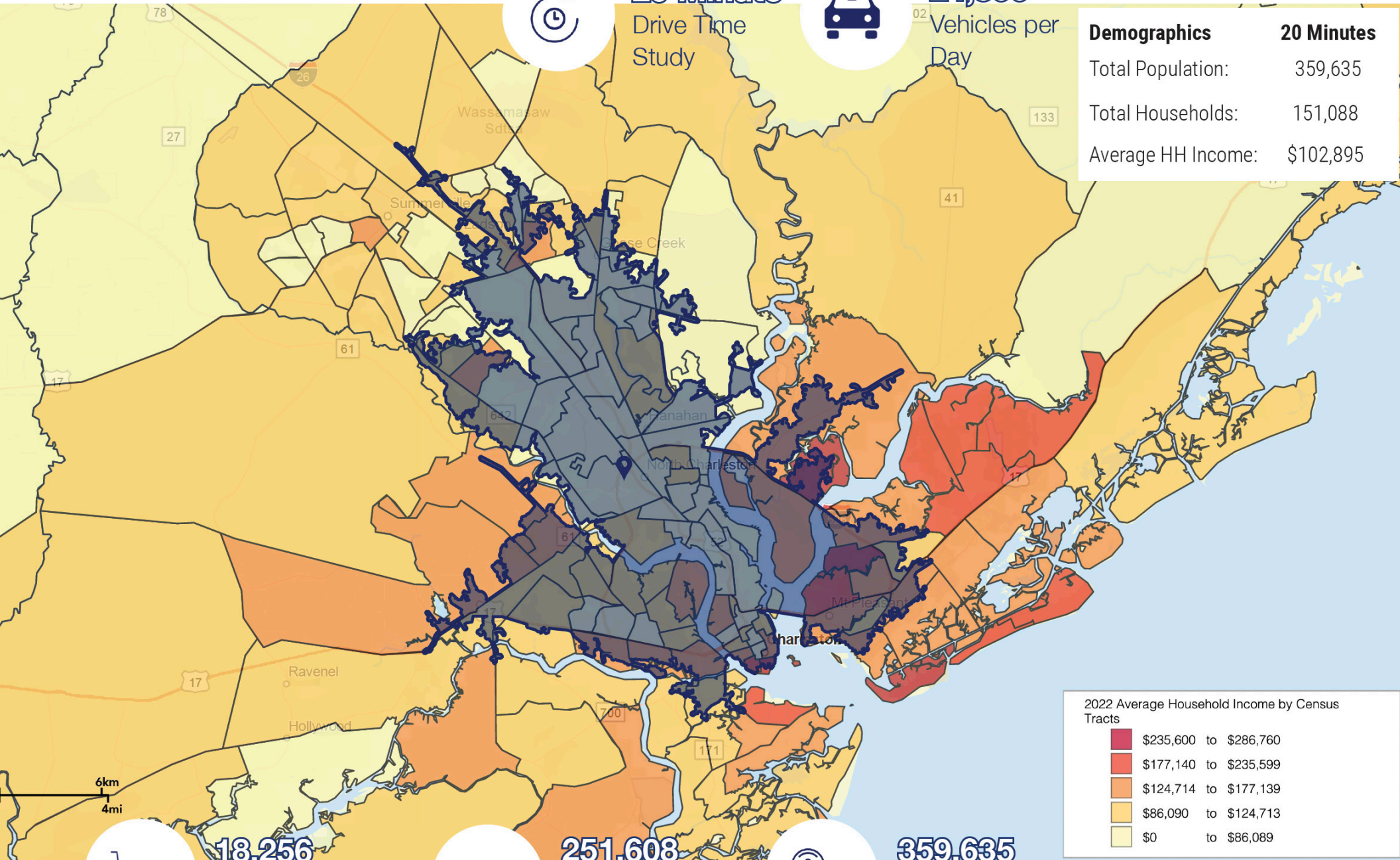


**20 Minute**  
Drive Time  
Study



**24,300**  
Vehicles per  
Day

Demographics	20 Minutes
Total Population:	359,635
Total Households:	151,088
Average HH Income:	\$102,895



2022 Average Household Income by Census Tracts

<span style="color: #800000;">■</span>	\$235,600 to \$286,760
<span style="color: #C00000;">■</span>	\$177,140 to \$235,599
<span style="color: #FF8C00;">■</span>	\$124,714 to \$177,139
<span style="color: #FFD700;">■</span>	\$86,090 to \$124,713
<span style="color: #FFFF00;">■</span>	\$0 to \$86,089



**18,256**  
Businesses  
within 20 Minutes



**251,608**  
Employees  
within 20 Minutes



**359,635**  
Population  
within 20 Minutes

All demographics based on Esri forecasts for 2022







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