

North Charleston Retail Development



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BROADSTREET
PARTNERS

CHARLESTON MSA

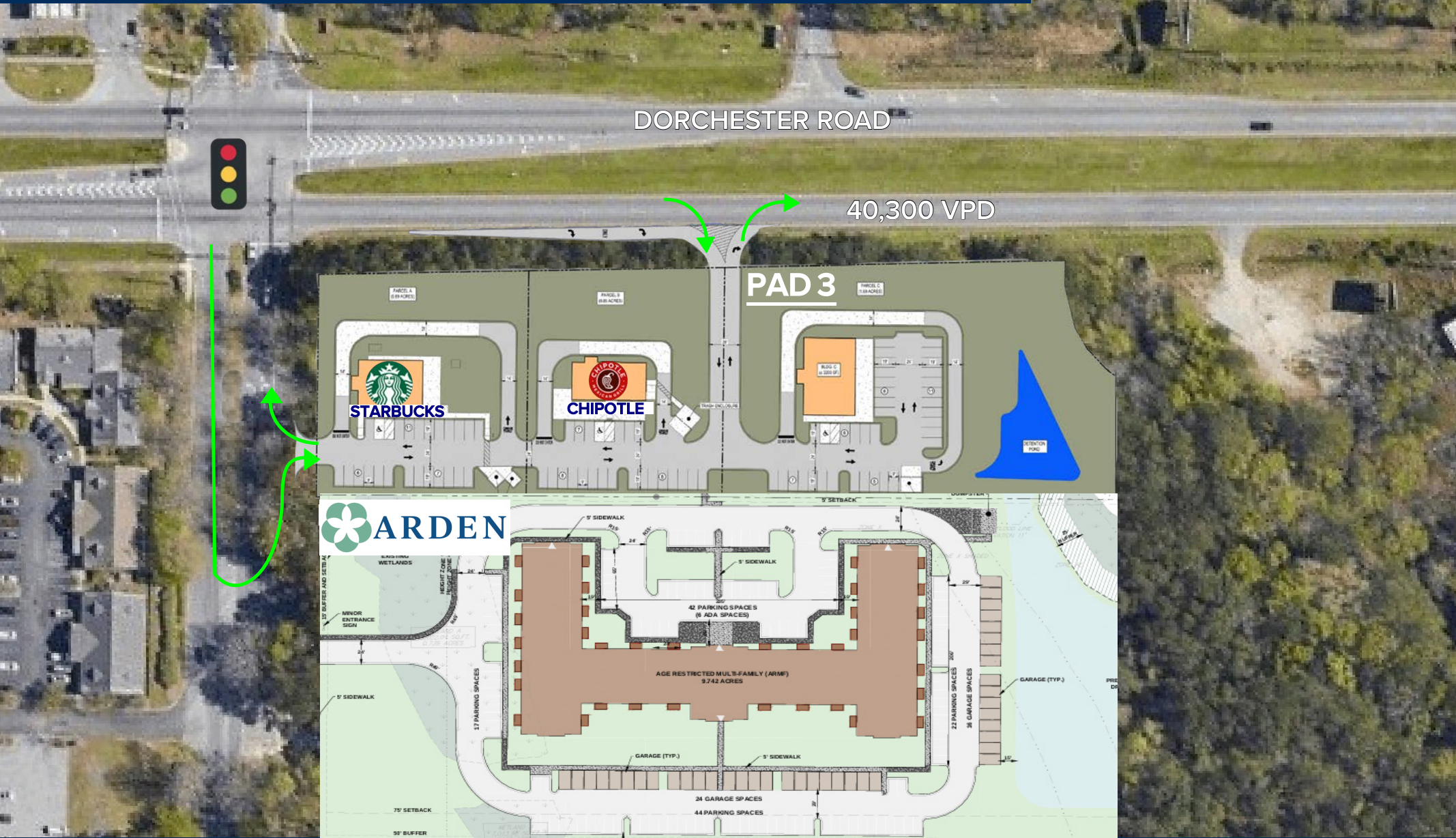


AREA RETAIL MAP



SITE PLAN: 3RD PAD AVAILABLE

Ground Lease, BTS: Up to 8,000 SF or 6,500 SF w Drive Thru



SITE SUMMARY

Dorchester Rd. & Netherby Ln.

High Traffic:

- 40,300 VPD
- Signalized intersection
- Deceleration lane off of Dorchester Rd.
- Excellent visibility and frontage on Dorchester Rd.

Traffic Drivers:

- Starbucks & Chipotle
- Located between Cedar Grove Commons and Publix

Living Communities:

- Coosaw Creek Country Club (500 homes)
- Whitehall (737 homes)

Demographics:

	1 Mile	3 Miles	5 Miles	10 Miles	10 Min Drive
Population	7,430	40,411	102,475	408,673	68,324
Median Age	38	37	36	37	36
Employment	3,185	14,274	44,095	159,522	34,889
Buying Power	\$197.3 M	\$1.2 B	\$2.5 B	\$10.3 B	\$1.7 B
Households	2,691	15,214	39,612	157,183	26,124
Median Household Income	\$73,302	\$75,630	\$62,237	\$65,661	\$65,537
Average Household Income	\$90,673	\$92,598	\$78,755	\$81,847	\$89,695

Cedar Grove Commons:

- Newly developed shopping center on Dorchester Rd.
- Located in front of Cedar Grove Apartments
- Anchored by Ross, Homegoods, PetSmart, Ulta, Five Below, and Lidl
- Small shops tenants include Buffalo Wild Wings, Chicken Salad Chick, Fifth Third Bank, and more

Publix:

- Anchors retail center called Palmetto Pavilion
- Neighbored by UPS, REV Federal Credit Union, Papa John's, Subway, and McDonald's
- Signalized intersection of Ashley Phosphate Rd and Dorchester Rd
- Located 0.9 miles from site

North Charleston MSA Summary

Summary:

The Charleston Metropolitan Statistical Area (MSA), centered around Charleston, South Carolina, is a vibrant economic region driven by diverse industries. Key economic drivers include aerospace, with Boeing's assembly plant being a significant employer and contributor to the local economy. The region also boasts a strong automotive sector, highlighted by the presence of Volvo and Mercedes-Benz manufacturing facilities. Additionally, the Port of Charleston, one of the busiest ports on the East Coast, plays a crucial role in international trade, supporting logistics and distribution businesses. The tourism industry, fueled by Charleston's rich history, cultural attractions, and coastal beauty, further bolsters the economy. The area also benefits from a growing technology sector, with numerous startups and established tech firms choosing Charleston for its favorable business climate and quality of life.

Key Economic Drivers:

- Aerospace
- Automotive
- IT & Defense
- Energy
- Life Sciences

Leaders in the Market:

- Joint Base Charleston & Charleston International Airport: 25,000 +/- employees (4.6 miles)
- Medical University of South Carolina: 17,000 employees (18 miles)
- College of Charleston: 12,000 students (18 miles)
- Trident Technical College: 12,000 students (5.8 miles to main campus)
- The Boeing Company: 7,864 employees (7.7 miles)
- Bon Secours St. Francis Hospital: 6,100 employees (12.2 miles)
- Charleston Southern University: 3,500+ students (8 miles)
- Volvo Car USA LLC: 2,200 employees (26 miles)
- Mercedes-Benz Vans, LLC: 2,000 employees (3.9 miles)
- Bosch: 1,800 employees (1.4 miles)