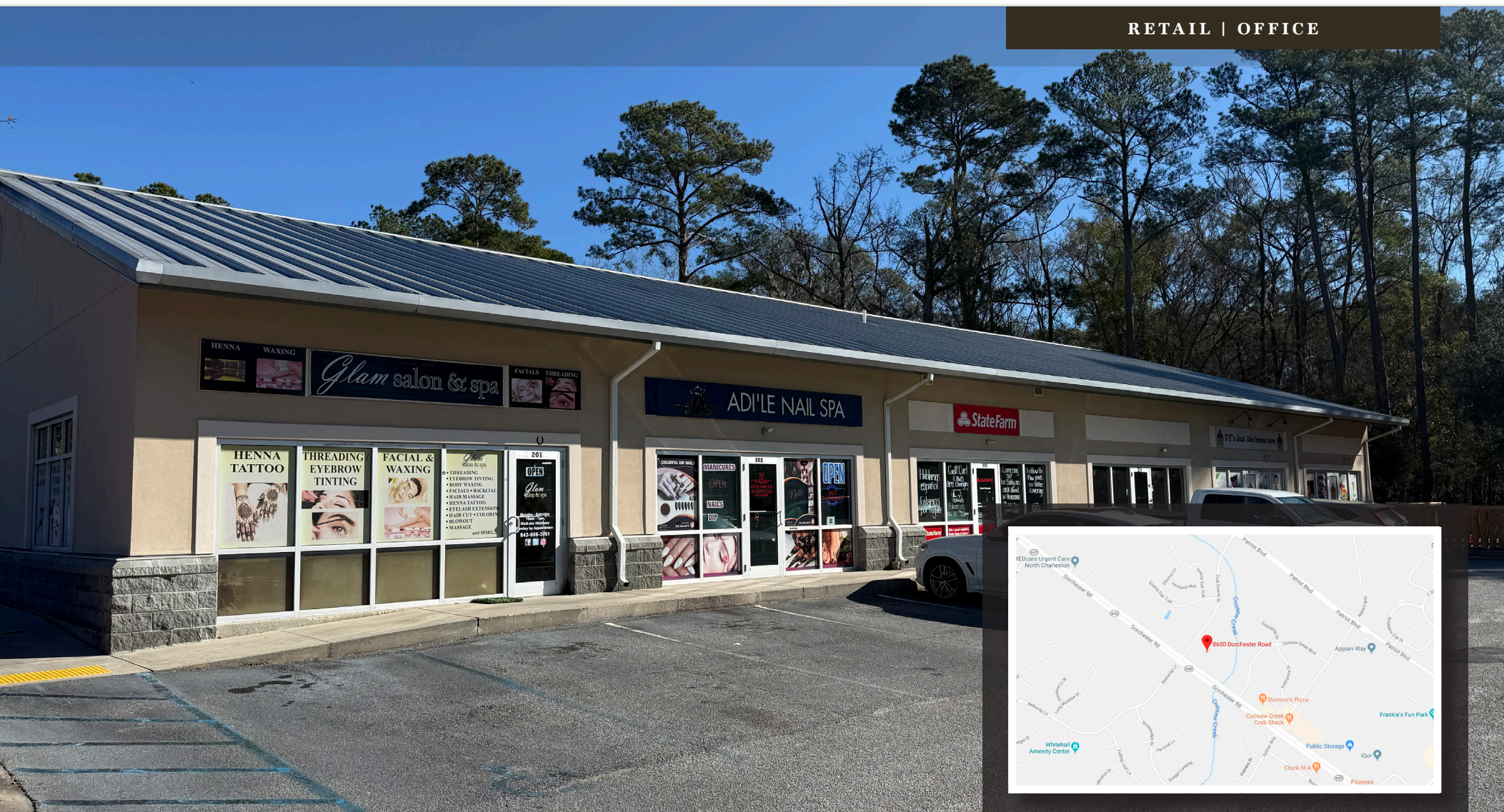


AVAILABLE - FOR LEASE **THE VILLAGE AT COOSAW**

8600 DORCHESTER RD NORTH CHARLESTON, SC 29420

RETAIL | OFFICE



Co-tenants include:



LOCATION

CO-LISTED & OFFERED BY



AND



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

AND

Thomas Boulware, CCIM
tboulware@naicharleston.com
(843) 518-5305 — direct office
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**PROPERTY INFORMATION****PROPERTY DESCRIPTION**

The Village at Coosaw is a 28,300sf neighborhood center ideally positioned on well travelled Dorchester Road in North Charleston. This attractive and well maintained property is situated at the lighted corner of Dorchester Road and Club Course Drive, allowing for easy ingress and egress. Surrounded by a dense population and high traffic counts (39,700 VPD), this center is an ideal setting for retail or office. Co-tenants include SunTrust, Coastal Kids Dental & Braces, Steel City Pizza, Glow Nail Bar, State Farm Insurance, and Asian Gourmet.

AREA DESCRIPTION

North Charleston is a vibrant city that attracts more than two million visitors annually. This thriving, business friendly area is a major economic driver of the 850,000-person Charleston, SC MSA. The city has excellent shopping facilities, malls, restaurants, and beautifully planned neighborhoods. North Charleston brings an atmosphere of prosperity, excitement, and continued growth to the hub of the Lowcountry.

LEASING OPPORTUNITIES

Suite 204	1,500 sf	\$24.00/sf NNN
CAM, Taxes, Ins. (est.)		\$8.25/sf

DEMOGRAPHICS (3-MILE)

Population	52,371
Households	19,965
Avg. HH Income	\$106,746

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SITE PLAN



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