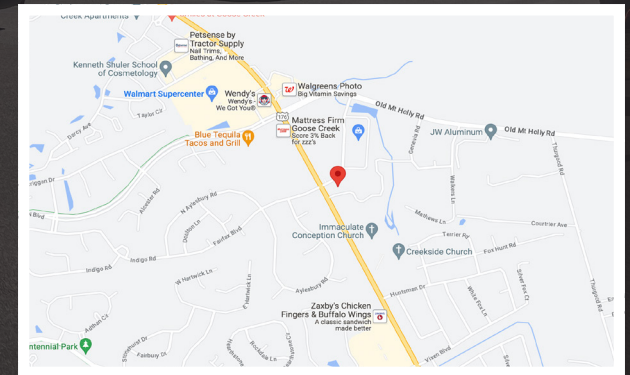


AVAILABLE - FOR LEASE **FAIRFAX CENTER**

514 ST. JAMES AVENUE GOOSE CREEK, SC 29445

RETAIL



Nearby Tenants:



LOCATION

OFFERED BY



(843) 856-4600
www.belklucy.com

Blair Belk, CCIM
blair.belk@belklucy.com
(843) 606-5449 — direct office
(843) 709-9292 — mobile

AND

Kevin Shields
kevin.shields@belklucy.com
(843) 936-1715 --- direct office
(843) 593-7119 --- mobile

**PROPERTY INFORMATION****PROPERTY DESCRIPTION**

Belk | Lucy is pleased to present the exclusive listing of Fairfax Center. This attractive and recently updated neighborhood center is ideally positioned at the entrance to Lowe's Home Improvement. The property boasts high visibility and has great access at the lighted intersection of Highway 176 (St. James Ave.) and Fairfax Blvd. Co-tenants of this center include State Farm, AT&T and Results Physiotherapy.

AREA DESCRIPTION

Established in 1961, Goose Creek has achieved a balance between growth, the environment, and the preservation of the small town character. 36,000 residents live, work, and raise their families surrounded by the rich historic and natural treasures of the lowcountry.

TERMS AND CONDITIONS

Suite F	1,400 sf	\$25.00/sf NNN
CAM, Taxes, & Ins. (est.)		\$7.56/sf

DEMOGRAPHICS (3-MILE)

Population	53,953
Households	20,266
Avg. HH Income	\$96,522
Traffic Count	29,000 VPD

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