

4820 Tanger Outlet Blvd.  
North Charleston, SC 29418

**FOR LEASE**

Second gen restaurant space suitable for food, beverage, financial institution or retail and accessory related uses. Exceptional sight lines to the major signalized intersection serving Tanger Outlet and Walmart/Sam's Club. Drive-thru ready building. Monument and building signage. Delivered "as is".

526

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sam's club

Staples

DOLLAR TREE

Walmart

Ashley  
HOMESTORE

McMASTER'S

IHOP

Chick-fil-A

McCOMBS

26

City of North  
Charleston City Hall

CORONADO PLAZA

SITE

Tanger  
Outlets

26

ZAXBY'S

MELON MUSHROOM

SPORTSMAN'S  
WAREHOUSE

Conn's  
HomePlus

LABOY  
Live life Comfortably

SWAN NICKS  
BAR-B-Q

golden  
corral

BUCHER'S  
COUNTRY

Arby's

BUCHER'S  
COUNTRY

FIVE GUYS

TOPGOLF  
COMING 2022

aloft  
HOTELS

# 4820 Tanger Outlet Blvd. | North Charleston, SC 29418



## OFFERING SUMMARY

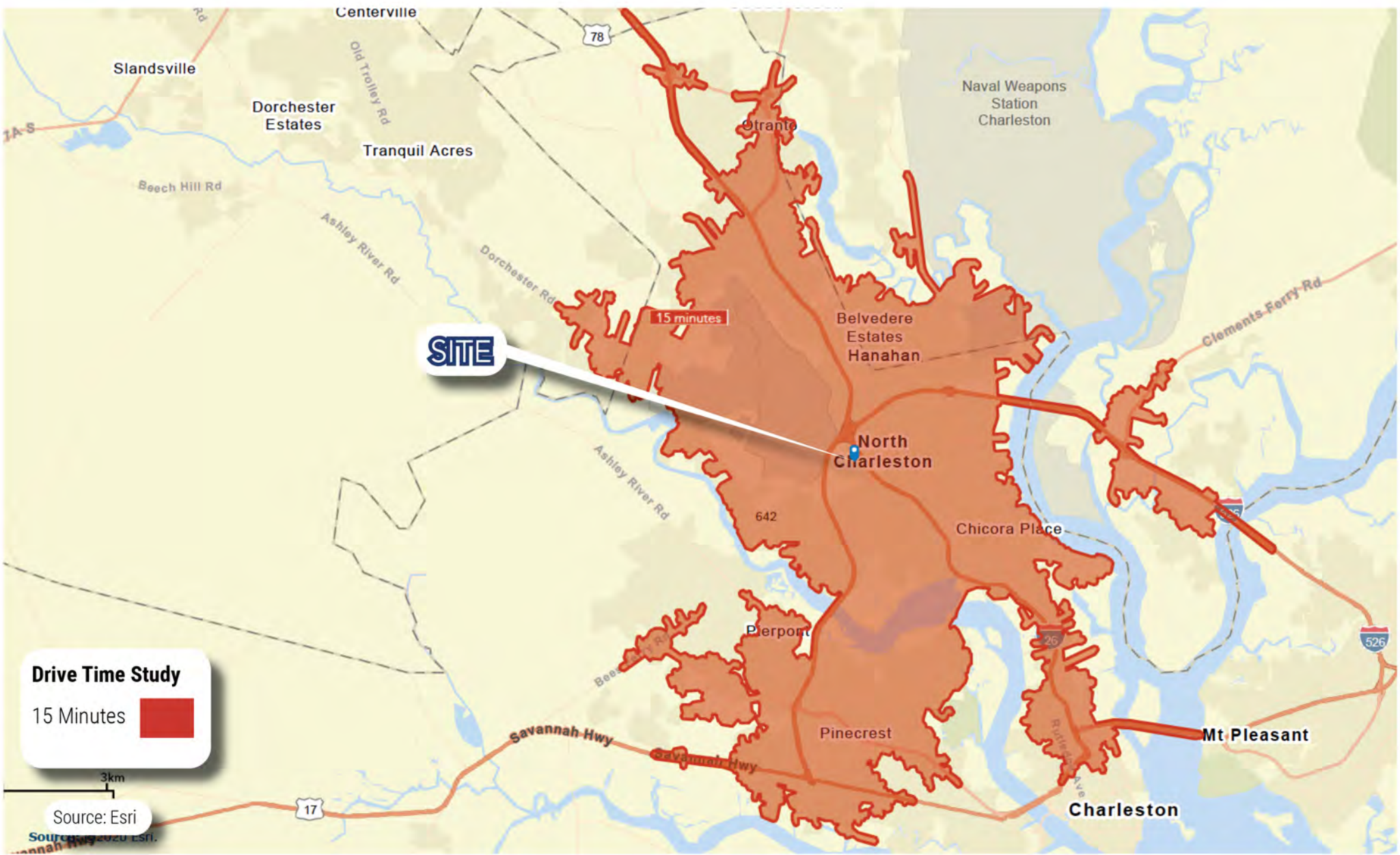
- **PARCEL SIZE:** 1.01 AC
- **BUILDING SIZE:** 2,558 SF
- **ANNUAL RENT:** \$153,000 NNN
- **MONTHLY RENT:** \$12,790 NNN

## IN CLOSE PROXIMITY TO

- Tanger Outlets
- Walmart
- Sam's Club
- International Airport
- Convention Center

**TRAFFIC COUNT:** 26,900 VPD

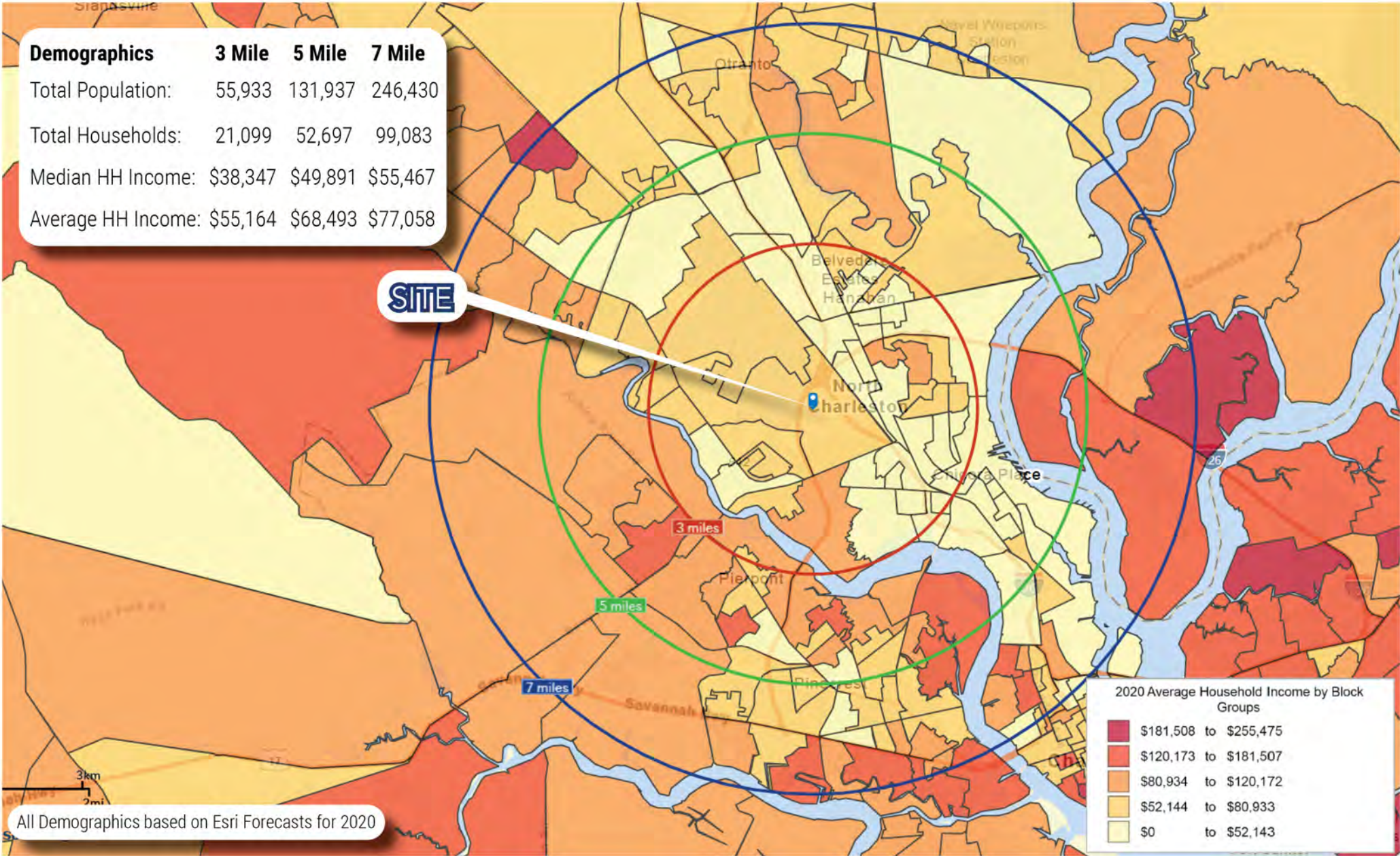
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Demographics	3 Mile	5 Mile	7 Mile
Total Population:	55,933	131,937	246,430
Total Households:	21,099	52,697	99,083
Median HH Income:	\$38,347	\$49,891	\$55,467
Average HH Income:	\$55,164	\$68,493	\$77,058

**SITE**

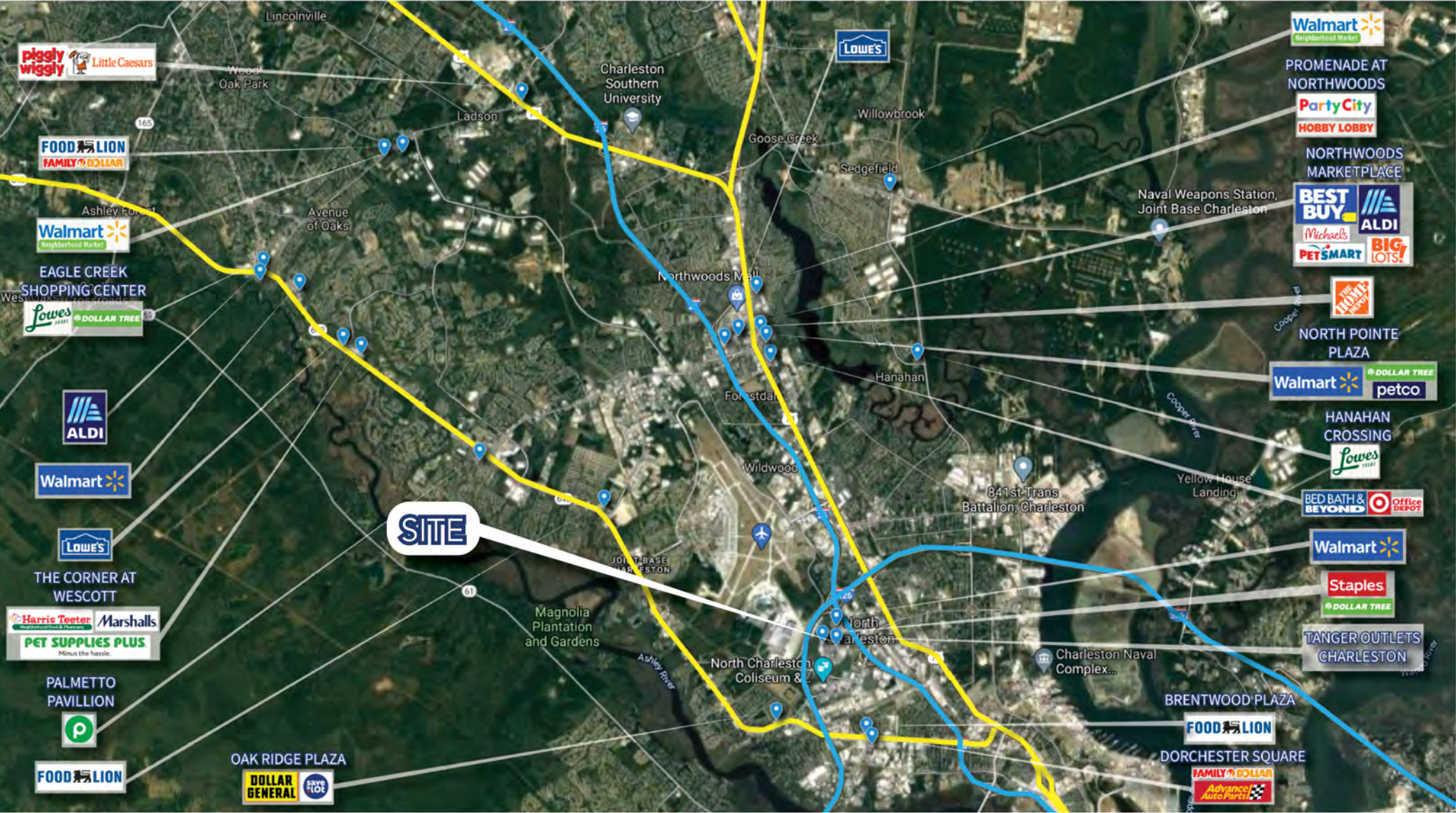


2020 Average Household Income by Block Groups

Dark Red	\$181,508 to \$255,475
Red	\$120,173 to \$181,507
Orange	\$80,934 to \$120,172
Light Orange	\$52,144 to \$80,933
Yellow	\$0 to \$52,143

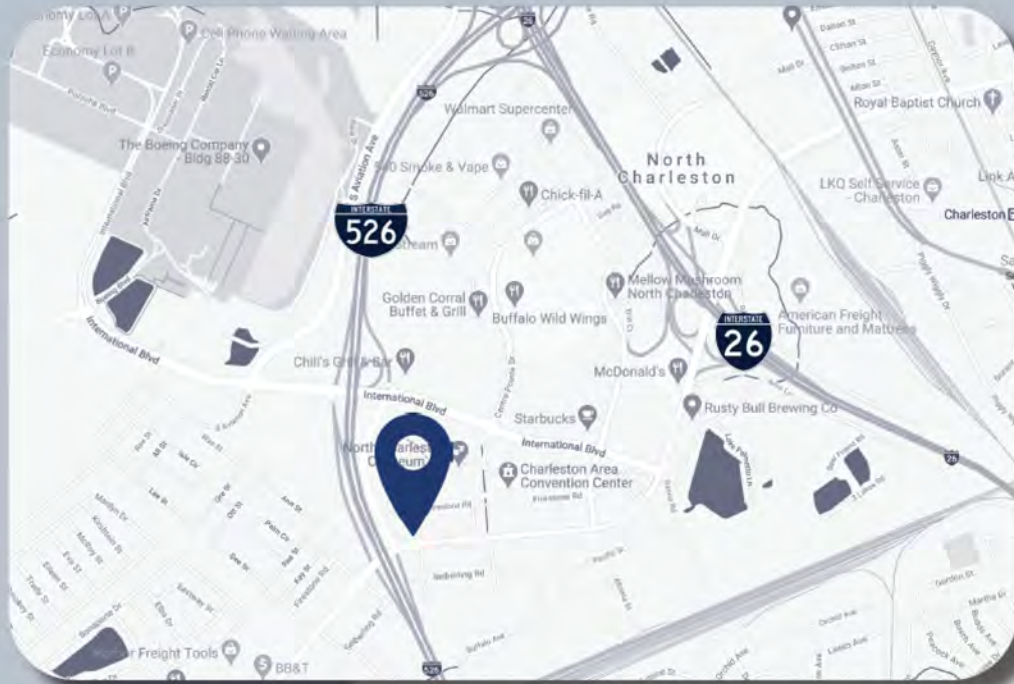
All Demographics based on Esri Forecasts for 2020

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# FOR MORE INFORMATION

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