

THE SHOPPES AT CENTRE POINTE

4950 CENTRE POINTE DR., NORTH CHARLESTON, SC 29418

FOR LEASE

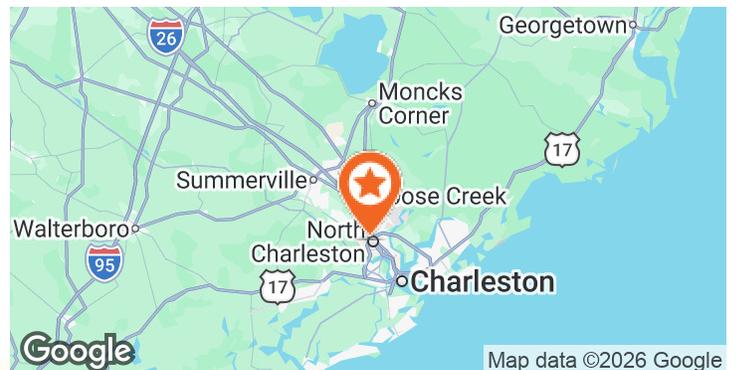


LOCATION DESCRIPTION

Conveniently located along the major interchange of I-26 and I-526, Shoppes at Centre Pointe is part of a larger regional shopping area located in North Charleston, SC.

PROPERTY HIGHLIGHTS

- 7,500 SF inline space available for lease
- Anchors include Ashley Furniture
- Adjacent retailers include Walmart Supercenter, Sam's Club, and Tanger Factory Outlet
- Center is within a half mile from the Charleston International Airport and the North Charleston Coliseum/Performing Arts Center, as well as the Aircraft Manufacturer, Boeing's assembly plant, along with other subsidiary manufacturers.
- Traffic Counts: I-26 - 85,700 AADT; I-526 - 78,000 AADT; W. Montaque Ave - 29,900 AADT; International Blvd - 34,400



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|----------|----------|
| 2025 Population Density | 7,047 | 48,255 | 132,679 |
| 2025 Daytime Population | 11,196 | 80,716 | 163,094 |
| 2025 Average Household Income | \$79,475 | \$88,922 | \$86,513 |



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| SUITE | TENANT NAME | SPACE SIZE |
|-------|--------------------------|------------|
| 100 | Adrenaline Monkey | 20,388 SF |
| 101 | Moe's Southwest Grill | 2,500 SF |
| 101-N | Mario's Peruvian Chicken | 1,200 SF |
| 103 | NYC Bites | 1,200 SF |
| 105 | Dunkin Donuts | 1,750 SF |
| 105-N | Seasons of Japan | 2,700 SF |
| 110 | Trimsetterz | 3,000 SF |
| 114 | Sweetgrass Dental | 2,400 SF |

| SUITE | TENANT NAME | SPACE SIZE |
|-------|-----------------------|------------|
| 116 | Aseer Time | 1,500 SF |
| 118 | 540 Vape | 1,500 SF |
| 130 | Dollar Tree | 10,000 SF |
| 136 | Available | 7,500 SF |
| 140-A | Grand Buffett | 6,600 SF |
| 140-B | L&L Hawaiian Barbecue | 2,000 SF |
| 146 | Happy Crab | 4,000 SF |

| SUITE | TENANT NAME | SPACE SIZE |
|-------|-------------------------|------------|
| 151 | Beauty Masters | 3,500 SF |
| 154 | Princess Nails | 2,000 SF |
| 160 | CiCi's Pizza | 4,200 SF |
| 166 | Southside Bar and Grill | 5,000 SF |
| 200 | Ashley Furniture | 50,000 SF |
| 202 | Heat 4 Feet | 1,500 SF |
| 206 | Soul Bistro | 3,600 SF |



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