



New  
**Publix**  
Development

## Moncks Corner Marketplace

SE Corner of U.S. Hwy 52 & Cypress Gardens Road  
Moncks Corner, SC

*Delivering April 2022*

**BRANCH**  
PROPERTIES, LLC

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**COLDWELL**  
BANKER  
COMMERCIAL  
ATLANTIC

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## **i** PROJECT INFORMATION

Moncks Corner Marketplace will be a 75,267-square-foot Publix-anchored shopping center located in Moncks Corner, an affluent and rapidly growing northeastern Charleston suburb. The shopping center will include a curated array of national, regional and local shop tenants. The center is well-located at the lighted, hard corner of the area's primary retail corridor, U.S. Highway 52. Within a 5-mile radius of Moncks Corner Marketplace, there is a population of approximately 43,000 people with average household incomes of over \$75,000, significantly higher than the national average.

TRADE AREA	
<b>POPULATION</b>	
2020 ESTIMATED	2025 PROJECTED
35,400	40,633
<b>HOUSEHOLDS</b>	
2020 ESTIMATED	2025 PROJECTED
12,987	14,381
<b>AVERAGE HOUSEHOLD INCOME</b>	
2020 ESTIMATED	2025 PROJECTED
\$81,330	\$85,308





MONCK'S CORNER

**SITE**

GOOSE CREEK

SUMMERVILLE

NORTH CHARLESTON

WEST ASHLEY

CHARLESTON

MT PLEASANT

LAKE MOULTRIE

ALT 17

311

6

176

178

15

176

78

41

61

78

176

642

61

651

642

642

26

17

165

61

41

526

526

165

26

17

17

162

700

171

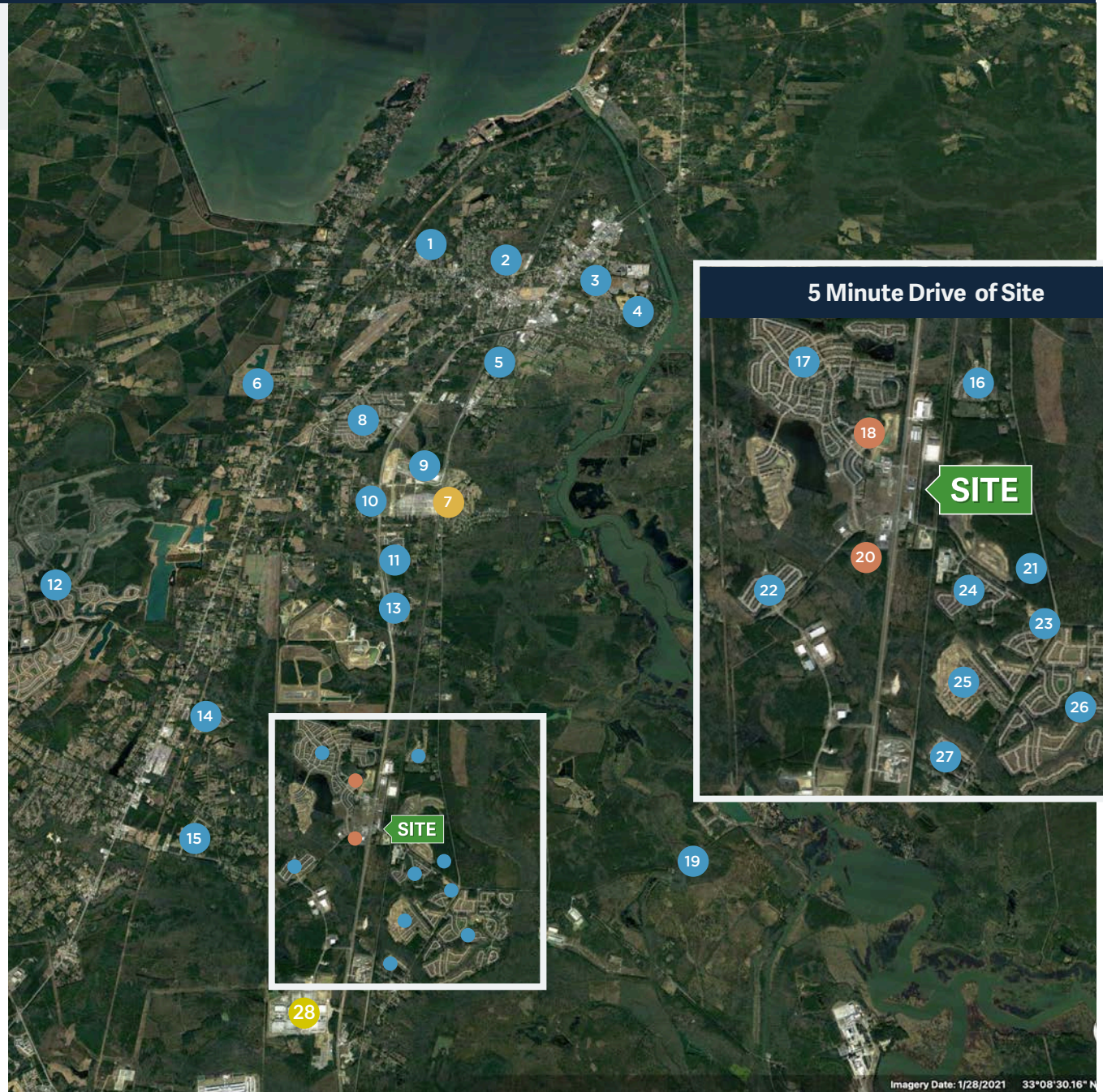
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# MONCK'S CORNER GROWTH

DEVELOPMENT TYPE:

RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

- |                             |                             |
|-----------------------------|-----------------------------|
| 1 McCants Tract             | 15 Cypress Gardens          |
| 2 Johnco Tract              | 16 Steeple Chase            |
| 3 Umphlett Tract            | 17 Foxbank                  |
| 4 Armada Development        | 18 New Elementary School    |
| 5 Pointe North Tract        | 19 Pimlico                  |
| 6 Willow Lakes              | 20 Berkeley Ford Dealership |
| 7 West Branch Commerce Park | 21 Fairmont North           |
| 8 Moss Grove Pointe         | 22 Cypress Grove            |
| 9 Carolina Groves           | 23 (30-50 Homes)            |
| 10 Stoney Creek             | 24 Fairmont South           |
| 11 Riverstone               | 25 Strawberry Station       |
| 12 Wildcat & Cane Bay       | 26 Spring Grove             |
| 13 Oakley Pointe            | 25 Marshalfield Plantation  |
| 14 Cypress Ridge            | 28 Google                   |





**CYPRESS GARDENS RD.**  
 🚗 3,700 ADT

**US HIGHWAY 52**  
 🚗 28,800 ADT



📍 MONUMENT SIGN

**BUILDING 200**

- SUITE 200 1,400 SF
- SUITE 210 1,400 SF
- SUITE 220 1,400 SF

**BUILDING 300**

- SUITE 300 1,540 SF
- SUITE 310 1,400 SF
- SUITE 320 1,400 SF
- SUITE 330 1,400 SF
- SUITE 340 1,400 SF
- SUITE 350 1,400 SF
- SUITE 360 1,400 SF
- SUITE 370 1,400 SF

**BUILDING 400**

- SUITE 400 1,400 SF
- SUITE 410 1,400 SF
- SUITE 420 1,400 SF
- SUITE 430 1,400 SF
- SUITE 440 1,400 SF
- SUITE 450 1,400 SF
- SUITE 460 1,400 SF
- SUITE 470 1,540 SF



**Publix**  
FOOD • HOME • WELLNESS

BOUTIQUE CORNER MARKETPLACE

Boutique  
**DECOR**  
Wine & Pub  
**YOGA**  
Wellness SPA  
Gallery

BISTRO   Boutique TAILOR   YOGA   bakery   DENIM   BARBER

Publix   DISCOVER   Gallery



ERY

BISTRO

BISTRO

boutique TAILOR

YOGA

Lobby

M-HAM







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