



OUTPARCELS FOR GROUND LEASE

4840 Tanger Outlet Blvd
North Charleston, SC 29418



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

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OFFERING SUMMARY

- **T1 PARCEL SIZE:** .61 AC
- **GROUND LEASE RATE:** \$150,000/year
- **T2 PARCEL SIZE:** .46 AC
- **GROUND LEASE RATE:** \$150,000/year

IN CLOSE PROXIMITY TO

Tanger Outlets
Walmart
Sam's Club
International Airport
Convention Center/Performing Arts Center
Top Golf

TRAFFIC COUNT: 26,900 VPD

PROPERTY OVERVIEW

Two outparcels in front of Tanger Outlets available as curbed in ground leases between 0.46-0.61 Acres. Exceptional sight lines to two major signalized intersections serving Tanger Outlets and Walmart/ Sam's Club. Each store at the Tanger Outlets North Charleston provides guests with exceptional discounts off brand-name designers. Easy access to I-526/ I-26 and Charleston International Airport located 2 1/2 miles away. Located across from the site you will find North Charleston's Convention Center and Performing Arts Center as well as a brand new TopGolf and other retailers coming soon next door. Landlord will also consider a shell build delivery.

AREA RETAILERS



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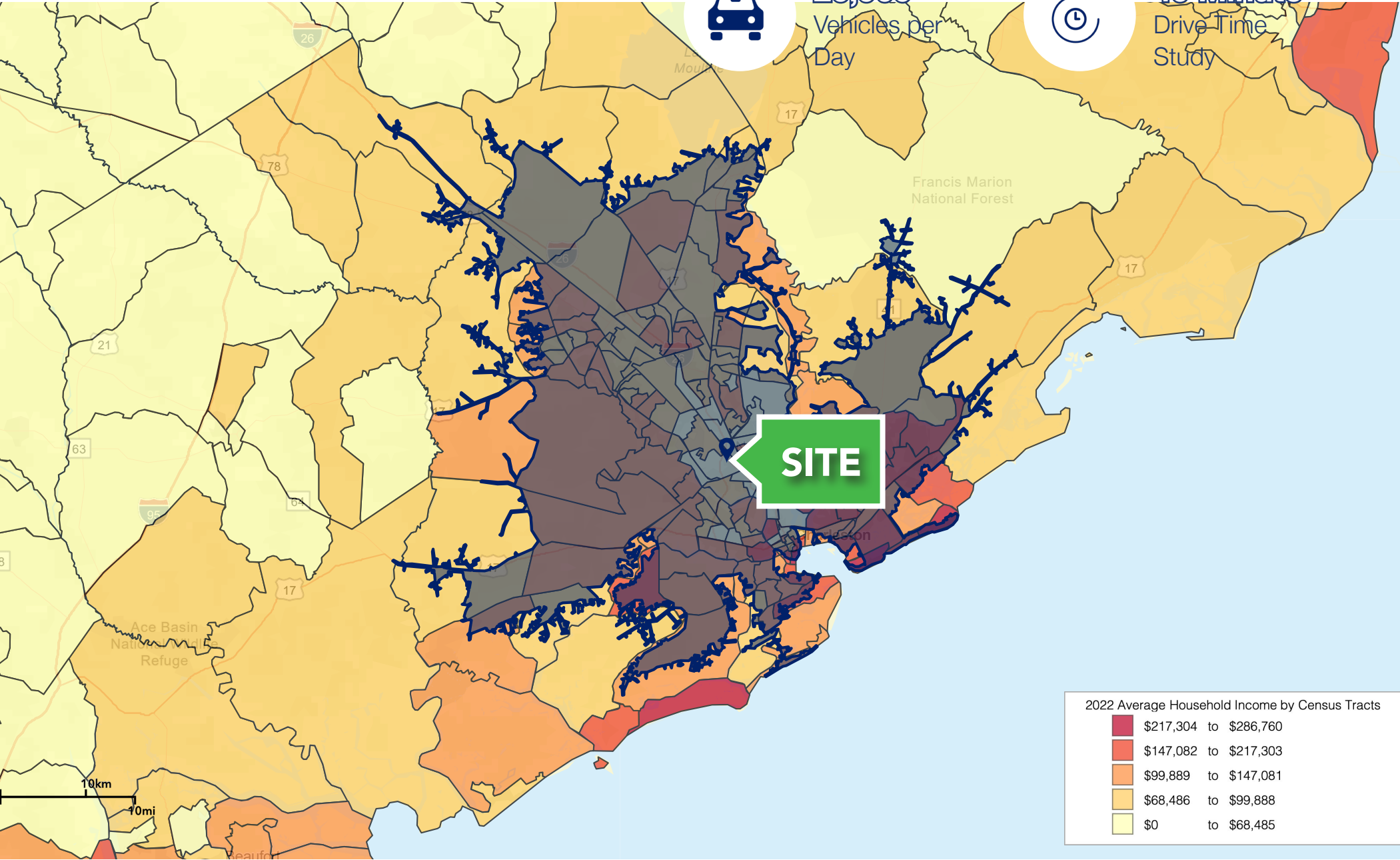
DRIVE TIME STUDY



26,900
Vehicles per
Day

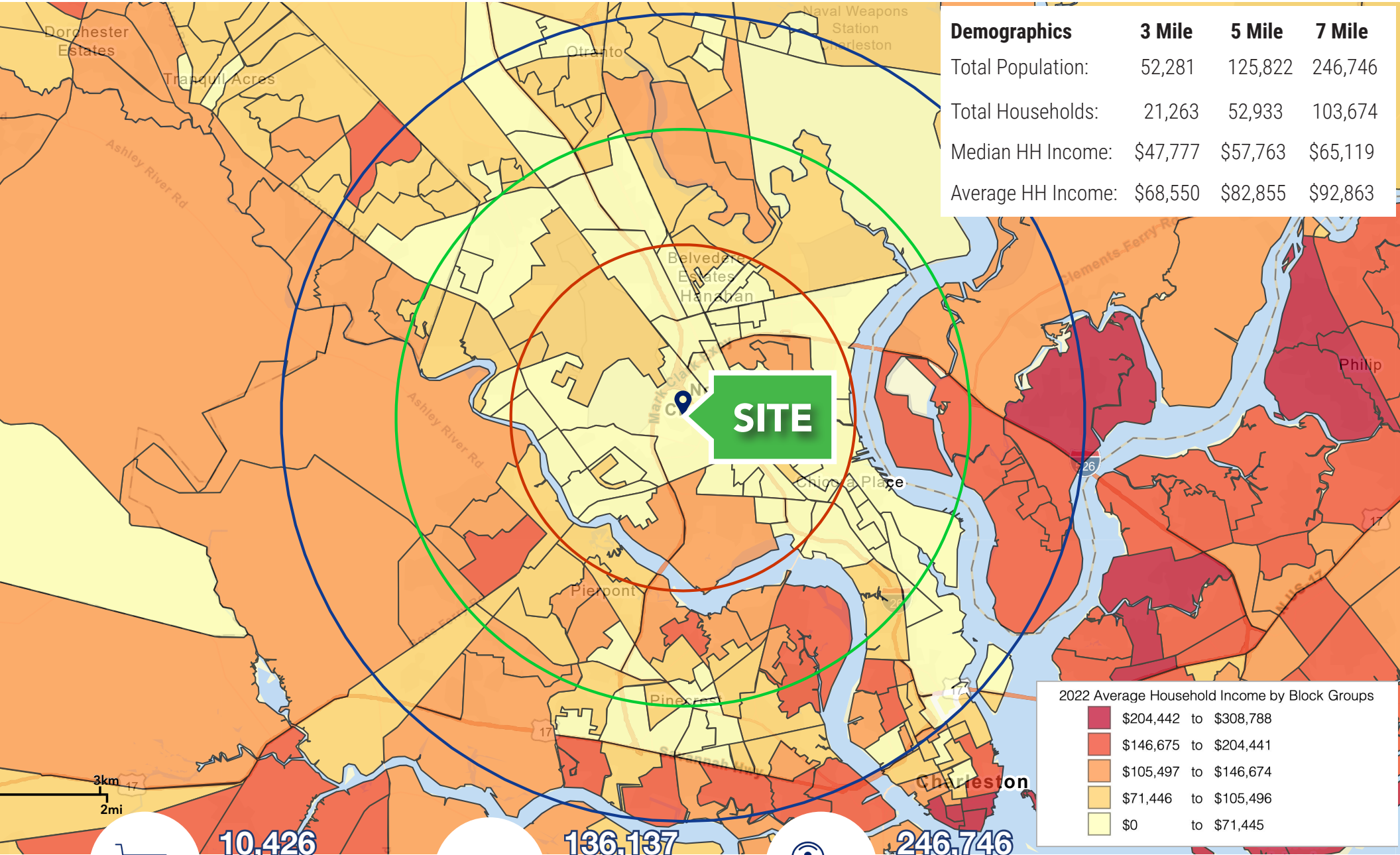


40 Minute
Drive Time
Study



All demographics based on Esri forecasts for 2022

DEMOGRAPHICS



Demographics	3 Mile	5 Mile	7 Mile
Total Population:	52,281	125,822	246,746
Total Households:	21,263	52,933	103,674
Median HH Income:	\$47,777	\$57,763	\$65,119
Average HH Income:	\$68,550	\$82,855	\$92,863



10,426
Businesses
within 7 Miles



136,137
Employees
within 7 Miles



246,746
Population
within 7 Miles

All demographics based on Esri forecasts for 2022

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