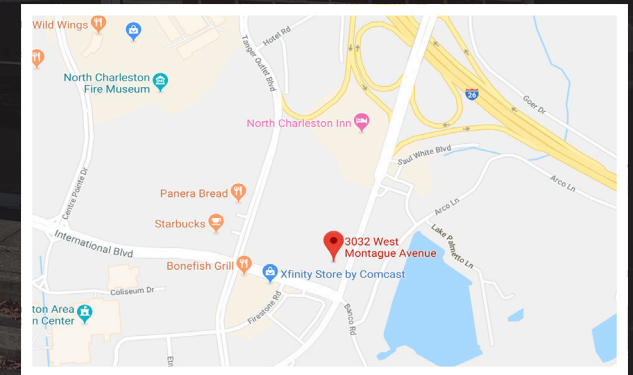


AVAILABLE - FOR LEASE

THE MARKETS AT MONTAGUE

3032 WEST MONTAGUE AVE. NORTH CHARLESTON, SC

RESTAURANT | RETAIL



Other Shops include



LOCATION

OFFERED BY



(843) 856-4600
www.belklucy.com

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

AND

Roddy Smith
 roddy.smith@belklucy.com
 (843) 834-7448 — mobile

PROPERTY INFORMATION

PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for The Markets at Montague. This property is an attractive open-air shopping center ideally located in the heart of North Charleston's retail hub. Positioned at the lighted intersection of Montague Avenue and International Boulevard, this property boasts direct access on both roads. The well-maintained center has excellent visibility and signage opportunities. Co-tenants include Firehouse Subs, Results Physiotherapy, FedEx, Natural Massage Spa and Taste of Tokyo.

AREA DESCRIPTION

The Centre Pointe area is one of the Charleston MSA's preeminent retail nodes with area developments, amenities and tenants including: Tanger Outlets, Walmart Supercenter, Sam's Club, The Charleston Convention Center, North Charleston Coliseum, Charleston International Airport, and numerous hotels and restaurants. This area is home to several of the top residential neighborhoods in the Charleston, SC region.



TERMS AND CONDITIONS

| | | |
|-------------------|----------|----------------|
| Suite 201 | 2,500 sf | \$32.00/sf NNN |
| CAM, Taxes & Ins. | | \$TBD |

DEMOGRAPHICS (3-MILE)

| | |
|-----------------------------------|------------|
| Population | 49,794 |
| Households | 21,227 |
| Avg. HH Income | \$79,605 |
| Montague Ave. Traffic Count | 31,900 VPD |
| International Blvd. Traffic Count | 26,900 VPD |

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INTERIOR PHOTOS



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