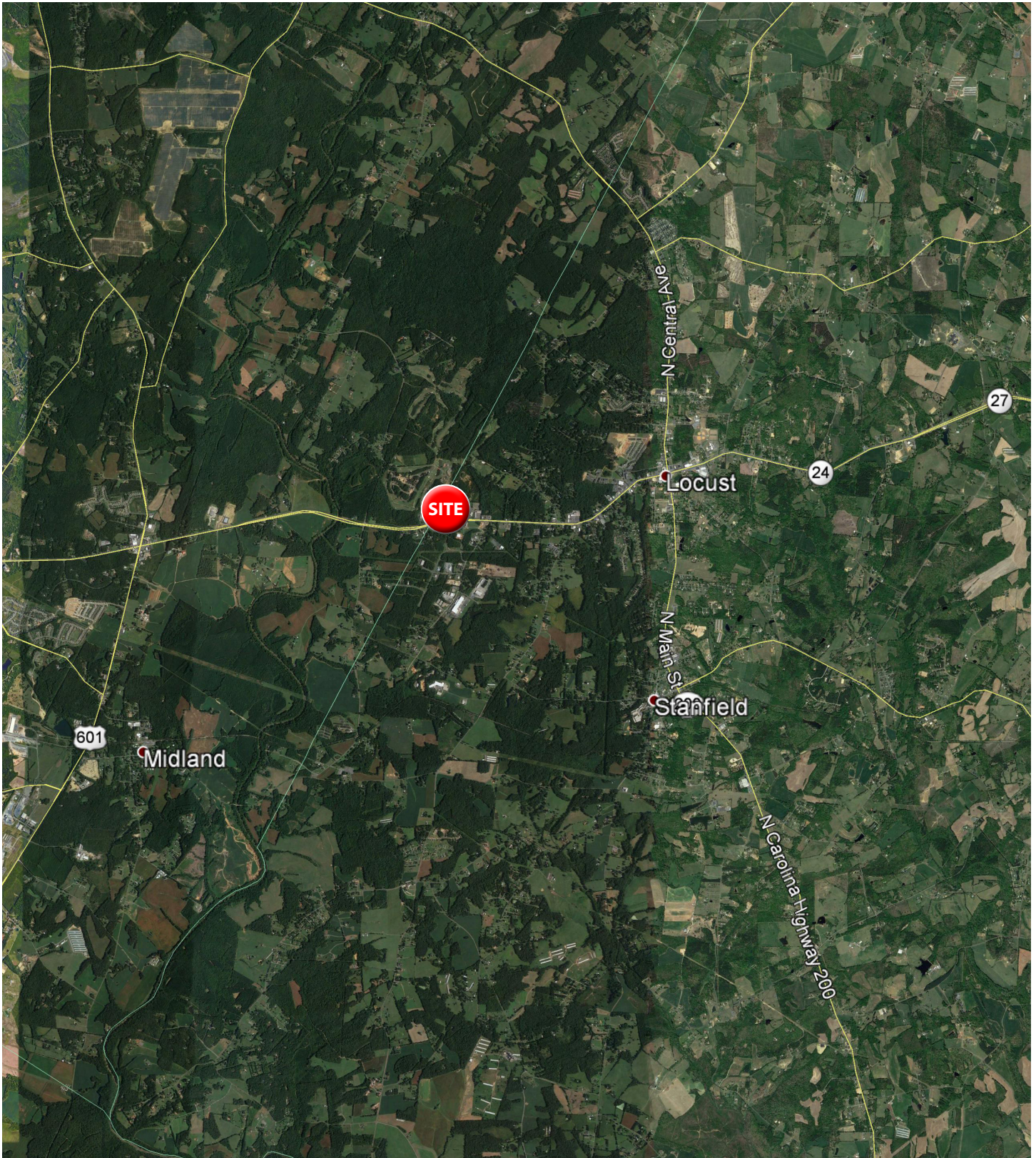




Max Dufour, Leasing
843.654.7859
max.dufour@wrsrealty.com

Mary Dufour, Outparcels
803.644.2831
mdufour@wrsrealty.com

LOCATION





INLINE RETAIL & OUTPARCELS AVAILABLE

Space	Tenant
1	Dollar Tree
2	El Vaquero Mexican Rest.
3	The UPS Store
4	Flooring Fusion
5	Showmars
6	Pizza And Beyond
7	AT&T
8	Carolina Hemp Company
9	Tobacco & Vape Shop
10	Great Clips
11	Smart Phone Repair
12	Hello Nails
13	Verizon

Outparcels	Tenant
1	McDonalds
2	Arby's
3	ModWash
4	AVAILABLE 2.32 AC

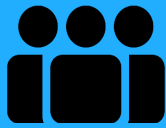


The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.
The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

PROPERTY PHOTOS



TRADE AREA SNAPSHOT



**Estimated
Population**
48,491



**Estimated
Households**
18,679



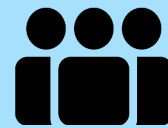
**Average HH
Income**
\$96,016



**Median HH
Income**
\$83,160



**Total
Businesses**
1,409



**Total
Employees**
9,091



TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.2385/-80.469

Trade Area	Trade Area
Population	
2024 Estimated Population	64,185
2029 Projected Population	71,440
2020 Census Population	60,697
2010 Census Population	50,563
Projected Annual Growth 2024 to 2029	2.3%
Historical Annual Growth 2010 to 2024	1.9%
Households	
2024 Estimated Households	24,214
2029 Projected Households	27,196
2020 Census Households	22,447
2010 Census Households	18,674
Projected Annual Growth 2024 to 2029	2.5%
Historical Annual Growth 2010 to 2024	2.1%
Age	
2024 Est. Population Under 10 Years	12.2%
2024 Est. Population 10 to 19 Years	13.3%
2024 Est. Population 20 to 29 Years	10.5%
2024 Est. Population 30 to 44 Years	19.0%
2024 Est. Population 45 to 59 Years	21.1%
2024 Est. Population 60 to 74 Years	17.2%
2024 Est. Population 75 Years or Over	6.8%
2024 Est. Median Age	40.5
Marital Status & Gender	
2024 Est. Male Population	49.6%
2024 Est. Female Population	50.4%
2024 Est. Never Married	27.0%
2024 Est. Now Married	58.9%
2024 Est. Separated or Divorced	9.7%
2024 Est. Widowed	4.4%
Income	
2024 Est. HH Income \$200,000 or More	13.0%
2024 Est. HH Income \$150,000 to \$199,999	11.1%
2024 Est. HH Income \$100,000 to \$149,999	21.8%
2024 Est. HH Income \$75,000 to \$99,999	13.4%
2024 Est. HH Income \$50,000 to \$74,999	14.9%
2024 Est. HH Income \$35,000 to \$49,999	9.2%
2024 Est. HH Income \$25,000 to \$34,999	5.9%
2024 Est. HH Income \$15,000 to \$24,999	4.7%
2024 Est. HH Income Under \$15,000	6.0%
2024 Est. Average Household Income	\$118,342
2024 Est. Median Household Income	\$94,128
2024 Est. Per Capita Income	\$44,650
2024 Est. Total Businesses	1,738
2024 Est. Total Employees	11,355

TRADE AREA DEMOGRAPHICS

Lat/Lon: 35.2385/-80.469

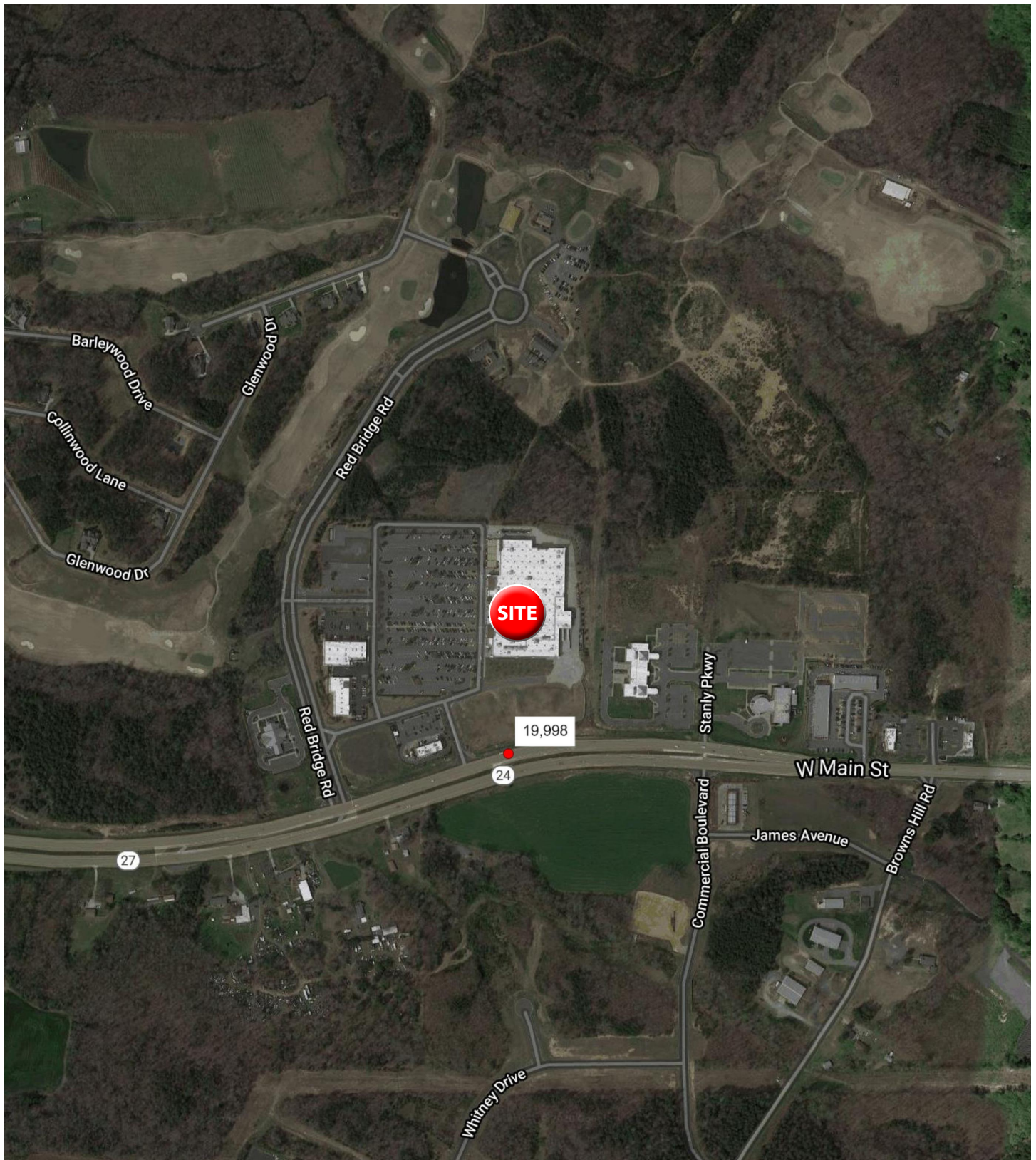
Trade Area	Trade Area
Race	
2024 Est. White	76.4%
2024 Est. Black	12.4%
2024 Est. Asian or Pacific Islander	3.2%
2024 Est. American Indian or Alaska Native	0.4%
2024 Est. Other Races	7.7%
Hispanic	
2024 Est. Hispanic Population	5,089
2024 Est. Hispanic Population	7.9%
2029 Proj. Hispanic Population	10.3%
2020 Hispanic Population	8.4%
Education (Adults 25 & Older)	
2024 Est. Adult Population (25 Years or Over)	44,439
2024 Est. Elementary (Grade Level 0 to 8)	2.5%
2024 Est. Some High School (Grade Level 9 to 11)	5.1%
2024 Est. High School Graduate	27.0%
2024 Est. Some College	20.1%
2024 Est. Associate Degree Only	11.8%
2024 Est. Bachelor Degree Only	23.3%
2024 Est. Graduate Degree	10.2%
Housing	
2024 Est. Total Housing Units	25,677
2024 Est. Owner-Occupied	79.1%
2024 Est. Renter-Occupied	15.2%
2024 Est. Vacant Housing	5.7%
Homes Built by Year	
2024 Homes Built 2010 or later	21.4%
2024 Homes Built 2000 to 2009	18.6%
2024 Homes Built 1990 to 1999	18.0%
2024 Homes Built 1980 to 1989	11.6%
2024 Homes Built 1970 to 1979	7.6%
2024 Homes Built 1960 to 1969	5.3%
2024 Homes Built 1950 to 1959	5.5%
2024 Homes Built Before 1949	6.3%
Home Values	
2024 Home Value \$1,000,000 or More	2.2%
2024 Home Value \$500,000 to \$999,999	18.6%
2024 Home Value \$400,000 to \$499,999	13.7%
2024 Home Value \$300,000 to \$399,999	23.7%
2024 Home Value \$200,000 to \$299,999	22.6%
2024 Home Value \$150,000 to \$199,999	7.3%
2024 Home Value \$100,000 to \$149,999	4.6%
2024 Home Value \$50,000 to \$99,999	3.0%
2024 Home Value \$25,000 to \$49,999	1.9%
2024 Home Value Under \$25,000	2.4%
2024 Median Home Value	\$345,250
2024 Median Rent	\$917

TRADE AREA DEMOGRAPHICS

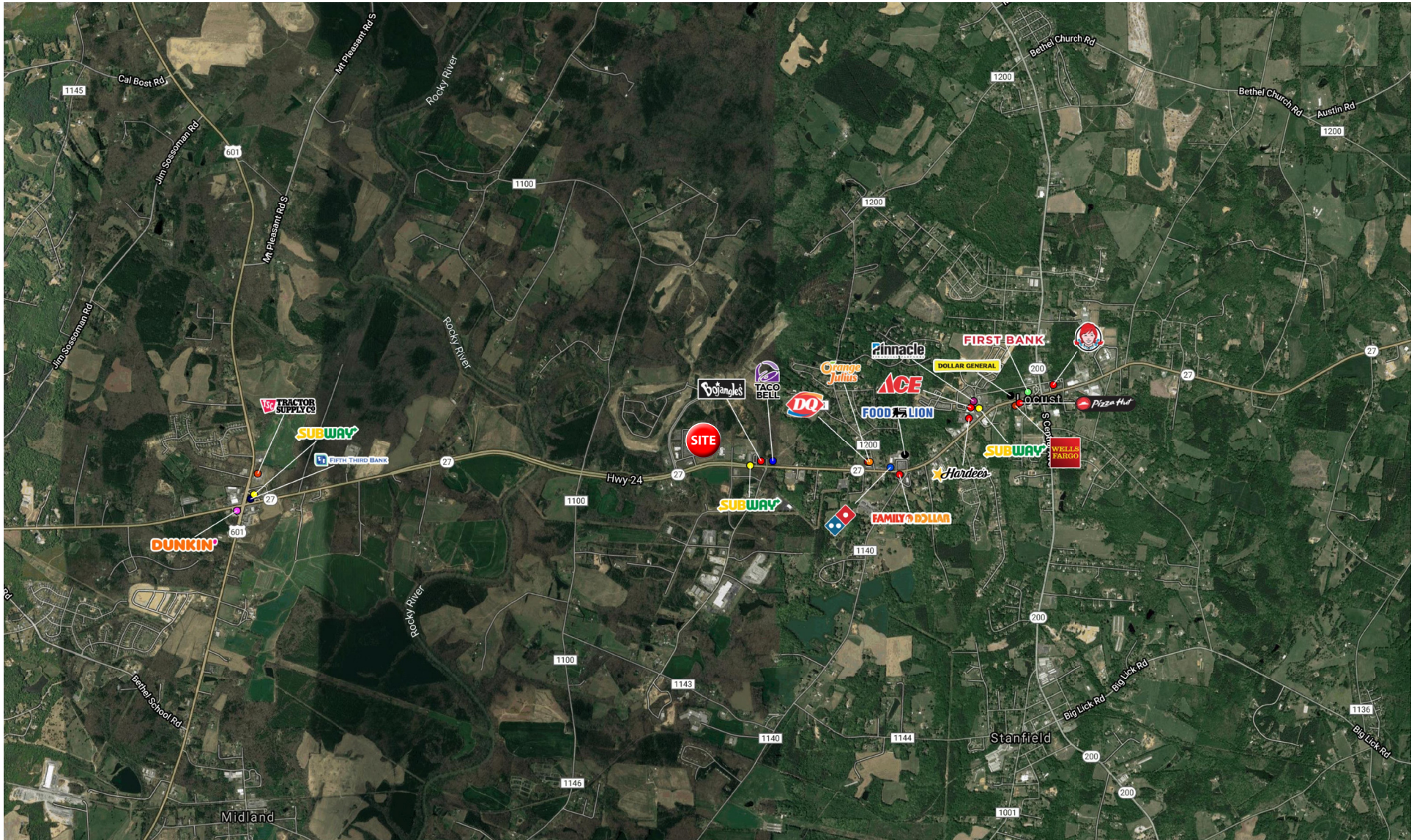
Lat/Lon: 35.2385/-80.469

Trade Area	Trade Area
Labor Force	
2024 Est. Labor Population Age 16 Years or Over	51,137
2024 Est. Civilian Employed	64.6%
2024 Est. Civilian Unemployed	1.1%
2024 Est. in Armed Forces	0.4%
2024 Est. not in Labor Force	33.8%
2024 Labor Force Males	49.1%
2024 Labor Force Females	50.9%
Occupation	
2024 Occupation: Population Age 16 Years or Over	32,879
2024 Mgmt, Business, & Financial Operations	19.4%
2024 Professional, Related	22.7%
2024 Service	11.9%
2024 Sales, Office	20.9%
2024 Farming, Fishing, Forestry	0.3%
2024 Construction, Extraction, Maintenance	11.2%
2024 Production, Transport, Material Moving	13.6%
2024 White Collar Workers	63.1%
2024 Blue Collar Workers	36.9%
Transportation to Work	
2024 Drive to Work Alone	73.1%
2024 Drive to Work in Carpool	8.0%
2024 Travel to Work by Public Transportation	0.3%
2024 Drive to Work on Motorcycle	0.2%
2024 Walk or Bicycle to Work	0.8%
2024 Other Means	0.8%
2024 Work at Home	16.8%
Travel Time	
2024 Travel to Work in 14 Minutes or Less	14.6%
2024 Travel to Work in 15 to 29 Minutes	34.7%
2024 Travel to Work in 30 to 59 Minutes	42.7%
2024 Travel to Work in 60 Minutes or More	8.0%
2024 Average Travel Time to Work	28.2
Consumer Expenditure	
2024 Est. Total Household Expenditure	\$1.85 B
2024 Est. Apparel	\$65.57 M
2024 Est. Contributions, Gifts	\$111.27 M
2024 Est. Education, Reading	\$63.25 M
2024 Est. Entertainment	\$107.16 M
2024 Est. Food, Beverages, Tobacco	\$279.14 M
2024 Est. Furnishings, Equipment	\$66.48 M
2024 Est. Health Care, Insurance	\$168.58 M
2024 Est. Household Operations, Shelter, Utilities	\$592.13 M
2024 Est. Miscellaneous Expenses	\$35.28 M
2024 Est. Personal Care	\$24.85 M
2024 Est. Transportation	\$337.09 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRS INC

REAL ESTATE INVESTMENTS

410 Mill Street, Bldg. 1, Suite 200
Mount Pleasant, SC 29464
843.654.7888 Office
843.654.7889 Fax
www.wrsrealestate.com