



NATIONAL CROSSING
3377 SOUTH MORGANS POINT ROAD
Mount Pleasant, SC 29466

FOR LEASE

GREAT LOCATION IN MOUNT PLEASANT

**AVISON
YOUNG**

Intelligent
Real Estate
Solutions

Vitré Stephens

Retail & Investment Services

C 843.513.7555

vitre.stephens@avisonyoung.com

National Crossing

3365 South Morgans Point Road



The Offering

National Crossing is located in North Mount Pleasant in front of Charleston National and across from Park West. Ideal for retailers, restaurants and office users. Anchor tenant is Palmetto State Armory.

Unit	Square Footage	Lease Rate	Lease Type
401	1,400	\$20.00/sf/yr	NNN
*405 & 407	2,800	\$20.00/sf/yr	NNN
405	1,400	\$20.00/sf/yr	NNN
407	1,400	\$20.00/sf/yr	NNN

*Units 405 & 407 are currently combined. Landlord will divide space to make two (2) 1,400 sf units.

Est. 3 Mile Demographics

Population	19,922 (2018)
Households	7,088 (2018)
Avg. HH Income	\$103,917.00 (2013)



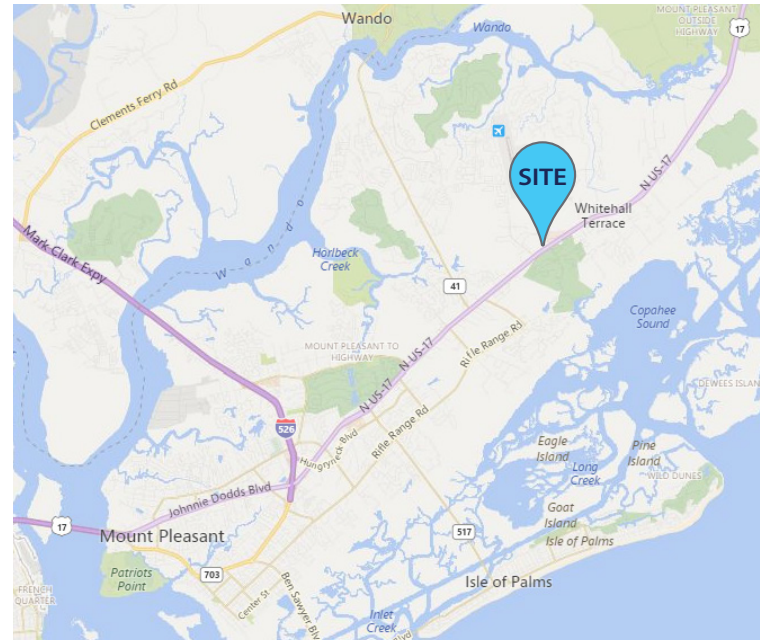
Snapshot

Tax Map	599-00-00-019
GLA	69,330 SF
Municipality	Mount Pleasant
CAM, Taxes & Ins.	\$3.79/sf/yr
Traffic Count	27,390 VPD

To learn more, please contact:

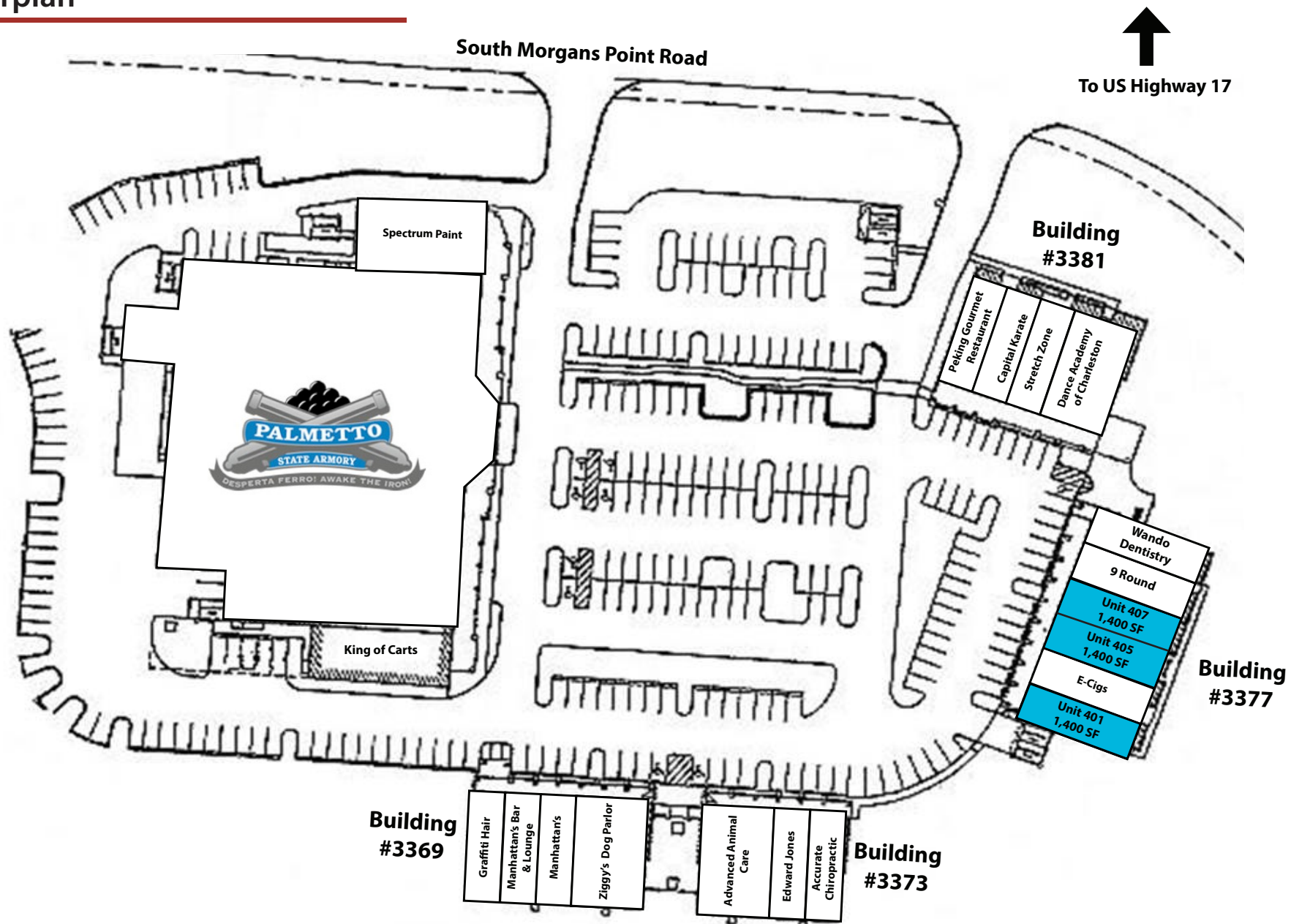
Avison Young
1315 Ashley River Road
Charleston, SC 29407
843.725.7200 main
843.725.7201 fax
www.avisonyoung.com

Vitré Ravenel Stephens
Senior Vice President
843.513.7555 direct
vitre.stephens@avisonyoung.com



The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina Avison Young offices are owned & operated by Avison Young - South Carolina, Inc.

Floorplan



Property Images



Property Demographics

3365 S Morgans Point Rd				
Mount Pleasant, SC 29466				
	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2013 Estimated Population	3,124	18,029	40,892
	2018 Projected Population	3,453	19,922	45,196
	2010 Census Population	2,993	17,270	39,169
	2000 Census Population	1,031	7,102	23,446
	Projected Annual Growth 2013 to 2018	2.1%	2.1%	2.1%
	Historical Annual Growth 2000 to 2013	15.6%	11.8%	5.7%
HOUSEHOLDS	2013 Estimated Households	1,190	6,557	15,435
	2018 Projected Households	1,283	7,068	16,645
	2010 Census Households	1,142	6,291	14,806
	2000 Census Households	375	2,494	8,845
	Projected Annual Growth 2013 to 2018	1.6%	1.6%	1.6%
	Historical Annual Growth 2000 to 2013	16.7%	12.5%	5.7%
AGE	2013 Est. Population Under 10 Years	16.2%	16.3%	14.7%
	2013 Est. Population 10 to 19 Years	12.8%	14.6%	14.0%
	2013 Est. Population 20 to 29 Years	8.0%	7.1%	8.1%
	2013 Est. Population 30 to 44 Years	25.5%	25.0%	23.4%
	2013 Est. Population 45 to 59 Years	20.6%	21.0%	21.7%
	2013 Est. Population 60 to 74 Years	13.8%	12.8%	14.2%
	2013 Est. Population 75 Years or Over	3.1%	3.2%	3.9%
	2013 Est. Median Age	37.8	37.5	38.6
MARITAL STATUS & GENDER	2013 Est. Male Population	48.4%	48.5%	48.5%
	2013 Est. Female Population	51.6%	51.5%	51.5%
	2013 Est. Never Married	28.0%	25.5%	26.2%
	2013 Est. Now Married	64.4%	67.0%	65.2%
	2013 Est. Separated or Divorced	6.1%	6.1%	7.2%
	2013 Est. Widowed	1.5%	1.4%	1.4%
INCOME	2013 Est. HH Income \$200,000 or More	15.2%	15.9%	14.3%
	2013 Est. HH Income \$150,000 to \$199,999	4.2%	5.5%	5.4%
	2013 Est. HH Income \$100,000 to \$149,999	18.9%	19.2%	18.1%
	2013 Est. HH Income \$75,000 to \$99,999	12.8%	13.5%	14.0%
	2013 Est. HH Income \$50,000 to \$74,999	15.6%	15.5%	16.3%
	2013 Est. HH Income \$35,000 to \$49,999	11.2%	10.7%	11.5%
	2013 Est. HH Income \$25,000 to \$34,999	7.6%	6.7%	6.9%
	2013 Est. HH Income \$15,000 to \$24,999	6.6%	6.0%	6.2%
	2013 Est. HH Income Under \$15,000	7.8%	7.1%	7.2%
	2013 Est. Average Household Income	\$96,791	\$103,917	\$101,760
	2013 Est. Median Household Income	\$78,899	\$82,739	\$80,243
	2013 Est. Per Capita Income	\$36,839	\$37,802	\$38,439
	2013 Est. Total Businesses	86	431	1,001
	2013 Est. Total Employees	776	3,571	8,371

3365 S Morgans Point Rd				
Mount Pleasant, SC 29466				
	1 mi radius	3 mi radius	5 mi radius	
RACE	2013 Est. White	82.1%	85.5%	85.5%
	2013 Est. Black	14.7%	10.8%	10.9%
	2013 Est. Asian or Pacific Islander	1.4%	1.8%	1.7%
	2013 Est. American Indian or Alaska Native	0.3%	0.3%	0.2%
	2013 Est. Other Races	1.5%	1.6%	1.7%
HISPANIC	2013 Est. Hispanic Population	75	458	1,130
	2013 Est. Hispanic Population	2.4%	2.5%	2.8%
	2018 Proj. Hispanic Population	2.4%	2.5%	2.8%
	2010 Hispanic Population	2.4%	2.5%	2.8%
EDUCATION (Adults 25 or Older)	2013 Est. Adult Population (25 Years or Over)	2,123	11,954	27,847
	2013 Est. Elementary (Grade Level 0 to 8)	0.9%	1.2%	1.1%
	2013 Est. Some High School (Grade Level 9 to 11)	4.4%	3.6%	3.8%
	2013 Est. High School Graduate	14.8%	14.6%	15.9%
	2013 Est. Some College	14.6%	16.5%	17.7%
	2013 Est. Associate Degree Only	10.6%	8.7%	7.9%
	2013 Est. Bachelor Degree Only	36.9%	37.7%	36.1%
HOUSING	2013 Est. Graduate Degree	17.8%	17.6%	17.6%
	2013 Est. Total Housing Units	1,280	6,968	16,843
	2013 Est. Owner-Occupied	73.5%	77.6%	74.4%
	2013 Est. Renter-Occupied	19.5%	16.5%	17.3%
HOMES BUILT BY YEAR	2013 Est. Vacant Housing	7.0%	5.9%	8.4%
	2010 Homes Built 2005 or later	23.1%	20.9%	15.8%
	2010 Homes Built 2000 to 2004	26.3%	26.3%	20.6%
	2010 Homes Built 1990 to 1999	28.3%	30.6%	30.5%
	2010 Homes Built 1980 to 1989	5.7%	6.3%	13.7%
	2010 Homes Built 1970 to 1979	6.6%	5.9%	8.9%
	2010 Homes Built 1960 to 1969	3.8%	3.8%	4.4%
	2010 Homes Built 1950 to 1959	2.2%	2.4%	2.8%
HOME VALUES	2010 Homes Built Before 1949	4.2%	3.7%	3.4%
	2010 Home Value \$1,000,000 or More	0.4%	3.1%	4.9%
	2010 Home Value \$500,000 to \$999,999	17.6%	20.7%	19.9%
	2010 Home Value \$400,000 to \$499,999	16.4%	15.3%	13.1%
	2010 Home Value \$300,000 to \$399,999	20.6%	20.8%	20.3%
	2010 Home Value \$200,000 to \$299,999	24.4%	20.6%	21.0%
	2010 Home Value \$150,000 to \$199,999	9.5%	8.7%	9.8%
	2010 Home Value \$100,000 to \$149,999	3.7%	3.8%	4.3%
	2010 Home Value \$50,000 to \$99,999	5.3%	4.7%	4.1%
	2010 Home Value \$25,000 to \$49,999	0.8%	0.9%	1.3%
	2010 Home Value Under \$25,000	1.2%	1.3%	1.3%
	2010 Median Home Value	\$329,091	\$351,297	\$358,641
	2010 Median Rent	\$1,240	\$1,195	\$1,095

Property Demographics

3365 S Morgans Point Rd		1 mi radius	3 mi radius	5 mi radius
Mount Pleasant, SC 29466				
LABOR FORCE	2013 Est. Labor Population Age 16 Years or Over	2,341	13,242	30,950
	2013 Est. Civilian Employed	63.2%	64.5%	64.2%
	2013 Est. Civilian Unemployed	3.1%	3.2%	3.3%
	2013 Est. in Armed Forces	1.3%	1.2%	1.1%
	2013 Est. not in Labor Force	32.4%	31.2%	31.4%
	2013 Labor Force Males	47.4%	47.6%	47.6%
	2013 Labor Force Females	52.6%	52.4%	52.4%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	1,406	7,861	18,465
	2010 Mgmt, Business, & Financial Operations	22.2%	22.2%	21.3%
	2010 Professional, Related	29.8%	28.2%	28.1%
	2010 Service	8.7%	10.1%	11.8%
	2010 Sales, Office	27.5%	27.8%	27.1%
	2010 Farming, Fishing, Forestry	0.1%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	5.5%	5.6%	5.6%
	2010 Production, Transport, Material Moving	6.3%	5.9%	5.9%
	2010 White Collar Workers	79.4%	78.2%	76.5%
	2010 Blue Collar Workers	20.6%	21.8%	23.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	82.7%	83.1%	83.4%
	2010 Drive to Work in Carpool	5.6%	6.4%	6.6%
	2010 Travel to Work by Public Transportation	0.2%	0.1%	0.2%
	2010 Drive to Work on Motorcycle	-	-	0.1%
	2010 Walk or Bicycle to Work	0.6%	1.6%	1.9%
	2010 Other Means	3.4%	2.4%	1.7%
	2010 Work at Home	7.4%	6.3%	6.1%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	16.0%	16.3%	19.4%
	2010 Travel to Work in 15 to 29 Minutes	41.2%	41.3%	44.8%
	2010 Travel to Work in 30 to 59 Minutes	37.2%	37.4%	31.6%
	2010 Travel to Work in 60 Minutes or More	5.6%	5.0%	4.2%
	2010 Average Travel Time to Work	24.9	25.0	23.9
CONSUMER EXPENDITURE	2013 Est. Total Household Expenditure	\$82.8 M	\$479 M	\$1.11 B
	2013 Est. Apparel	\$3.97 M	\$23.0 M	\$53.1 M
	2013 Est. Contributions, Gifts	\$5.72 M	\$33.1 M	\$75.6 M
	2013 Est. Education, Reading	\$2.40 M	\$13.9 M	\$31.9 M
	2013 Est. Entertainment	\$4.65 M	\$26.9 M	\$62.1 M
	2013 Est. Food, Beverages, Tobacco	\$12.9 M	\$74.4 M	\$173 M
	2013 Est. Furnishings, Equipment	\$3.75 M	\$21.7 M	\$50.1 M
	2013 Est. Health Care, Insurance	\$5.83 M	\$33.5 M	\$77.8 M
	2013 Est. Household Operations, Shelter, Utilities	\$24.8 M	\$144 M	\$332 M
	2013 Est. Miscellaneous Expenses	\$1.36 M	\$7.82 M	\$18.1 M
	2013 Est. Personal Care	\$1.20 M	\$6.91 M	\$16.0 M
	2013 Est. Transportation	\$16.2 M	\$93.8 M	\$217 M





Thank you.



Intelligent
Real Estate
Solutions

avisonyoung.com

1315 Ashley River Road
Charleston, South Carolina 29407
O 843.725.7200
F 843.725.7201
Avison Young - South Carolina, Inc.



Platinum
member