



## UNITS AVAILABLE COMMERCE SHOPPING CENTER

3691 Ladson Road  
North Charleston, SC 29456

**Price:** \$23.00/SF

**Property Type:** Retail/Office Units

**Zoning:** B-2

**City:** North Charelston

**Available SF:** 1500 SF

**Condition:** Vanilla Shell

**Traffic** 40,000 VPD

**Available:** Spring 2016

### DESCRIPTION

Now Available. Out parcel A and B available in front of new Walmart Neighborhood Market on Ladson Road. Two 0.79 AC vacant lots available for ground lease or build to suit. Ideal for retail, bank, restaurant, office and other uses. Located in high traffic area (40,000 VPD) adjacent to Palmetto Commerce Parkway. Access to traffic light. The 42,000-square-foot Walmart Neighborhood Market facility includes a grocery department, clothing section, and drive thru pharmacy.

### DIRECTIONS

Take I-26 W to US-78 W. Follow Ladson Rd/State Rd to Crescent Way. Land is across the street from Kangaroo Express Gas Station.

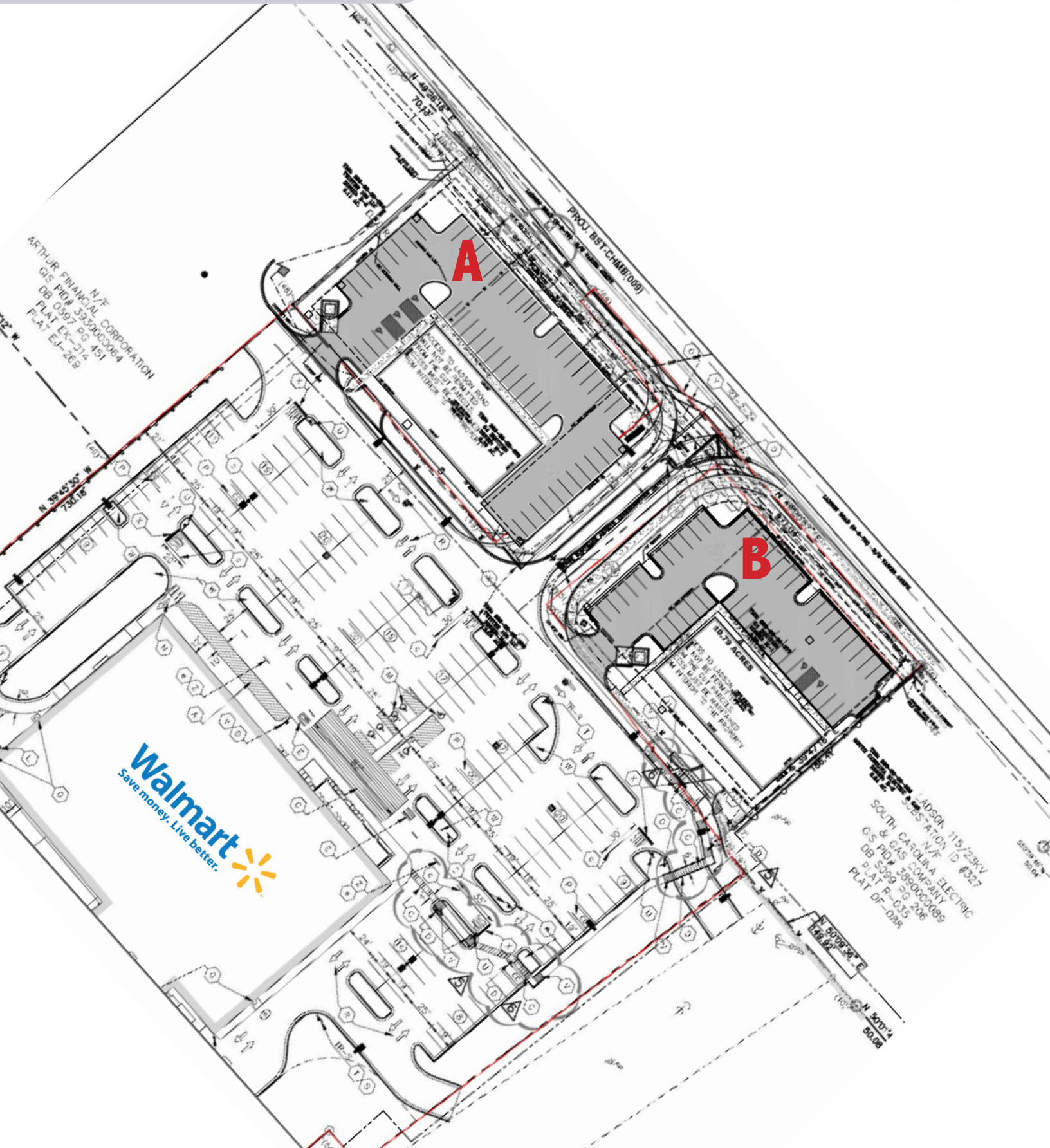
Demographics	1-mi.	3-mi.	5-mi.
<b>Total Population</b>	6,685	52,660	153,731
<b>Average Household Income</b>	\$65,416	\$63,074	\$65,640
<b>Median Household Income</b>	\$53,741	\$51,740	\$53,330

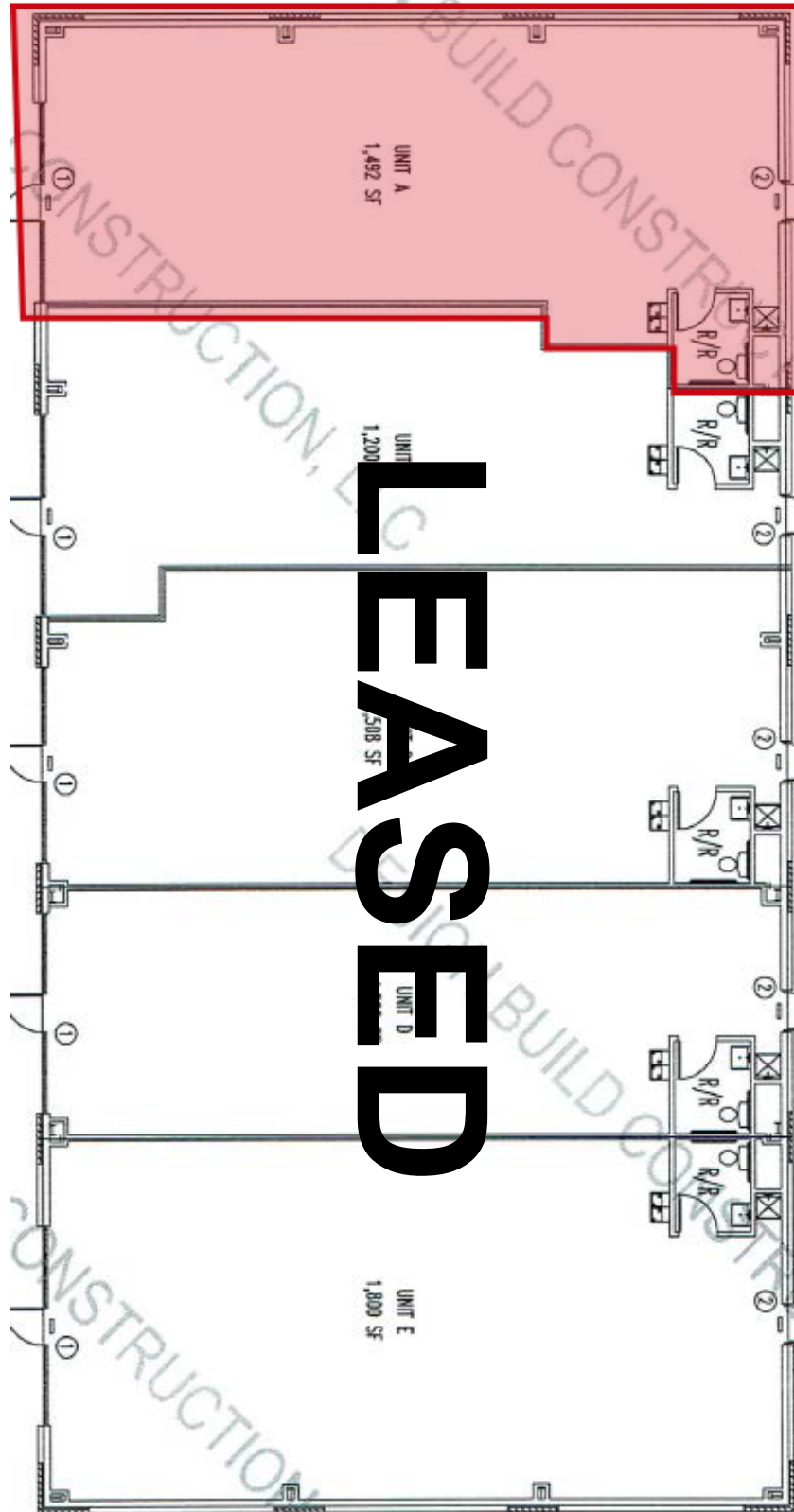
# COMMERCE CENTER

PLAT



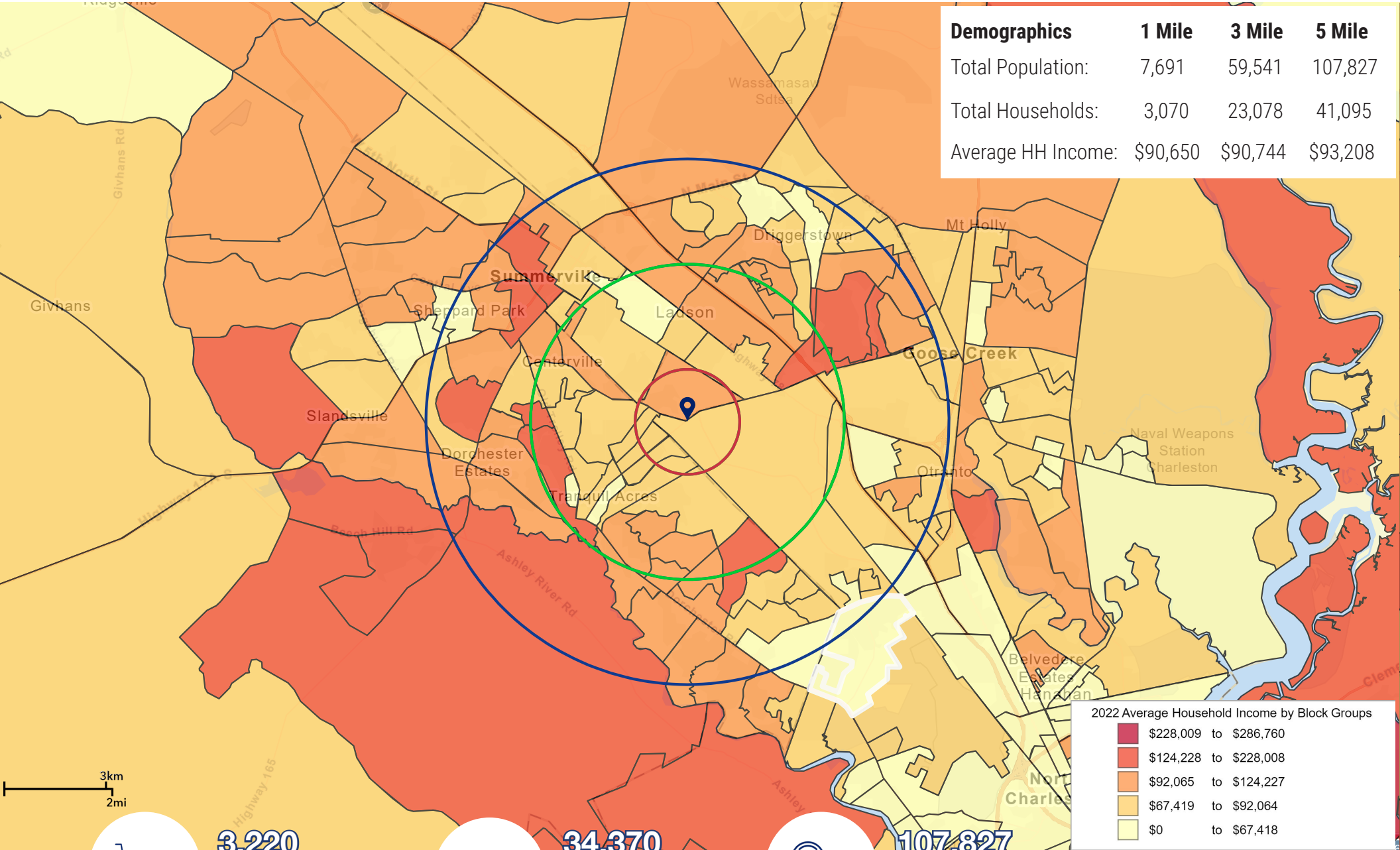
ATLANTIC





# DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
Total Population:	7,691	59,541	107,827
Total Households:	3,070	23,078	41,095
Average HH Income:	\$90,650	\$90,744	\$93,208



2022 Average Household Income by Block Groups

<span style="color: #800000;">■</span>	\$228,009 to \$286,760
<span style="color: #C00000;">■</span>	\$124,228 to \$228,008
<span style="color: #FF8C00;">■</span>	\$92,065 to \$124,227
<span style="color: #FFD700;">■</span>	\$67,419 to \$92,064
<span style="color: #FFFF00;">■</span>	\$0 to \$67,418

All demographics based on Esri forecasts for 2022

 **3,220**  
Businesses  
within 5 Miles

 **34,370**  
Employees  
within 5 Miles

 **107,827**  
Population  
within 5 Miles

