

**AVISON  
YOUNG**

**FOR LEASE**

**1000 Tanner Ford Blvd, Hanahan, SC 29410**



**Retail Space Available in Super BiLo-Anchored Center**

**For more information, please contact:**

**Vitré R. Stephens**

Retail & Investment Services

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**1000 TANNER FORD BOULEVARD  
HANAHAN, SOUTH CAROLINA 29410**

<b>Tax Map</b>	<b>259-00-00-132</b>
<b>Year Built</b>	<b>2007</b>
<b>Total Building Size</b>	<b>77,625 sf</b>
<b>Zoning</b>	<b>Commercial</b>
<b>County</b>	<b>Berkeley</b>
<b>Municipality</b>	<b>City of Hanahan</b>
<b>Traffic Count</b>	<b>25,500 Vehicles Per Day</b>
<b>Anchor Tenant</b>	<b>Super Bi-Lo</b>
<b>Pass Through(s)</b>	<b>\$3.94 psf</b>

**HANAHAN CROSSING**  
**1000 TANNER FORD BLVD**  
**Hanahan, SC 29410**

Hanahan Crossing is at the intersection of Tanner Ford Boulevard and Henry E. Brown Jr. Boulevard and in front of Tanner Plantation which has thousands of homes.

Hanahan Crossing is the premier shopping center in Hanahan anchored by a 46,673SF Super Bi-Lo. Lowe's Foods is currently set to take over this space, with expected opening in Summer, 2021.

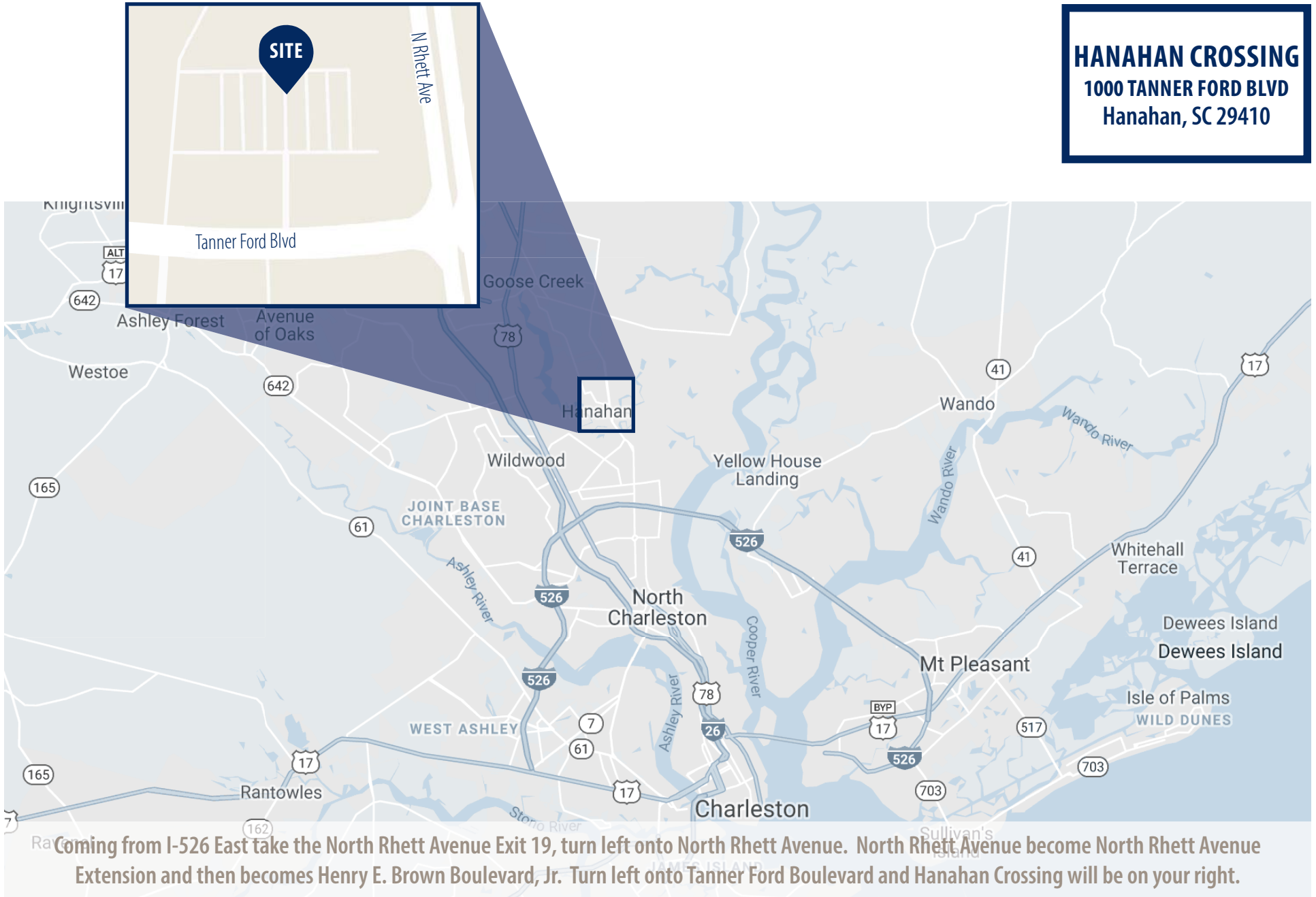
There is over 30,000SF of small shop space with Tenants to include Subway, Goodwill, State Farm, and Tanner Hall Public House, among others.

## LEASE INFORMATION

<b>Unit</b>	<b>Size</b>	<b>Lease Rate</b>	<b>Lease Type</b>	<b>Date Available</b>
240	1,200 sf	\$19.00/sf/yr	NNN	Immediately

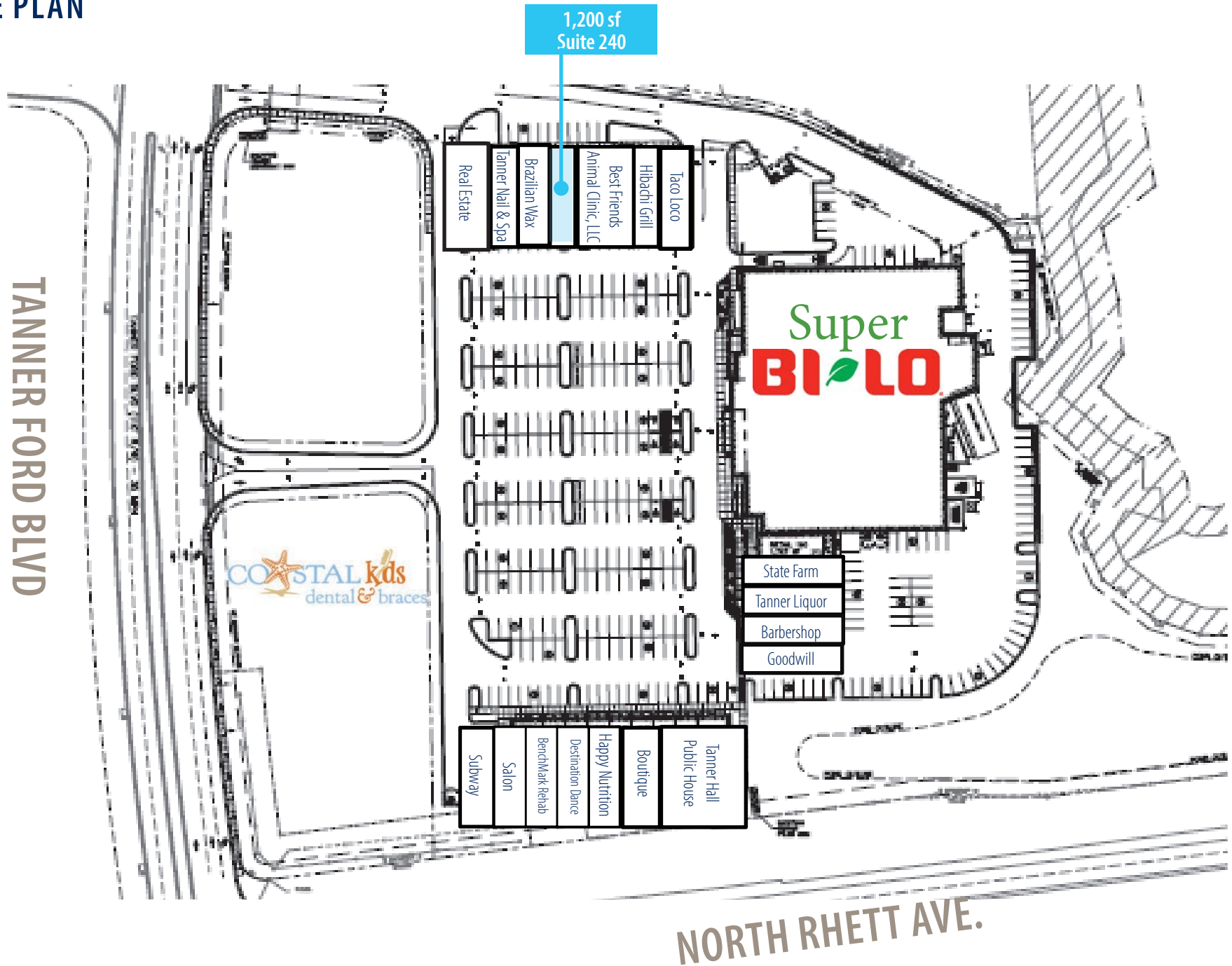
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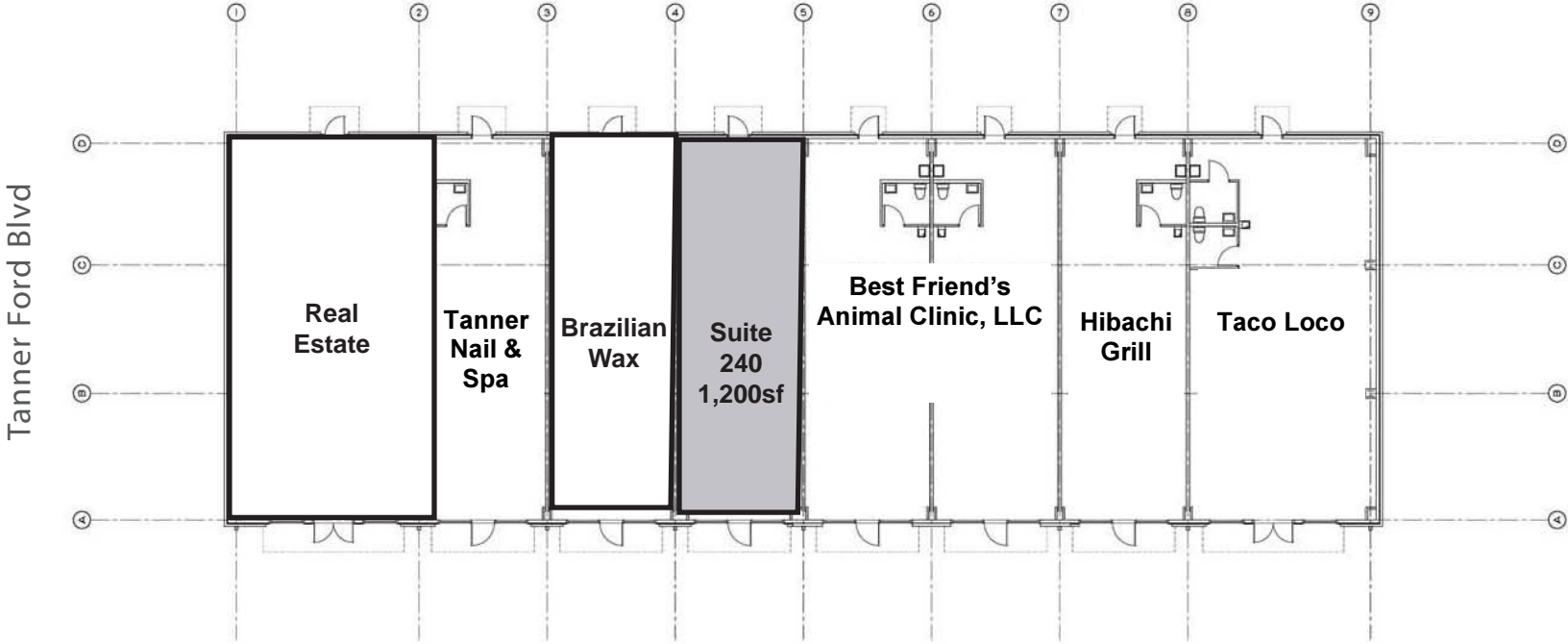
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# SITE PLAN

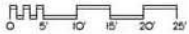


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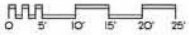
# ELEVATION | BUILDING 2



RETAIL BUILDING 2 - FLOOR PLAN

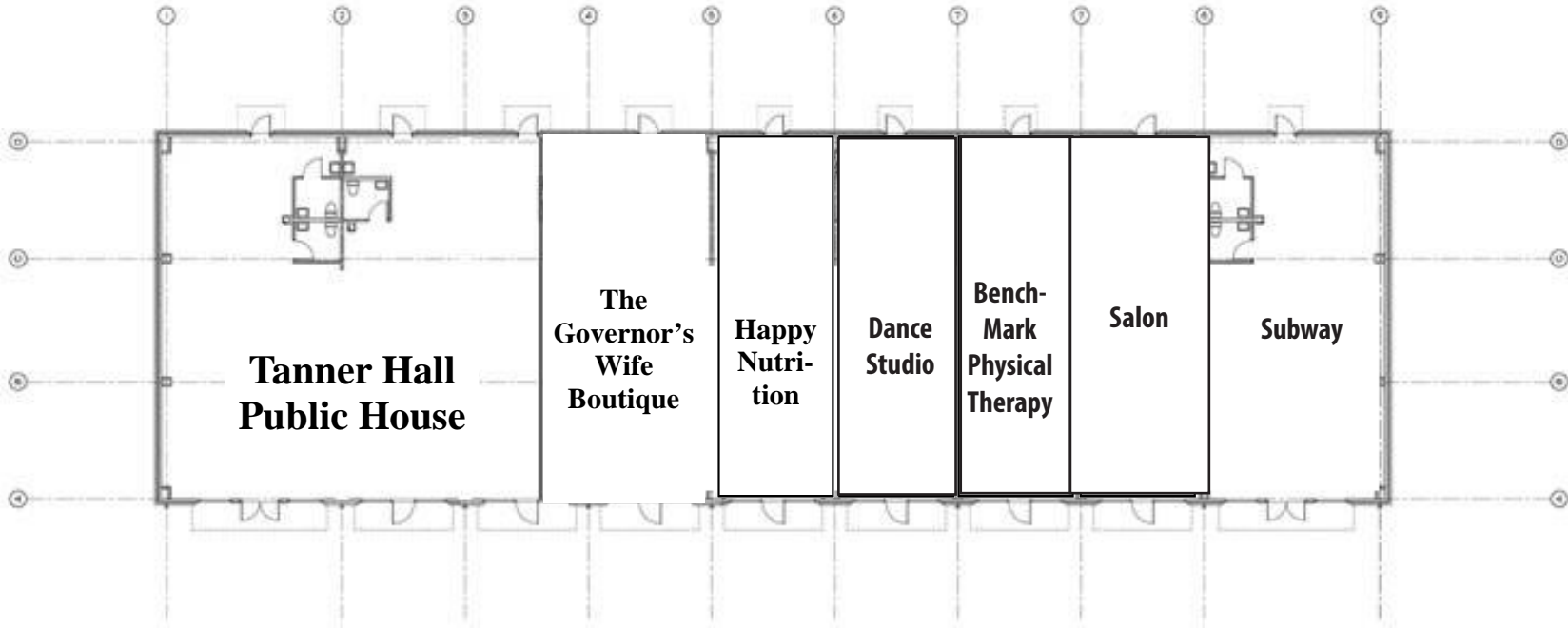


RETAIL BUILDING ELEVATION ( FACING PARKING FIELD )



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# ELEVATION | BUILDING 3



RETAIL BUILDING 3 - FLOOR PLAN  
0 5 10 20



RETAIL BUILDING ELEVATION ( FACING PARKING FIELD )  
0 5 10 20

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## **BI-LO stores in Hanahan, West Ashley to become Lowes Foods**

**by Collin Masters**

**Tuesday, September 1st 2020**

**CHARLESTON, SC (WCIV) — Two BI-LO Stores in the Lowcountry are set to become Lowes Foods locations later this year. The stores are on Bees Ferry Road in West Ashley and Tanner Ford Boulevard in Hanahan.**

**The stores will continue to operate as BI-LO stores until Lowes Foods completes its purchase this fall. In a press release, Lowes Foods says it will do a complete conversion of those stores, which could take until next summer.**

**When the initial rebranding takes place this fall, customers will begin to see Lowes Foods products hitting the shelves. The company says new items will include packaged Smokehouse ribs, as well as Chicken Kitchen products including fried chicken, rotisserie chicken, chicken wings and in-store made chicken salad**

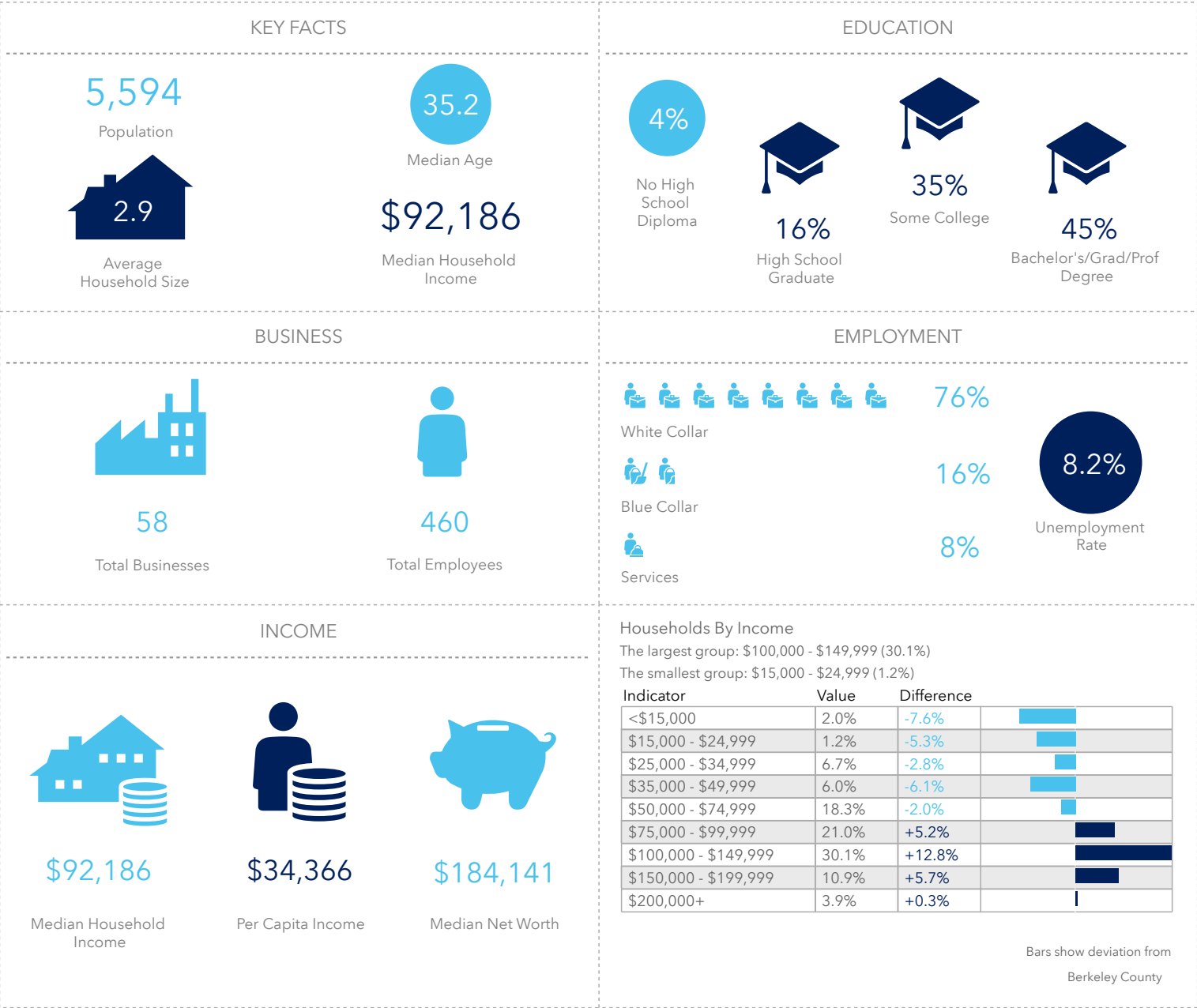
**Leaders at Lowes Foods say they are excited about the move, "We're thrilled to have the opportunity to accelerate our Carolinas expansion in the Charleston market with the addition of two new stores," Lowes Foods President Tim Lowe said. "People from Summerville and Mount Pleasant have welcomed Lowes Foods with open arms since we opened our first store in 2017, and we look forward to serving even more Lowes Foods fans with the two new stores this fall."**

**In addition to the two Lowcountry stores, two more BI-LO Stores in the Columbia and Greenville areas will also be converted. Right now, Lowes Foods operates 74 stores in the Carolinas.**





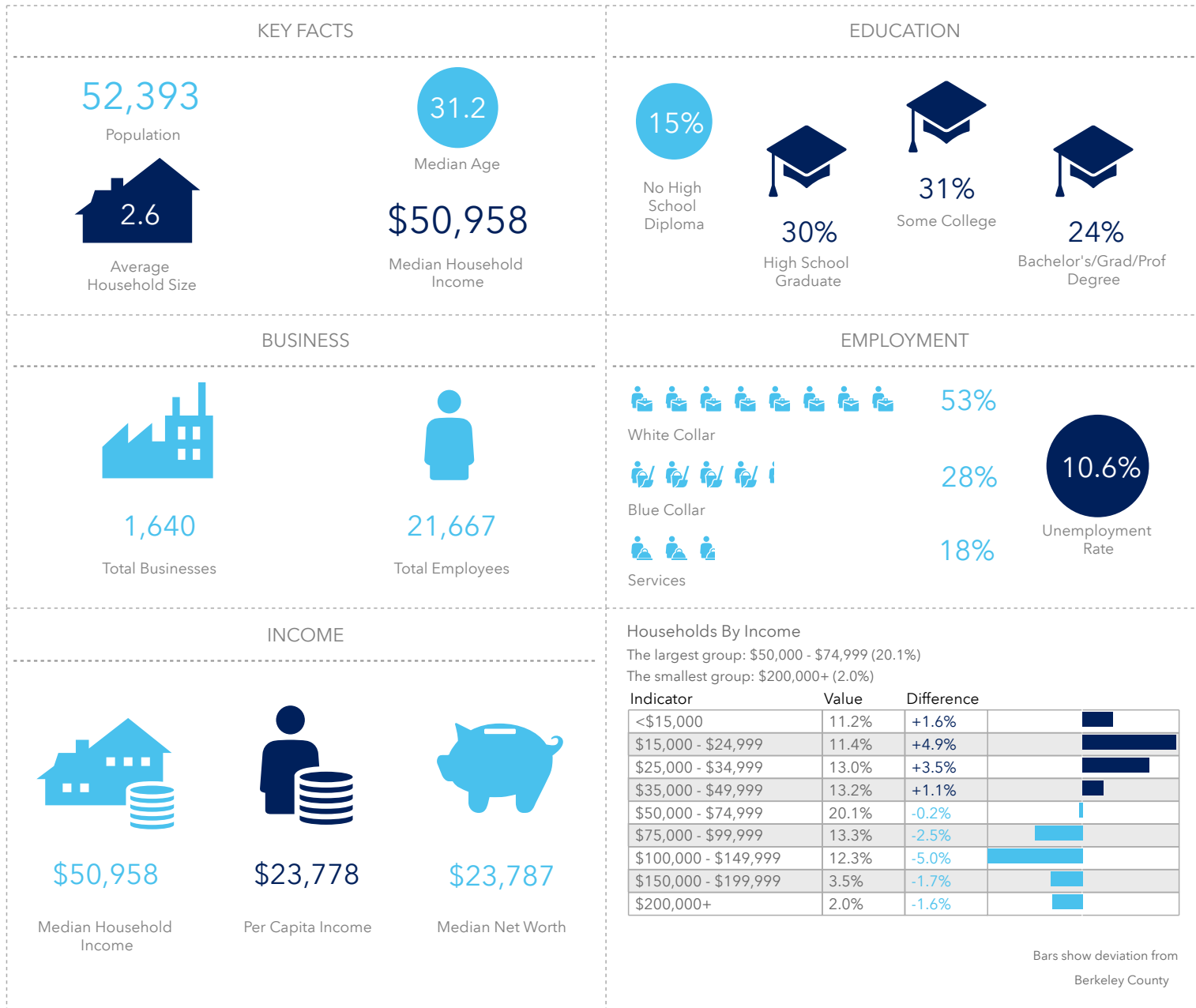
# 1 MILE DEMOGRAPHICS



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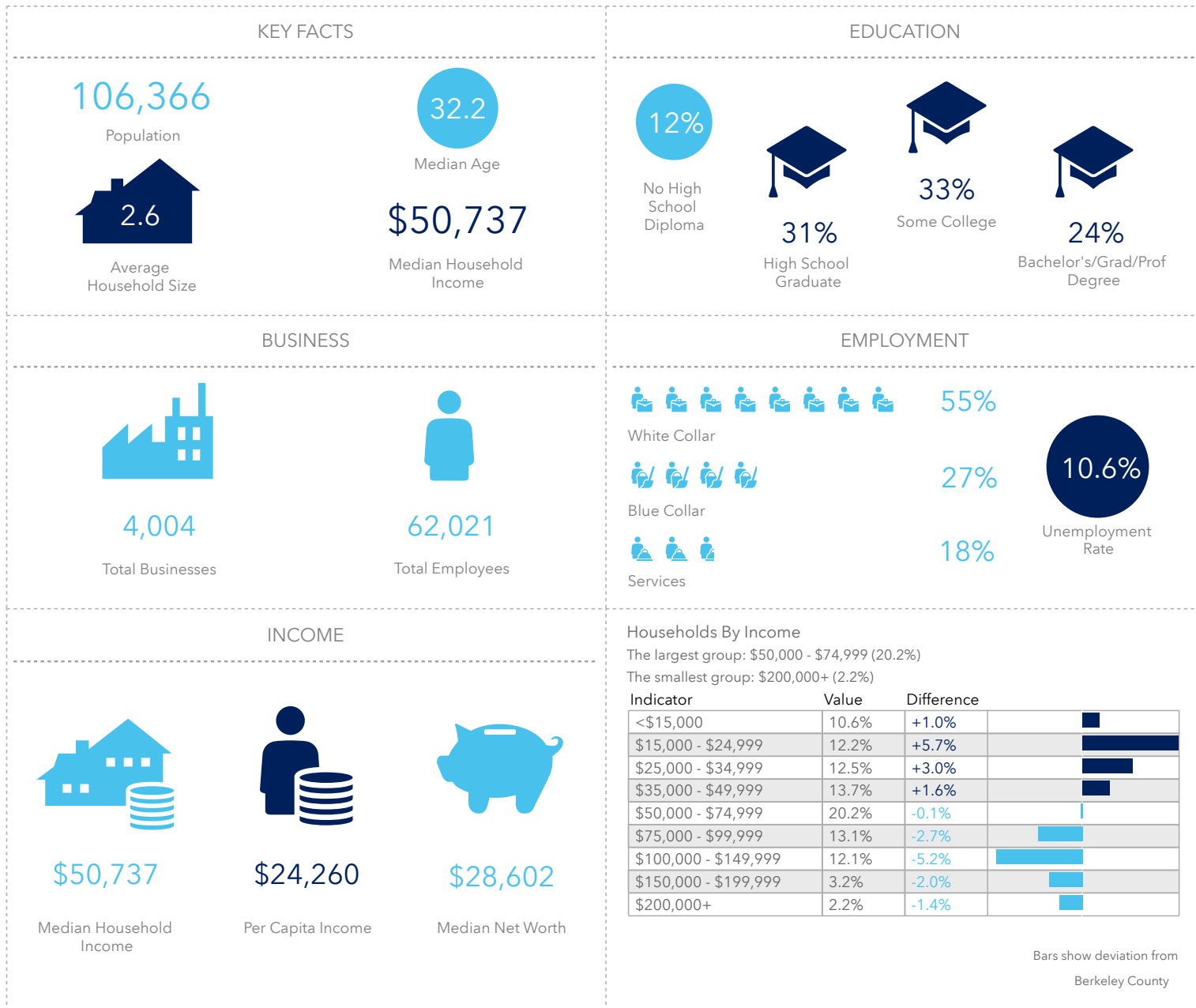
# 3 MILE DEMOGRAPHICS



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# 5 MILE DEMOGRAPHICS



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## South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

## Listing Broker



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## Support Team



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Thank you.

**AVISON  
YOUNG**

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