



3-MILE DEMOGRAPHICS

POPULATION
49,101

PROJECTED
GROWTH RATE
3%

AVERAGE
HOSUEHOLD
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
- 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

