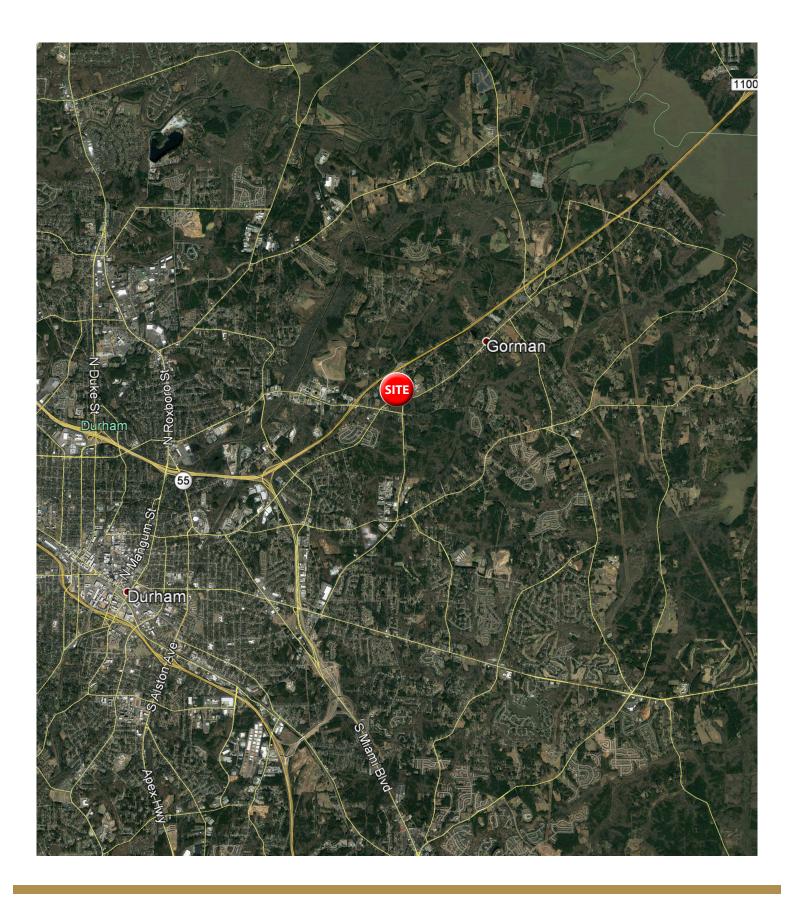




Max Dufour, Leasing 843.654.7859 max.dufour@wrsrealty.com Mary Dufour, Outparcels 803.644.2831 mdufour@wrsrealty.com

LOCATION





AERIAL

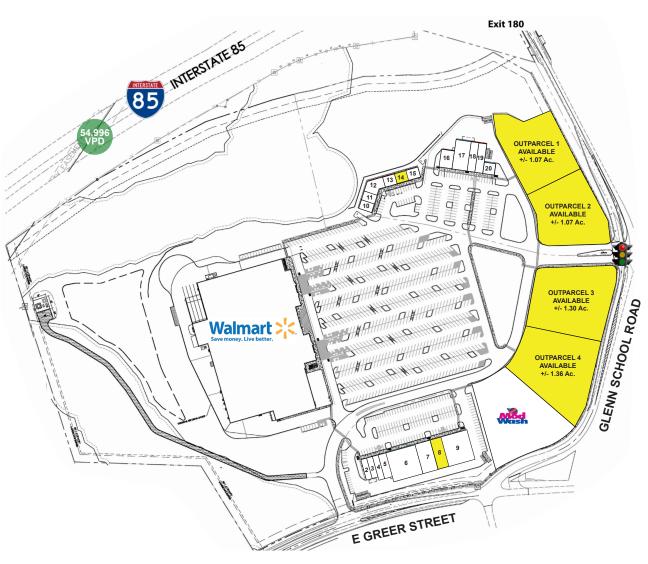




INLINE RETAIL & OUTPARCELS AVAILABLE



Space	Tenant
2	Cricket Wireless
3	Nail Salon
4	Tobacco Store
5	Taqueria Jalisco
6	Dollar Tree
7	Anytime Fitness
8	AVAILABLE 3,800 SF
9	NC Beauty Outlet
10	Cellfixx
11	AT&T
12	Internet Cafe
13	Hempie's
14	AVAILABLE 1,600 SF
15	T-Mobile
16	Jan-Care Ambulance
17	Del Rancho
18 & 19	Magic Discounts
20	Verizon
Outparcels	Tenant
1	AVAILABLE 1.07 Acres
2	AVAILABLE 1.07 Acres
3	AVAILABLE 1.30 Acres
4	AVAILABLE 1.36 Acres
5	ModWash



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

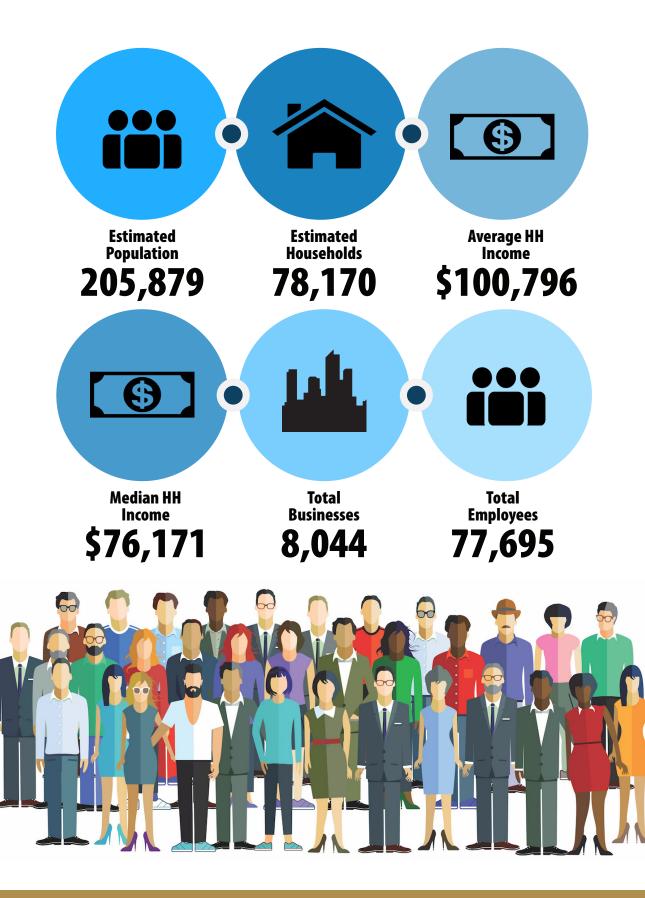






TRADE AREA SNAPSHOT







Lat/Lon: 36.0724/-78.8199

Population 2058 2023 Estimated Population 205.87 2020 Census Population 202.50 2010 Census Population 202.50 2010 Census Population 178.27 Projected Annual Growth 2023 to 2028 11.1 Historical Annual Growth 2010 to 2023 12 Households 78.17 2023 Estimated Households 78.17 2024 Census Households 83.00 2020 Census Households 75.66 2010 Census Households 65.33 2020 Census Households 65.33 2021 Census Households 65.33 2022 Est. Spoulation Under 10 to 2023 11.2 Historical Annual Growth 2010 to 2023 15 Age 11.1 2023 Est. Population 10 to 19 Years 14.3 2023 Est. Population 20 to 29 Years 14.3 2023 Est. Population 50 to 74 Years 18.2 2023 Est. Population 50 to 74 Years 18.2 2023 Est. Population 50 to 74 Years 36.5 Marital Status & Gender 20.2 2023 Est. Neer Married 36.9	Trade Area	
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Projected Annual Growth 2023 to 2028 1.1 Historical Annual Growth 2010 to 2023 1.2 Households 78,17 2023 Estimated Households 75,88 2020 Census Households 75,88 2020 Census Households 65,30 2020 Census Households 65,30 Projected Annual Growth 2023 to 2028 1.2 Historical Annual Growth 2010 to 2023 1.5 Age 11.1 2023 Est. Population Under 10 Years 11.4 2023 Est. Population 20 to 29 Years 14.3 2023 Est. Population 30 to 44 Years 12.7 2023 Est. Population 30 to 44 Years 18.2 2023 Est. Population 45 to 59 Years 18.2 2023 Est. Population 75 Years or Over 5.4 2023 Est. Male Population 49.0 2023 Est. Male Population 49.0 2023 Est. Male Population 51.0 2023 Est. Neale Population 51.0 2023 Est. Hule norem \$250.000 to	2020 Census Population	202,507
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2010 Census Households 65.30 Projected Annual Growth 2023 to 2028 1.2 Historical Annual Growth 2010 to 2023 1.5 Age 11.1 2023 Est. Population Under 10 Years 11.3 2023 Est. Population 10 to 19 Years 14.3 2023 Est. Population 20 to 29 Years 14.3 2023 Est. Population 20 to 29 Years 14.3 2023 Est. Population 0 to 44 Years 11.2 2023 Est. Population 60 to 74 Years 18.2 2023 Est. Median Age 36 Marital Status & Gender 36 2023 Est. Median Age 36 Marital Status & Gender 36 2023 Est. Mele Population 51.0 2023 Est. Never Married 44.1 2023 Est. Never Married 36.9 2023 Est. Separated or Divorced 36.9 2023 Est. HH Income \$150,000 to \$199,999 7.8 2023 Est. HH Income \$50,000 to \$199,999 12.0 2023 Est. HH Income \$50,000 to \$199,999 12.0 2023 Est. HH Income \$50,000 to \$34,999 10.0 2023 Est. HH Income \$50,000 to \$34,999 10.0	2028 Projected Households	83,003
Projected Annual Growth 2023 to 2028 1.2 Historical Annual Growth 2010 to 2023 1.5 Age 11.1 2023 Est. Population Under 10 Years 11.1 2023 Est. Population 10 to 19 Years 14.3 2023 Est. Population 20 to 29 Years 14.3 2023 Est. Population 30 to 44 Years 21.7 2023 Est. Population 30 to 44 Years 11.8.2 2023 Est. Population 60 to 74 Years 14.8 2023 Est. Population 60 to 74 Years 14.8 2023 Est. Population 75 Years or Over 5.4 2023 Est. Median Age 36 Marital Status & Gender 2023 Est. Male Population 2023 Est. Male Population 49.0 2023 Est. Male Population 49.0 2023 Est. Marited 44.1 2023 Est. Marited 44.1 2023 Est. Never Marited 44.2 2023 Est. Now Married 36.9 2023 Est. Separated or Divorced 9.8 2023 Est. HH Income \$200.000 or More 9.8 2023 Est. HH Income \$50.000 to \$149.999 16.0 2023 Est. HH Income \$55.000 to \$4.9.999 11.0 <td>2020 Census Households</td> <td>75,862</td>	2020 Census Households	75,862
Historical Annual Growth 2010 to 2023 1.5 Age 11.1 2023 Est. Population Under 10 Years 11.1 2023 Est. Population 10 to 19 Years 14.3 2023 Est. Population 20 to 29 Years 14.3 2023 Est. Population 0 to 44 Years 21.7 2023 Est. Population 0 to 74 Years 11.8 2023 Est. Population 0 to 74 Years 14.8 2023 Est. Population 0 to 74 Years 5.4 2023 Est. Median Age 36 Marital Status & Gender 2023 Est. Median Age 2023 Est. Median Mage 49.0 2023 Est. Maile Population 49.0 2023 Est. Maile Population 49.0 2023 Est. Separated or Divorced 11.4 2023 Est. Separated or Divorced 14.3 2023 Est. Widowed 4.7 Income 9.8 2023 Est. HH Income \$150,000 to \$149,999 7.8 2023 Est. HH Income \$50,000 to \$149,999 11.0 2023 Est. HH Income \$50,000 to \$4,999 11.0 2023 Est. HH Income \$50,000 to \$4,999 10.0 2023 Est. HH Income \$50,000 to \$4,999 10.0 <t< td=""><td>2010 Census Households</td><td>65,307</td></t<>	2010 Census Households	65,307
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2023 Est. Population 30 to 44 Years 21.7 2023 Est. Population 45 to 59 Years 18.2 2023 Est. Population 60 to 74 Years 14.8 2023 Est. Population 75 Years or Over 5.4 2023 Est. Median Age 36 Marital Status & Gender 49.0 2023 Est. Median Age 49.0 2023 Est. Median Age 49.0 2023 Est. Maie Population 49.0 2023 Est. Never Married 44.1 2023 Est. Never Married 44.1 2023 Est. Now Married 36.9 2023 Est. Separated or Divorced 14.3 2023 Est. Widowed 4.7 Income 7.8 2023 Est. HH Income \$200,000 or More 9.8 2023 Est. HH Income \$100,000 to \$199,999 7.8 2023 Est. HH Income \$100,000 to \$199,999 12.00 2023 Est. HH Income \$25,000 to \$49,999 12.00 2023 Est. HH Income \$25,000 to \$49,999 12.00 2023 Est. HH Income \$25,000 to \$49,999 7.4 2023 Est. HH Income \$25,000 to \$49,999 7.4 2023 Est. HH Income \$25,000 to \$49,999 7.4 2023 Est. HH Income \$15,000 7.4 <td< td=""><td></td><td>14.3%</td></td<>		14.3%
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2023 Est. Population 60 to 74 Years 14.8 2023 Est. Population 75 Years or Over 5.4 2023 Est. Median Age 36 Marital Status & Gender 49.0 2023 Est. Male Population 49.0 2023 Est. Male Population 49.0 2023 Est. Male Population 51.0 2023 Est. Never Married 44.1 2023 Est. Never Married 36.9 2023 Est. Separated or Divorced 14.3 2023 Est. Widowed 47.7 Income 9.8 2023 Est. HH Income \$200,000 or More 9.8 2023 Est. HH Income \$150,000 to \$149,999 7.8 2023 Est. HH Income \$100,000 to \$149,999 16.0 2023 Est. HH Income \$100,000 to \$149,999 12.0 2023 Est. HH Income \$150,000 to \$149,999 12.0 2023 Est. HH Income \$150,000 to \$149,999 11.1 2023 Est. HH Income \$150,000 to \$149,999 9.0 2023 Est. HH Income \$150,000 to \$149,999 9.0 2023 Est. HH Income \$150,000 to \$149,999 11.1 2023 Est. HH Income \$150,000 to \$24,999 9.0 2023 Est. HH Income \$150,000 to \$24,999 7.4 2023 Est. HH Income \$150,000 to \$24,	2023 Est. Population 30 to 44 Years	21.7%
2023 Est. Population 75 Years or Over 5.4 2023 Est. Median Age 36 Marital Status & Gender 36 2023 Est. Male Population 49.0 2023 Est. Temale Population 51.0 2023 Est. Never Married 44.1 2023 Est. Never Married 44.1 2023 Est. Now Married 36.9 2023 Est. Separated or Divorced 14.3 2023 Est. Widowed 4.7 Income 9.8 2023 Est. HI Income \$200,000 or More 9.8 2023 Est. HI Income \$150,000 to \$149,999 7.8 2023 Est. HI Income \$150,000 to \$149,999 16.0 2023 Est. HI Income \$20,000 or \$149,999 12.0 2023 Est. HI Income \$20,000 to \$149,999 12.0 2023 Est. HI Income \$20,000 to \$149,999 12.0 2023 Est. HI Income \$25,000 to \$24,999 11.1 2023 Est. HI Income \$25,000 to \$24,999 9.0 2023 Est. HI Income \$15,000 to \$24,999 9.0 2023 Est. HI Income \$15,000 to \$24,999 9.0 2023 Est. HI Income \$15,000 to \$24,999 7.4 2023 Est. HI Income \$15,000 to \$24,999 7.4 <td></td> <td>18.2%</td>		18.2%
2023 Est. Median Age 36 Marital Status & Gender 49.0 2023 Est. Male Population 51.0 2023 Est. Female Population 51.0 2023 Est. Never Married 44.1 2023 Est. Never Married 36.9 2023 Est. Separated or Divorced 14.3 2023 Est. Widowed 4.7 Income 9.8 2023 Est. HH Income \$200,000 or More 9.8 2023 Est. HH Income \$150,000 to \$149,999 7.8 2023 Est. HH Income \$150,000 to \$149,999 16.0 2023 Est. HH Income \$25,000 to \$149,999 12.0 2023 Est. HH Income \$35,000 to \$49,999 10.0 2023 Est. HH Income \$35,000 to \$49,999 10.0 2023 Est. HH Income \$35,000 to \$49,999 10.1 2023 Est. HH Income \$35,000 to \$49,999 10.1 2023 Est. HH Income \$15,000 to \$24,999 7.4 2023 Est. HH Income \$15,000 to \$24,999	· · ·	14.8%
Marital Status & Gender 2023 Est. Male Population 49.0 2023 Est. Female Population 51.0 2023 Est. Never Married 44.1 2023 Est. Never Married 36.9 2023 Est. Separated or Divorced 14.3 2023 Est. Separated or Divorced 14.3 2023 Est. Widowed 4.7 Income 9.8 2023 Est. HH Income \$200,000 or More 9.8 2023 Est. HH Income \$150,000 to \$199,999 7.8 2023 Est. HH Income \$100,000 to \$149,999 16.0 2023 Est. HH Income \$75,000 to \$149,999 12.0 2023 Est. HH Income \$35,000 to \$49,999 10.0 2023 Est. HH Income \$35,000 to \$49,999 11.1 2023 Est. HH Income \$35,000 to \$49,999 9.0 2023 Est. HH Income \$15,000 to \$49,999 9.0 2023 Est. HH Income \$15,000 to \$49,999 7.4 2023 Est. HH Income \$15,000 to \$24,999 7.4 2023 Est. HH Income Under \$15,000 10.5	2023 Est. Population 75 Years or Over	5.4%
2023 Est. Male Population 49.0 2023 Est. Female Population 51.0 2023 Est. Never Married 44.1 2023 Est. Now Married 36.9 2023 Est. Separated or Divorced 14.3 2023 Est. Widowed 4.7 Income 9.8 2023 Est. HI Income \$200,000 or More 9.8 2023 Est. HI Income \$150,000 to \$199,999 7.8 2023 Est. HI Income \$100,000 to \$149,999 16.0 2023 Est. HI Income \$50,000 to \$149,999 12.00 2023 Est. HI Income \$50,000 to \$149,999 12.00 2023 Est. HI Income \$50,000 to \$149,999 10.00 2023 Est. HI Income \$50,000 to \$149,999 10.00 2023 Est. HI Income \$50,000 to \$49,999 11.11 2023 Est. HI Income \$15,000 to \$49,999 9.00 2023 Est. HI Income \$15,000 to \$24,999 7.4 2023 Est. HI Income Under \$15,000 5.00,70 2023 Est. Average Household Income \$76,17		36.7
2023 Est. Female Population 51.0 2023 Est. Never Married 44.1 2023 Est. Now Married 36.9 2023 Est. Separated or Divorced 14.3 2023 Est. Widowed 4.7 Income 9.8 2023 Est. HH Income \$200,000 or More 9.8 2023 Est. HH Income \$150,000 to \$199,999 7.8 2023 Est. HH Income \$100,000 to \$149,999 16.0 2023 Est. HH Income \$50,000 to \$74,999 12.00 2023 Est. HH Income \$50,000 to \$74,999 12.00 2023 Est. HH Income \$50,000 to \$74,999 10.00 2023 Est. HH Income \$50,000 to \$74,999 10.00 2023 Est. HH Income \$50,000 to \$74,999 10.00 2023 Est. HH Income \$15,000 to \$24,999 9.00 2023 Est. HH Income \$15,000 to \$24,999 7.4 2023 Est. HH Income \$15,000 to \$24,999 7.4 2023 Est. HH Income \$15,000 to \$24,999 7.4 2023 Est. HH Income Under \$15,000 10.55 2023 Est. Median Household Income \$76,17 <td></td> <td></td>		
2023 Est. Never Married 44.1 2023 Est. Now Married 36.9 2023 Est. Separated or Divorced 14.3 2023 Est. Widowed 4.7 Income 9.8 2023 Est. HI Income \$200,000 or More 9.8 2023 Est. HI Income \$150,000 to \$199,999 7.8 2023 Est. HI Income \$150,000 to \$199,999 16.0 2023 Est. HI Income \$100,000 to \$149,999 12.0 2023 Est. HI Income \$50,000 to \$74,999 16.4 2023 Est. HI Income \$50,000 to \$74,999 11.1 2023 Est. HI Income \$15,000 to \$24,999 9.0 2023 Est. HI Income \$15,000 to \$24,999 7.4 2023 Est. HI Income Under \$15,000 510.7 2023 Est. HI Income Under \$15,000 \$10.5 2023 Est. Hedian Household Income \$100.7 2023 Est. Median Household Income \$76,17		49.0%
2023 Est. Now Married 36.9 2023 Est. Separated or Divorced 14.3 2023 Est. Widowed 4.7 Income 9.8 2023 Est. HH Income \$200,000 or More 9.8 2023 Est. HH Income \$150,000 to \$199,999 7.8 2023 Est. HH Income \$100,000 to \$149,999 16.0 2023 Est. HH Income \$75,000 to \$99,999 12.0 2023 Est. HH Income \$50,000 to \$74,999 16.4 2023 Est. HH Income \$50,000 to \$49,999 11.1 2023 Est. HH Income \$25,000 to \$49,999 9.0 2023 Est. HH Income \$15,000 to \$49,999 9.0 2023 Est. HH Income \$15,000 to \$49,999 7.4 2023 Est. HH Income \$15,000 to \$24,999 7.4 2023 Est. HH Income \$15,000 to \$24,999 7.4 2023 Est. HH Income \$15,000 to \$24,999 10.5 2023 Est. HH Income Under \$15,000 \$10.7 2023 Est. HH Income Under \$15,000 \$10.7 2023 Est. Median Household Income \$76,17		51.0%
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2023 Est. Average Household Income\$100,792023 Est. Median Household Income\$76,17		
2023 Est. Median Household Income \$76,17		
	-	
2023 Est. Total Businesses 8,04		8,044
		77,695



Lat/Lon: 36.0724/-78.8199

Trade Area	Trade Area
Race	
2023 Est. White	39.7%
2023 Est. Black	37.7%
2023 Est. Asian or Pacific Islander	7.2%
2023 Est. American Indian or Alaska Native	0.6%
2023 Est. Other Races	14.7%
Hispanic	
2023 Est. Hispanic Population	32,268
2023 Est. Hispanic Population	15.7%
2028 Proj. Hispanic Population	15.6%
2020 Hispanic Population	21.0%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	138,319
2023 Est. Elementary (Grade Level 0 to 8)	6.5%
2023 Est. Some High School (Grade Level 9 to 11)	6.1%
2023 Est. High School Graduate	21.5%
2023 Est. Some College	15.3%
2023 Est. Associate Degree Only	7.1%
2023 Est. Bachelor Degree Only	23.6%
2023 Est. Graduate Degree	19.8%
Housing	
2023 Est. Total Housing Units	84,878
2023 Est. Owner-Occupied	51.1%
2023 Est. Renter-Occupied	41.0%
2023 Est. Vacant Housing	7.9%
Homes Built by Year	
2023 Homes Built 2010 or later	15.7%
2023 Homes Built 2000 to 2009	15.3%
2023 Homes Built 1990 to 1999	12.0%
2023 Homes Built 1980 to 1989	11.1%
2023 Homes Built 1970 to 1979	11.6%
2023 Homes Built 1960 to 1969	9.2%
2023 Homes Built 1950 to 1959	5.9%
2023 Homes Built Before 1949	11.3%
Home Values	
2023 Home Value \$1,000,000 or More	2.7%
2023 Home Value \$500,000 to \$999,999	13.1%
2023 Home Value \$400,000 to \$499,999	10.2%
2023 Home Value \$300,000 to \$399,999	19.9%
2023 Home Value \$200,000 to \$299,999	28.4%
2023 Home Value \$150,000 to \$199,999	12.3%
2023 Home Value \$100,000 to \$149,999	7.5%
2023 Home Value \$50,000 to \$99,999	2.3%
2023 Home Value \$25,000 to \$49,999	0.9%
2023 Home Value Under \$25,000	2.8%
2023 Median Home Value	\$305,401
	\$1,023

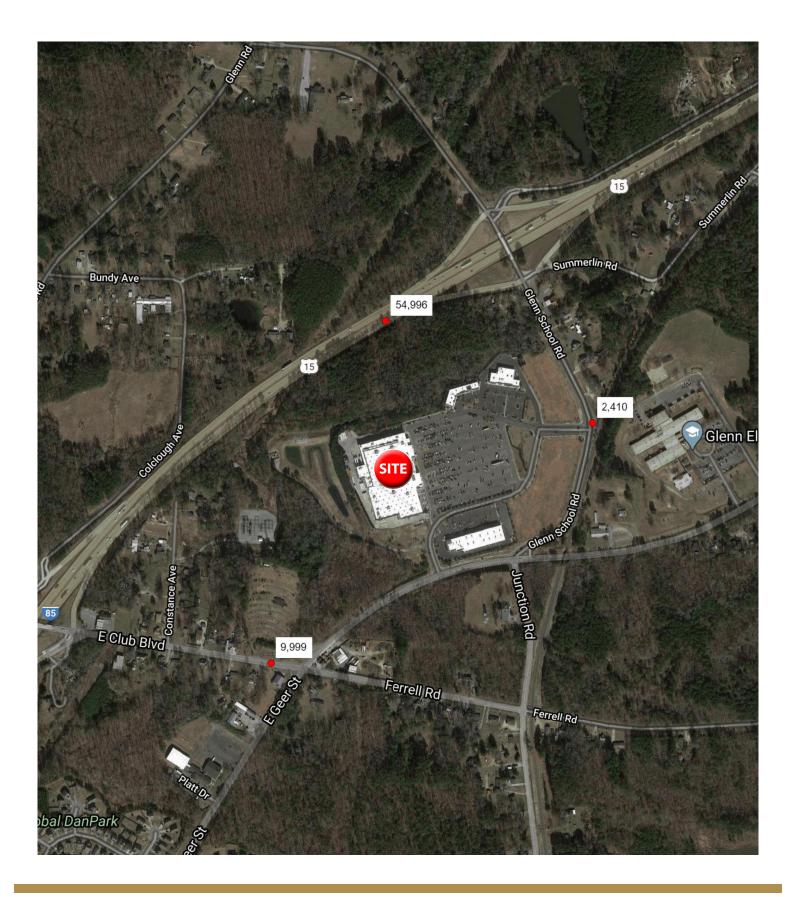


Lat/Lon: 36.0724/-78.8199

Trade Area	Trade Area
Labor Force	
	167,104
2023 Est. Labor Population Age 16 Years or Over	60.1%
2023 Est. Civilian Employed	2.0%
2023 Est. Civilian Unemployed 2023 Est. in Armed Forces	0.2%
2023 Est. In Anneu Force	37.7%
2023 Labor Force Males	48.1%
2023 Labor Force Females	51.9%
Occupation	51.9%
•	100,496
2023 Occupation: Population Age 16 Years or Over 2023 Mgmt, Business, & Financial Operations	100,498
2023 Professional, Related	35.2%
2023 Service	13.8%
2023 Sales. Office	15.8%
	0.2%
2023 Farming, Fishing, Forestry 2023 Construction, Extraction, Maintenance	7.2%
	9.4%
2023 Production, Transport, Material Moving 2023 White Collar Workers	9.4% 69.4%
2023 White Cottar Workers 2023 Blue Cottar Workers	
	30.6%
Transportation to Work	FC 20/
2023 Drive to Work Alone	56.3% 6.9%
2023 Drive to Work in Carpool	
2023 Travel to Work by Public Transportation	1.3%
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	2.8%
2023 Other Means	1.4%
2023 Work at Home	31.3%
Travel Time	27.00/
2023 Travel to Work in 14 Minutes or Less 2023 Travel to Work in 15 to 29 Minutes	27.6%
	43.2%
2023 Travel to Work in 30 to 59 Minutes 2023 Travel to Work in 60 Minutes or More	23.8%
	5.4%
2023 Average Travel Time to Work	20.2
Consumer Expenditure	ĆE 40 D
2023 Est. Total Household Expenditure	\$5.48 B
2023 Est. Apparel	\$194.5 M
2023 Est. Contributions, Gifts	\$321.44 M
2023 Est. Education, Reading	\$184.13 M
2023 Est. Entertainment	\$311.5 M
2023 Est. Food, Beverages, Tobacco	\$835.31 M
2023 Est. Furnishings, Equipment	\$193.14 M
2023 Est. Health Care, Insurance	\$495.71 M
2023 Est. Household Operations, Shelter, Utilities	\$1.77 B
2023 Est. Miscellaneous Expenses	\$103.88 M
2023 Est. Personal Care	\$73.49 M
2023 Est. Transportation	\$991.5 M

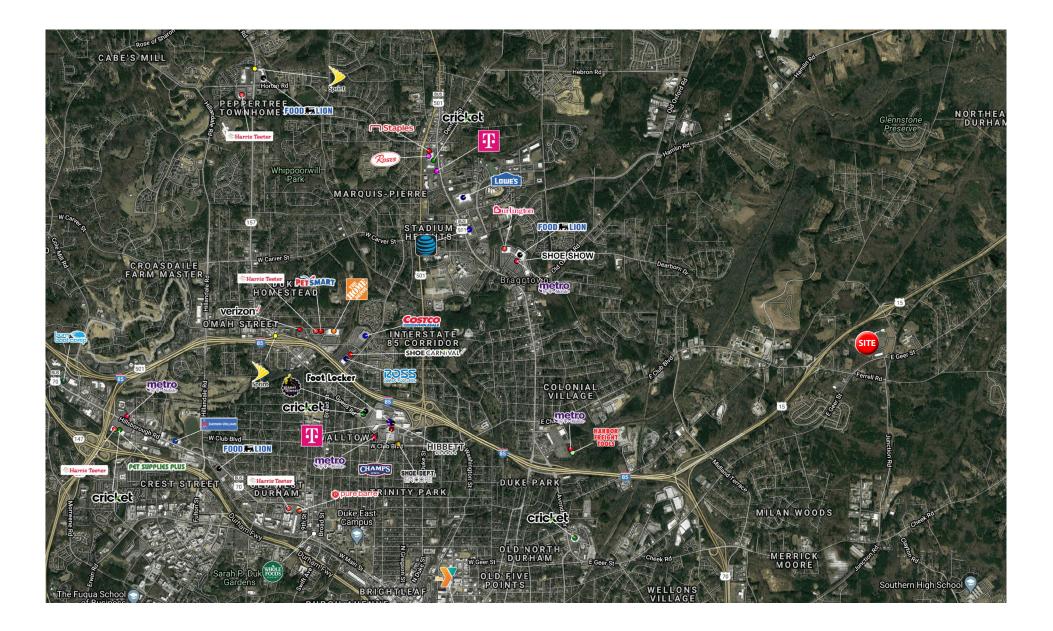
TRAFFIC COUNTS





COMMERCIAL AERIAL









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