

# RETAIL FOR LEASE



The Market at Oakland | Mount Pleasant, SC 29466

PRICE: \$23-25/SF NNN (\$5.55/SF)

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# OVERVIEW

## PROPERTY OVERVIEW

Built in 2007, The Market at Oakland is conveniently located in the high growth area of Mt. Pleasant on Highway 17. The center also boasts strong demographics (average income over \$100,000 within a 3 mile radius) and is in close proximity to Roper St. Francis Hospital, Wando High School and new housing communities (Dunes West, Park West, Hamlin and more). Fantastic opportunity to join other national and local tenants at the Market at Oakland. Anchored by Wal-Mart and Kohl's and home to national & regional tenants including Wasabi, Starbucks, Chick-Fil-A, Wild Wing Café, East Bay Deli, Sylvan Learning Center, GNC, Sport Clips, Jersey Mikes, and many more!

Traffic Counts: 29,600 cars/day (SC DOT 2013)

Lot: 72 Acres

### DEMOGRAPHICS

|                           | <u>1 mile</u> | <u>3 mile</u> | <u>5 mile</u> |
|---------------------------|---------------|---------------|---------------|
| Population:               | 3,442         | 25,148        | 54,009        |
| Avg. Household<br>Income: | \$117,098     | \$112,631     | \$112,908     |

Source: U.S. Bureau of Census, 2010 Census of Population and Housing

### DRIVE TIME DEMOGRAPHICS

|                           | <u>5 minutes</u> | <u>10 minutes</u> | <u>15 minutes</u> |
|---------------------------|------------------|-------------------|-------------------|
| Population:               | 5,811            | 36,113            | 70,473            |
| Avg. Household<br>Income: | \$110,646        | \$107,131         | \$105,718         |

Source: U.S. Bureau of Census, 2010 Census of Population and Housing

*Disclaimer: This is subject prior to sale, change in price, or removal from the market without notice. The information included in this transmittal, while based upon data supplied by the owners and other sources deemed to be reliable, is not in any way warranted by Lee & Associates.*



# AVAILABLE SUITES FOR LEASE

|                    |                               |
|--------------------|-------------------------------|
| <b>PHASE IA:</b>   | 1120-1180 Oakland Market Road |
| <b>LEASE RATE:</b> | \$23-25/SF                    |
| <b>SPACE 2:</b>    | 2,765 SF (\$23/SF)            |
| <b>SPACE 6B:</b>   | 860 SF (\$25/SF)              |
| <b>SPACE 10:</b>   | 1,228 SF (\$25/SF)            |

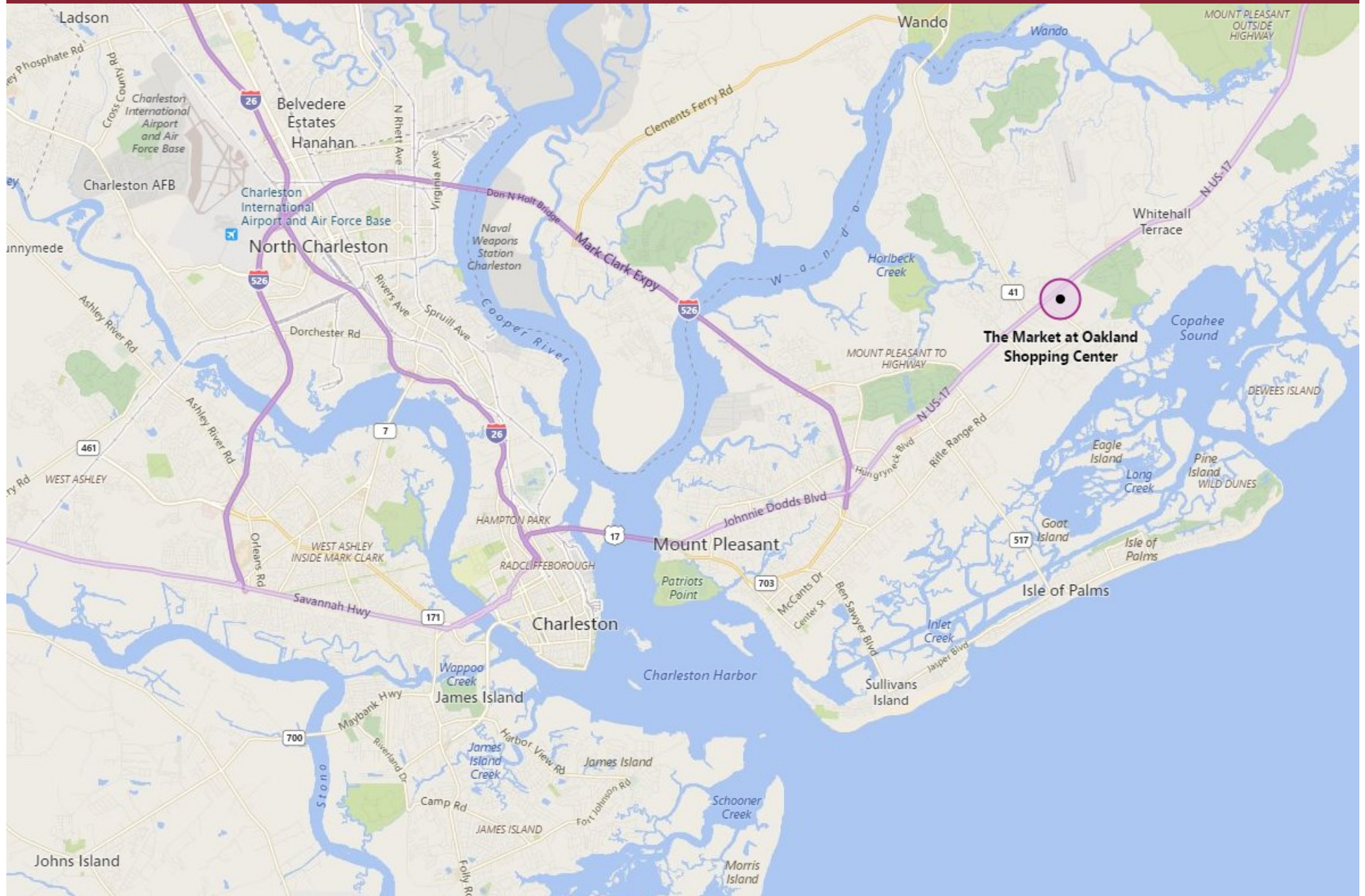
|                    |                               |
|--------------------|-------------------------------|
| <b>PHASE II:</b>   | 1121-1181 Oakland Market Road |
| <b>LEASE RATE:</b> | \$23-25/SF                    |
| <b>SPACE D:</b>    | 1,772 SF (\$25/SF)            |
| <b>SPACE I/J:</b>  | 2,261 SF (\$23/SF)            |
| <b>SPACE K/L:</b>  | 3,268 SF (\$23/SF)            |
| <b>SPACE N/O:</b>  | 4,175 SF (\$23/SF)            |

|                    |                           |
|--------------------|---------------------------|
| <b>PHASE IV:</b>   | 3000-3018 S MORGANS POINT |
| <b>LEASE RATE:</b> | \$23/SF                   |
| <b>SPACE H:</b>    | 3,819 SF                  |



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# MAP



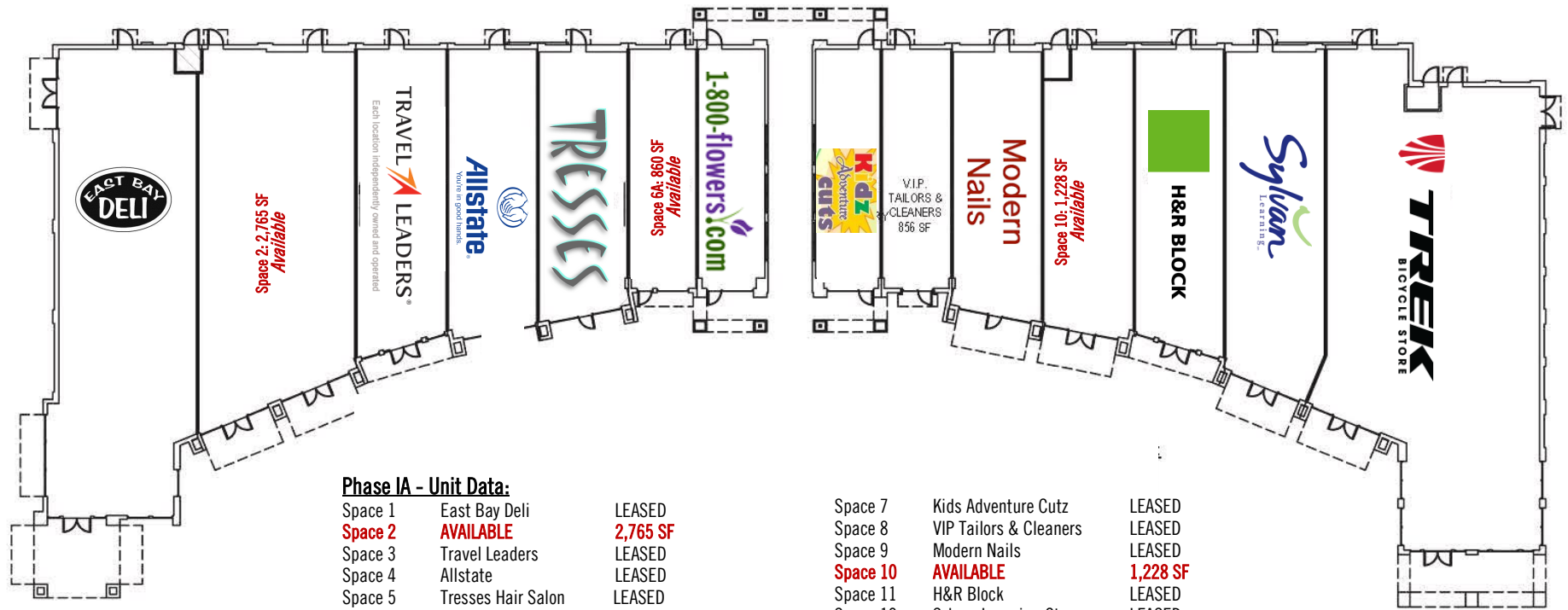
**CONNECTING PEOPLE WITH PROPERTIES**







# LEASING PLAN - PHASE IA

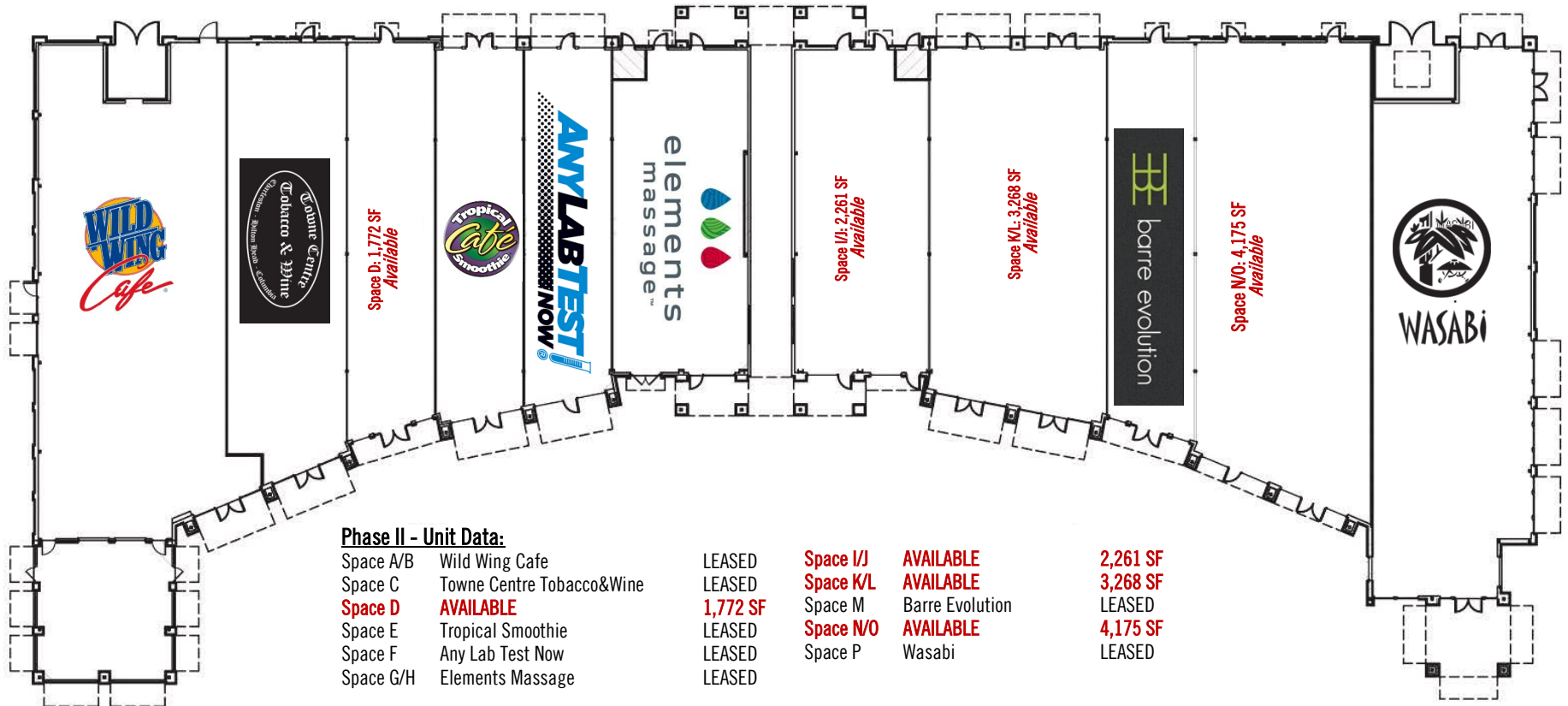


**Phase IA - Unit Data:**

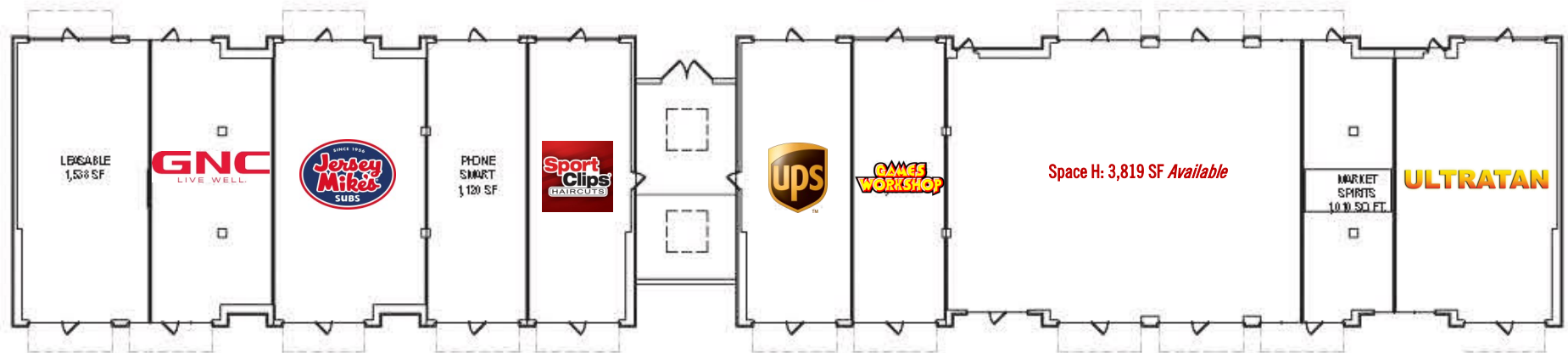
|                 |                    |                 |
|-----------------|--------------------|-----------------|
| Space 1         | East Bay Deli      | LEASED          |
| <b>Space 2</b>  | <b>AVAILABLE</b>   | <b>2,765 SF</b> |
| Space 3         | Travel Leaders     | LEASED          |
| Space 4         | Allstate           | LEASED          |
| Space 5         | Tresses Hair Salon | LEASED          |
| <b>Space 6B</b> | <b>AVAILABLE</b>   | <b>860 SF</b>   |
| Space 6A        | 1-800 Flowers      | LEASED          |

|                 |                        |                 |
|-----------------|------------------------|-----------------|
| Space 7         | Kids Adventure Cutz    | LEASED          |
| Space 8         | VIP Tailors & Cleaners | LEASED          |
| Space 9         | Modern Nails           | LEASED          |
| <b>Space 10</b> | <b>AVAILABLE</b>       | <b>1,228 SF</b> |
| Space 11        | H&R Block              | LEASED          |
| Space 12        | Sylvan Learning Ctr    | LEASED          |
| Space 13        | Trek Bicycle Store     | LEASED          |

# LEASING PLAN - PHASE II



# LEASING PLAN - PHASE IV



## Phase IV - Unit Data:

|         |                |          |
|---------|----------------|----------|
| Space A |                | LEASED   |
| Space B | GNC            | LEASED   |
| Space C | Jersey Mike's  | LEASED   |
| Space D | Phone Smart    | LEASED   |
| Space E | Sports Clips   | LEASED   |
| Space F | UPS Store      | LEASED   |
| Space G | Games Workshop | LEASED   |
| Space H | AVAILABLE      | 3,819 SF |
| Space I | Market Spirits | LEASED   |
| Space J | UltraTan       | LEASED   |





# SITE PLAN

