

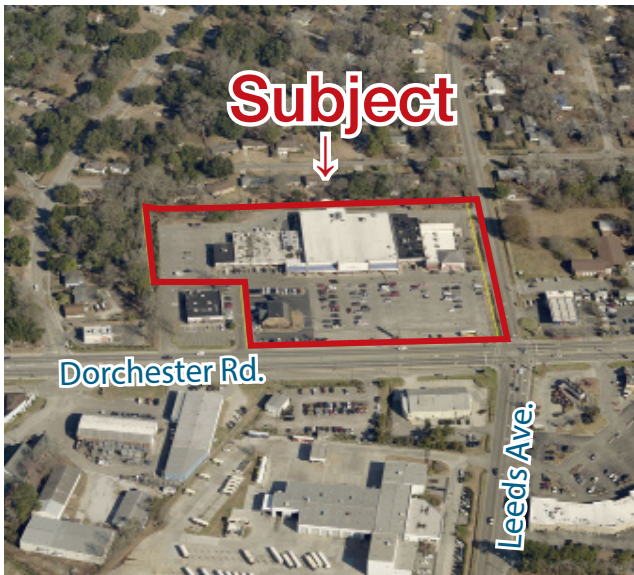
For Lease
±5,000 SF
Retail Space

LAST SUITE REMAINING!



Brentwood Plaza - Food Lion Anchored Shopping Center

4400 Dorchester Road - N. Charleston, South Carolina



Property Features

- ±79,000 SF Food Lion anchored shopping center in North Charleston
- One suite available in the outparcel building:
Suite 115: ±5,000 SF
- The center features a mix of well-recognized national retailers and local tenants such as:
 - Food Lion
 - CVS
 - Wells Fargo
 - Old Town Cleaners
 - A-1 Locksmith
 - Urban Gear
 - Kool Smiles Dentists
- Located less than one mile from I-526 and less than two miles from I-26
- 2021 Traffic Counts: 20,500 VPD (Station 259)
- Lease Rate: \$14.00 per SF, NNN (\$4.53)

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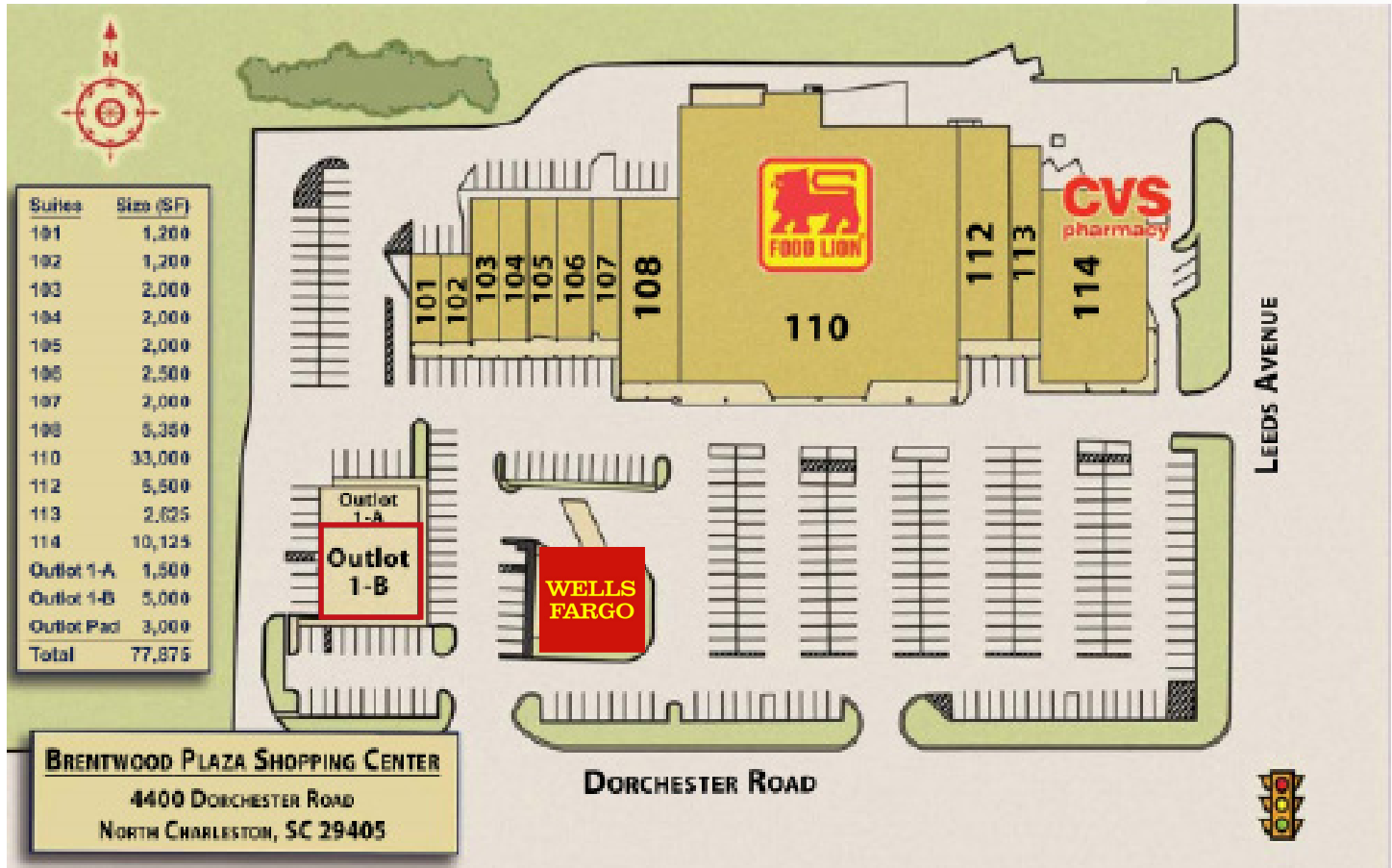
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For Lease
±5,000 SF
 Retail Space

Site Plan

4400 Dorchester Road - N. Charleston, South Carolina



Suite 101 - Old Towne Cleaners
 Suite 102 - First American Cash Advance
 Suite 103 - 540 Smoke and Vape
 Suite 104 - A-1 Locksmith
 Suite 105 - Urban Gear
 Suite 106 - Port City Liquor Store
 Suite 107 - Celebrityz Barbershop
 Suite 108 - Kool Smiles

Suite 110 - Food Lion
 Suite 112 - Cash America East, Inc.
 Suite 113 - Aladdin
 Suite 114 - CVS
 Suite 115 - VACANT
 Suite 116 - China Chef
 PAD - Wells Fargo



2021 Traffic Count:
78,000 VPD

2021 Traffic Count:
20,500 VPD

Subject

Map Updated: Monday, June 27, 2022. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

Demographic Profile

Dorchester Road | N. Charleston, South Carolina

	5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes
Population				Median Household Income			
2010 Census	12,883	88,032	200,631	2021 Estimate	\$43,956	\$54,814	\$64,128
2021 Estimate	12,247	94,871	235,496	2026 Projection	\$51,223	\$62,337	\$75,404
2026 Projection	12,656	100,744	249,670	Average Household Income			
% Chg. 2021-2026	3.3%	6.2%	6.0%	2021 Estimate	\$62,610	\$79,929	\$94,308
Households				2026 Projection	\$73,799	\$91,678	\$107,826
2010 Census	4,646	36,491	81,902	Per Capita Household Income			
2021 Estimate	4,745	41,541	101,412	2021 Estimate	\$23,687	\$35,033	\$40,451
2026 Projection	4,909	44,154	107,841	2026 Projection	\$28,121	\$40,236	\$46,390
Families				2021 Household Income Dist.			
2010 Census	3,153	20,468	46,198	Less than \$15,000	15.6%	13.1%	10.8%
2021 Estimate	3,056	21,563	54,058	\$15,000 - \$24,999	12.6%	11.0%	8.5%
2026 Projection	3,145	22,798	57,169	\$25,000 - \$34,999	11.0%	8.1%	7.1%
2021 Age Dist.				\$35,000 - \$49,999	16.1%	12.8%	12.1%
0 - 4	6.8%	6.7%	6.5%	\$50,000 - \$74,999	20.9%	19.0%	17.5%
5 - 9	7.1%	6.5%	6.2%	\$75,000 - \$99,999	7.9%	12.1%	12.8%
10 - 14	7.1%	6.2%	5.9%	\$100,000 - \$149,999	9.6%	12.8%	15.7%
15 - 19	6.2%	5.3%	6.1%	\$150,000 - \$199,999	4.3%	6.1%	7.7%
20 - 24	6.1%	6.7%	8.5%	\$200,000 and Up	2.0%	5.1%	7.7%
25 - 34	14.4%	16.1%	16.3%	2021 Housing Data			
35 - 44	12.6%	13.5%	13.6%	Owner Occ. Housing Units	2,259	19,223	52,404
45 - 54	10.5%	10.7%	10.5%	Renter Occ. Housing Units	2,487	22,318	49,008
55 - 64	12.4%	11.9%	11.2%	2021 Business Data			
65 - 74	10.0%	9.4%	8.9%	Total Businesses:	24,016	85,284	201,938
75 - 84	5.0%	5.0%	4.5%	Total Employees:	12,247	94,871	235,496
85+	1.8%	2.2%	1.8%	Average Household Size			
Median Age				2010 Census	2.61	2.34	2.35
2010 Census	34.5	34.0	32.4	2021 Estimate	2.49	2.24	2.26
2021 Estimate	36.8	36.8	35.3	2026 Projection	2.49	2.24	2.25
2026 Projection	38.1	37.7	36.2				