

1,950 SF FOR LEASE



469 N. US Highway 52, Suite C | Moncks Corner, SC 29461

SIZE: 1,950 SF

PRICE: \$24.00/SF NNN (\$7.47/SF)

CONTACT:

Will Sherrod, CCIM
(843) 747-2292
WSherrod@Lee-Associates.com

PROPERTY DESCRIPTION

1,950 square foot suite remaining in the planned 7,260 square foot retail center to be developed in front of the Wal-Mart Supercenter in Moncks Corner. Excellent visibility to Highway 52 with over 23,800 cars per day and access off of Drive-in Lane which serves the Wal-mart center. Other exciting development coming to the immediate area will make this a highly desirable location. The remaining space has been pre-leased to well-known national credit retailers and this will be a focal center for Moncks Corner. Planned delivery is Summer 2017. Don't miss this opportunity.

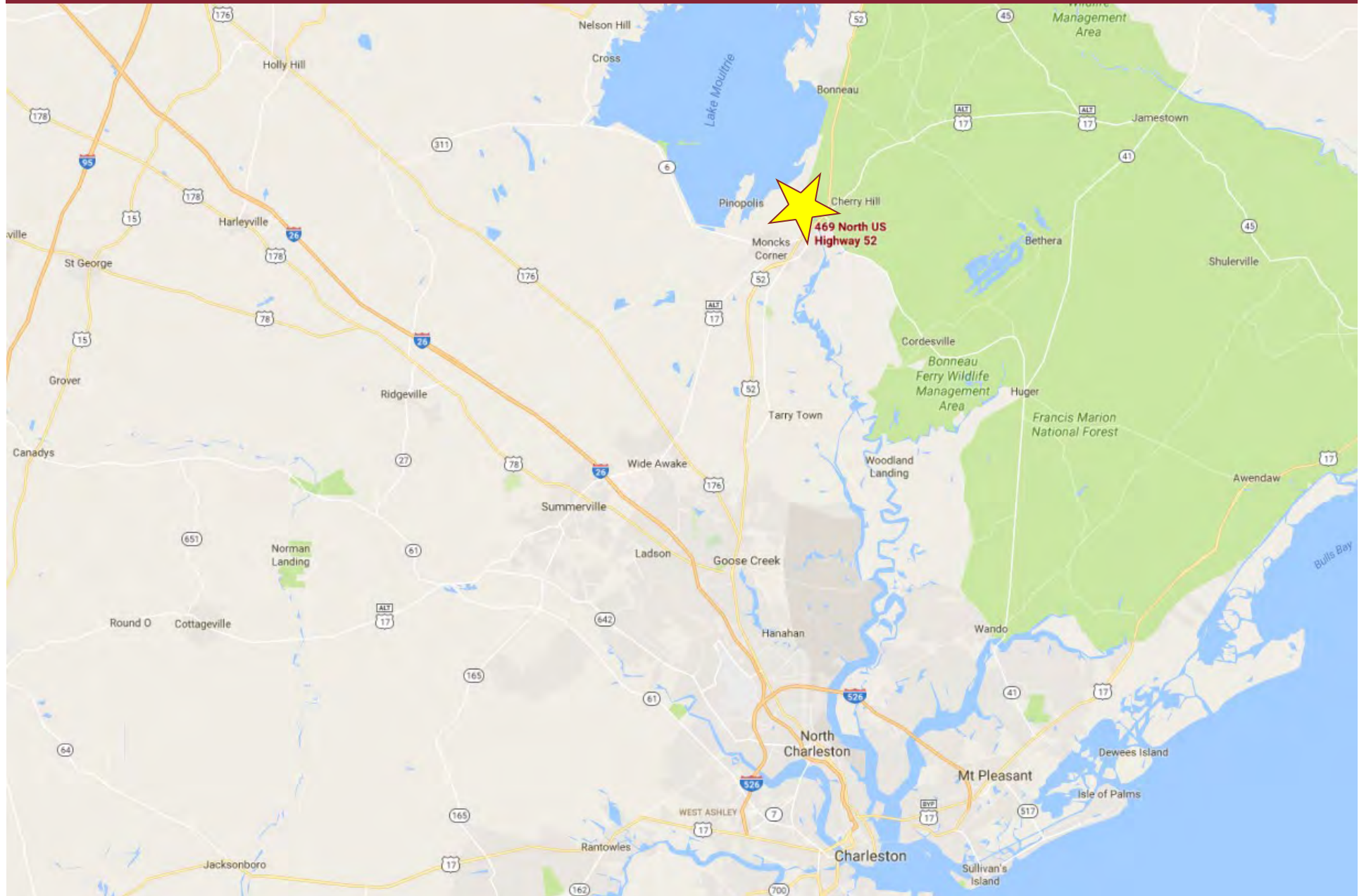
DEMOGRAPHICS

| DEMOGRAPHICS | | | |
|---------------------------|---------------|---------------|---------------|
| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
| 2016 Population | 1,585 | 11,685 | 20,378 |
| 2016 Avg Household Income | \$67,859 | \$58,881 | \$60,456 |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016

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.

MAP



CONNECTING PEOPLE WITH PROPERTIES

AERIAL



