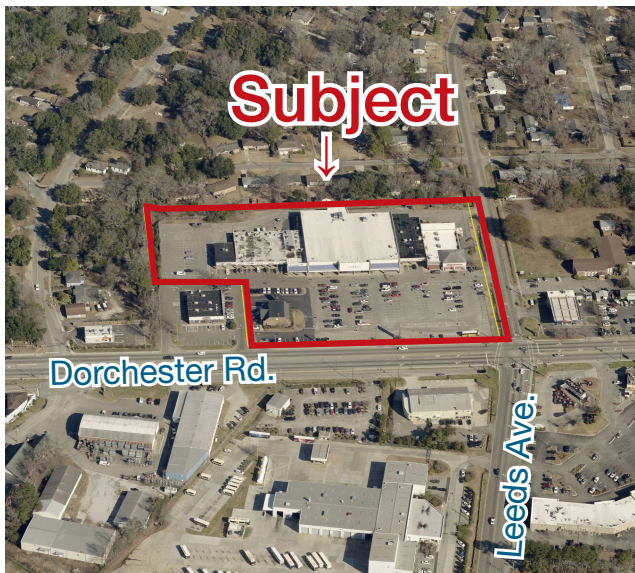




# Brentwood Plaza - Food Lion Anchored Shopping Center

4400 Dorchester Road - N. Charleston, South Carolina



**Subject**

## Property Features

- ±79,000 SF Food Lion anchored shopping center in North Charleston
- Two suites available:  
 Suite 103: ±2,000 SF (former Domino's)  
 Suite 107: ±2,000 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
  - Cash America Pawn
- Located less than one mile from I-526 and less than two miles from I-26
- 2016 Traffic Counts: 20,400 VPD (Station 245)
- Lease Rate: \$14.00 per SF, NNN (\$4.01)

**CONTACT BROKER FOR  
MORE INFORMATION:**

**Patrick Palmer, CCIM**

+1 803 556 3340 • ppalmer@naiavant.com

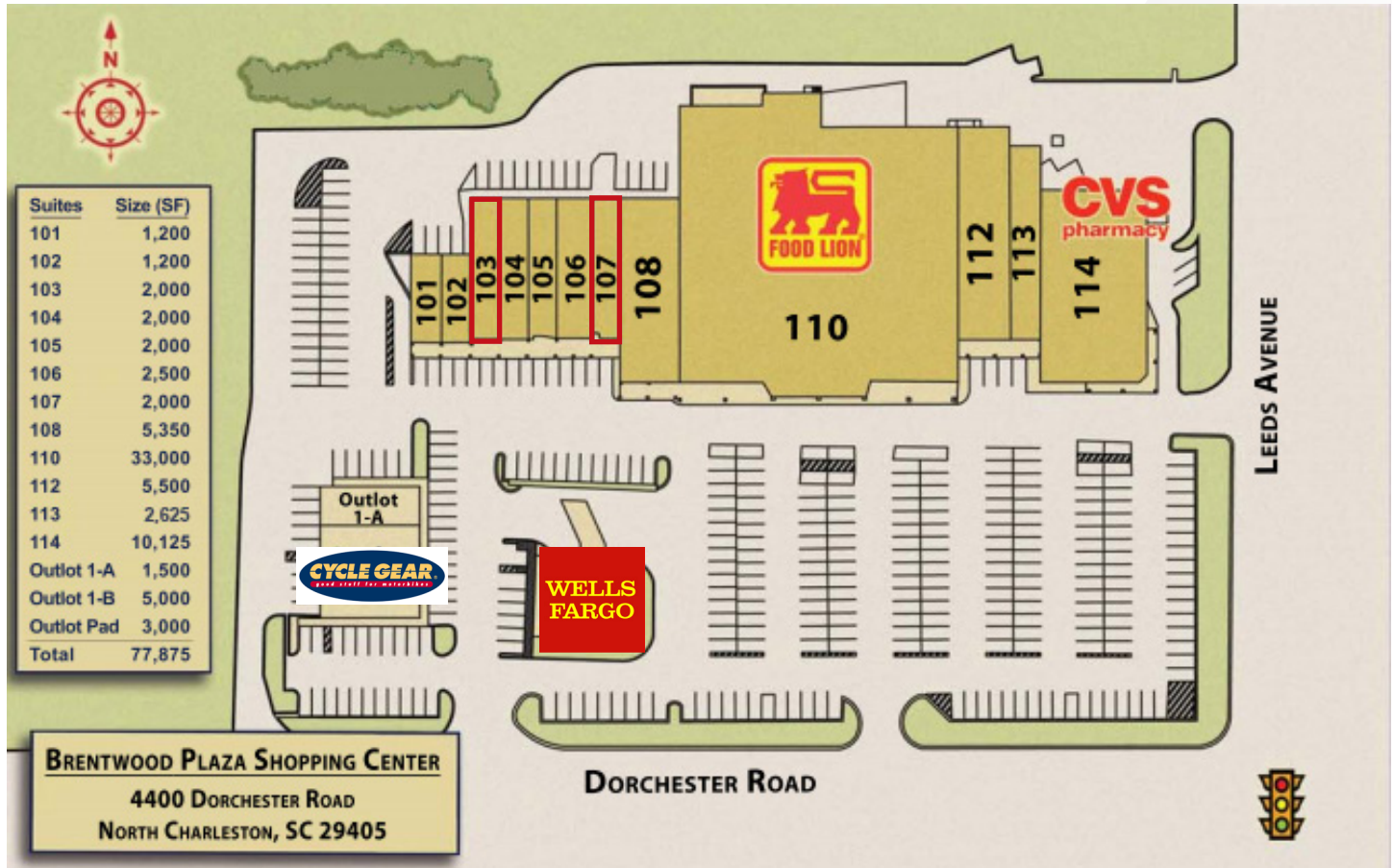
For Lease

**±2,000 SF**

Two Retail Spaces

## Site Plan

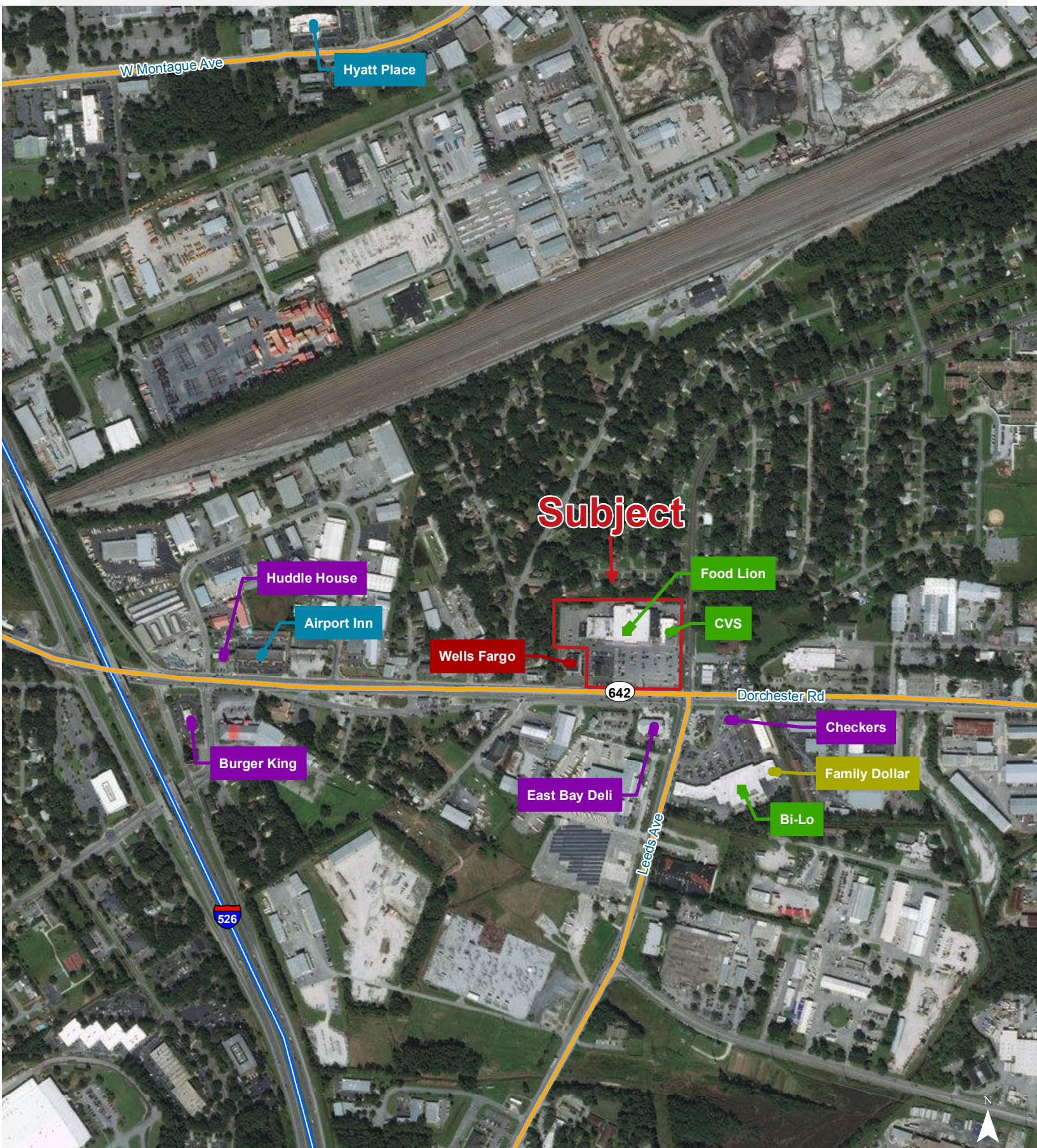
4400 Dorchester Road - N. Charleston, South Carolina



Suite 101 - Old Towne Cleaners  
Suite 102 - First American Cash Advance  
**Suite 103 - VACANT**  
Suite 104 - A-1 Locksmith  
Suite 105 - Urban Gear  
Suite 106 - Port City Liquor Store  
**Suite 107 - VACANT**  
Suite 108 - Kool Smiles

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





Map Updated: Thursday, October 12, 2017. 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 Avant.



# Demographic Profile

Dorchester Road & I-526 - North Charleston, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	4,026	53,466	123,019	2017 Estimate	\$45,414	\$40,238	\$42,759
2017 Estimate	4,523	59,172	136,195	2022 Projection	\$52,082	\$46,423	\$50,266
2022 Projection	4,880	63,707	146,513				
% Chg. 2017-2022	7.9%	7.7%	7.6%	Average Household Income			
				2017 Estimate	\$54,382	\$55,283	\$57,867
Households				2022 Projection	\$62,656	\$63,195	\$66,156
2010 Census	1,638	21,551	50,911				
2017 Estimate	1,830	24,009	56,505	Per Capita Household Income			
2022 Projection	1,973	25,955	60,974	2017 Estimate	\$19,931	\$22,937	\$24,208
				2022 Projection	\$22,557	\$26,198	\$27,659
Families							
2010 Census	1,069	12,774	29,973	2017 Household Income Dist.			
2017 Estimate	1,179	13,900	32,548	Less than \$15,000	15.7%	18.7%	17.1%
2022 Projection	1,265	14,886	34,794	\$15,000 - \$24,999	12.2%	13.4%	12.6%
				\$25,000 - \$34,999	10.1%	11.8%	11.9%
2017 Age Distribution				\$35,000 - \$49,999	15.8%	14.2%	14.1%
0 - 4	6.5%	7.5%	7.5%	\$50,000 - \$74,999	24.8%	19.0%	19.2%
5 - 9	5.6%	6.3%	6.1%	\$75,000 - \$99,999	11.1%	9.8%	11.1%
10 - 14	4.8%	5.5%	5.3%	\$100,000 - \$149,999	7.1%	8.3%	9.2%
15 - 19	5.9%	6.2%	5.9%	\$150,000 - \$199,999	2.0%	2.8%	2.8%
20 - 24	8.9%	8.4%	8.8%	\$200,000 and Up	1.1%	2.0%	2.1%
25 - 34	17.8%	16.3%	17.2%				
35 - 44	13.3%	12.2%	12.3%	2017 Dist. by Race & Ethnicity			
45 - 54	14.9%	14.3%	13.8%	White Alone	32.6%	41.6%	48.3%
55 - 64	10.3%	11.6%	11.4%	Black Alone	56.9%	49.7%	42.3%
65 - 74	6.2%	6.1%	6.3%	American Indian Alone	0.5%	0.4%	0.4%
75 - 84	4.5%	3.9%	4.0%	Asian Alone	2.0%	1.6%	2.0%
85+	1.4%	1.8%	1.6%	Pacific Islander Alone	0.1%	0.1%	0.2%
				Some Other Race Alone	6.2%	4.3%	4.4%
Median Age				Two or More Races	1.8%	2.3%	2.4%
2010 Census	35.4	34.9	34.5	Hispanic Origin (Any Race)	9.5%	7.2%	8.0%
2017 Estimate	36.2	36.1	35.9				
2022 Projection	36.6	37.0	36.9	2017 Housing Data			
				Owner Occ. Housing Units	1,102	11,550	28,328
Average Household Size				Renter Occ. Housing Units	727	12,459	28,177
2010 Census	2.07	2.38	2.35				
2017 Estimate	2.12	2.37	2.35	2017 Business Data			
2022 Projection	2.15	2.37	2.35	Total Businesses:	608	2,799	6,602
				Total Employees:	12,561	47,311	92,233