

FOR LEASE

TAIL RACE CROSSING



505 N HWY 52, Moncks Corners, SC 29461

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PROPERTY DESCRIPTION

Tail Race Crossing is a 249,441 SF Walmart anchored center in Moncks Corner. The center has a strong mix of retail tenants including Dollar Tree, Shoe Show, CATO, Rent-A-Center, Domino's, Supercuts, T-Mobile and many others. We have one 1,400 SF corner unit available for lease. Tail Race Crossing is located at the intersection of Highway 52 and Highway 52 Bypass. There are various entrances into the center.

THE OFFERING

UNIT	SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
E	1,400 SF	\$25.00 PSF	NNN	Now



PROPERTY SPECS

UNIT SIZE	1,400 SF
TOTAL BUILDING SIZE	21,500 SF
LEASE RATE	\$25.00 PSF
LEASE TYPE	NNN
NNN RATE	\$5.45 PSF
COUNTY	Berkeley
MUNICIPALITY	Town of Moncks Corner
YEAR BUILT	2005
ZONING	C-2 (General Commercial)
ANCHOR TENANT	Walmart
PARKING	On-site Surface Parking



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TRANSPORTATION MAP

505 N HWY 52, Moncks Corner, SC 29461



REID HILL RD

Signalized Intersection

N U.S. HWY 52 (27,600 VPD)

REMBERT C DENNIS BLVD

Walmart

Chick-fil-&



Jersey Mike's SUBS

Wendy's

ZAXBY'S

Applebee's

CINCO DE MAYO MEXICAN CUISINE

TruAuto Driven By Trust!

MURPHY USA verizon

SOURODOGH

McCall-Thomas Engineering Company, Inc.



TRACTOR SUPPLY CO



SOUTH CAROLINA FEDERAL CREDIT UNION

SLIM CHICKENS

Bojangles

Parks AUTO PARTS

SCDOT

FirstCash

HAY TIRE PROS COMPLETE AUTO CARE

Hardee's

To CHS Airport Terminal 27.3 Miles

To Charleston 33.9 Miles

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AMENITIES MAP



Domino's Pizza, Wendy's, TSC TRACTOR SUPPLY CO, Walmart, goodwill, ZAXBY'S, Chick-fil-A, UPS, T-Mobile, Jersey Mike's Subs, Starbucks, MURPHY USA, MET, Verizon, Doctors Care, McCall-Thomas Engineering Company, Inc., SLIM CHICKENS

Applebee's, FOOD LION, TAKE 5, TruAuto, Citizens Bank, CINCO DE MAYO MEXICAN CUISINE

CHRYSLER, Jeep, DODGE, RAM, McDonald's, WALGREENS, MONCK'S CORNER MEDICAL CENTER

Gates

N LIVE OAK DR 21,900 VPD

Waffle House

Huddle House

Moncks Corner Regional Recreation Complex

DOLLAR GENERAL

O'Reilly AUTO PARTS, UNITED STATES POSTAL SERVICE

MARVIN'S 60 YEARS

Moncks Corner Medical Plaza

52

REMBERT C DENNIS BLVD

Advance Auto Parts, SONIC

NAPA

Berkeley County Administrative

BIG LOTS, FAMILY DOLLAR, HARBOR FREIGHT TOOLS

Little Caesars, CVS pharmacy

DYNAMIC HEALTH & FITNESS

planet fitness, TACO BELL, Shell, jiffylube, Auto Zone

DEMOGRAPHICS

505 N HWY 52, Moncks Corner, SC 29461

One mile

Three mile

Five mile



POPULATION

1,207

11,962

21,830



TOTAL BUSINESSES

351

890

1,065



MEDIAN AGE

40.2

39.8

39.3



MEDIAN HOUSEHOLD INCOME

\$65,330

\$61,696

\$63,663



LEASE CONTACT:

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