



New Flex

Retail Development

INDIGO SHOPPING CENTER

5301 Indigo Fields Blvd
North Charleston, SC 29418



COLDWELL BANKER
COMMERCIAL
ATLANTIC

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$23 PSF
Total Available:	1,951 SF - 8,355 SF
Lease Type:	NNN est \$7.00 PSF
Parking Spaces:	158
Municipality:	North Charleston
Zoning:	B-2 (North Charleston)
Traffic Count:	40,400 VPD

PROPERTY OVERVIEW

Newly developed Shopping Center fronting Dorchester Road with traffic counts above 40,400 vehicles per day. This Center is right next to the intersection of Ashley Phosphate & Dorchester Road and close proximity and easy access to I-26 & I-526. Incredible visibility and access off Dorchester Road with a multitude of uses available ranging from Retail, Office, Medical and Flex. Opportunity for large restaurant user with patio with Dorchester Road visibility.

PROPERTY HIGHLIGHTS

- 30,043 SF Retail Center
- Individual suites ranging from 1,951 SF to 2,302 SF, larger contiguous spaces available
- Retail, Office, Showroom, or Medical uses
- 158 parking spaces, 5 per 100 with rear truck circulation for deliveries
- Drive-thru and Pickup window capability
- 18' Clear height
- Roll up garage doors

PROJECT INFORMATION

DORCHESTER ROAD
40,400 VPD

TRADE AREA



POPULATION

2022 ESTIMATED	2027 PROJECTED
113,375	119,315



HOUSEHOLDS

2022 ESTIMATED	2027 PROJECTED
44,835	47,330



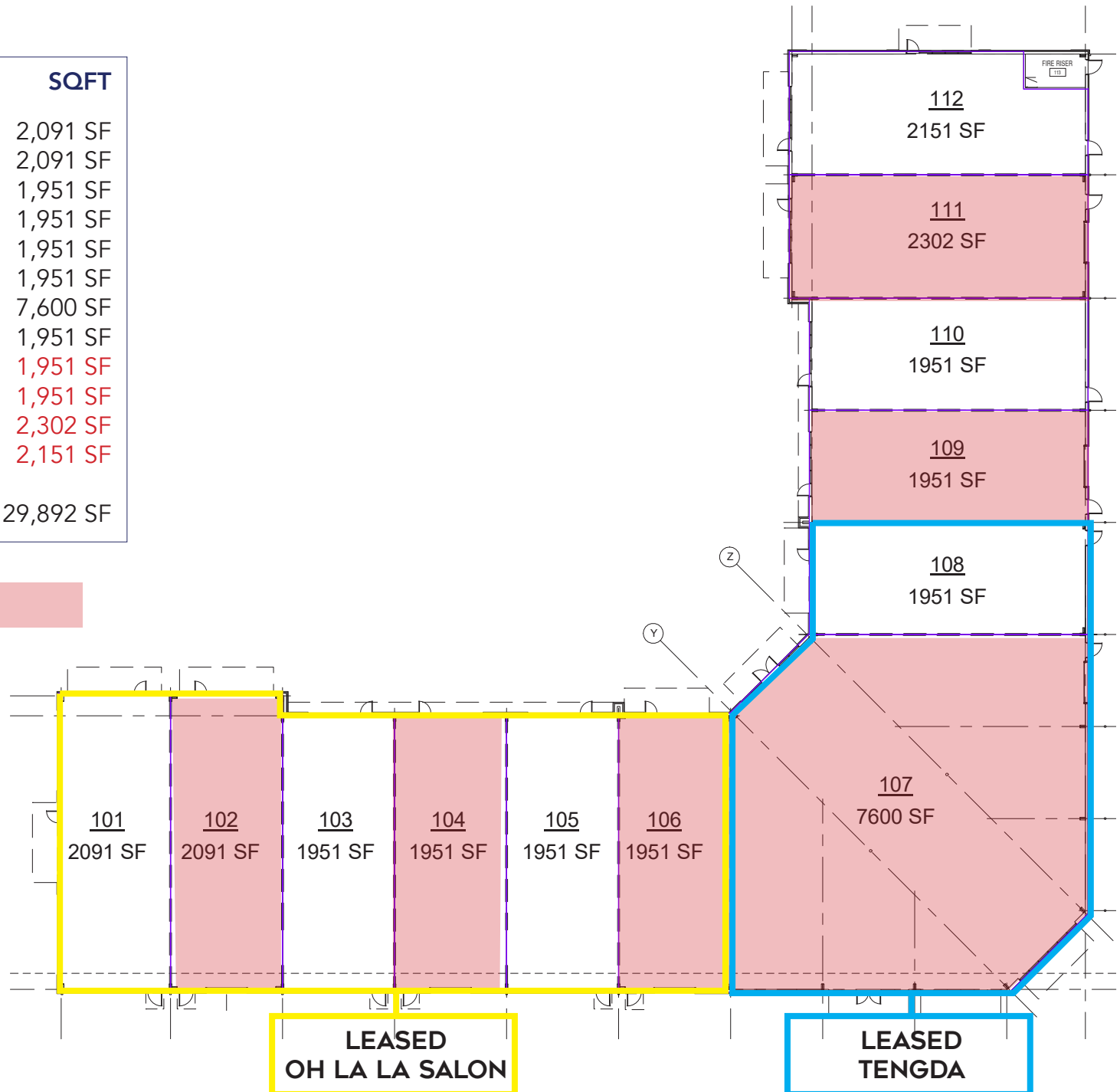
AVERAGE HOUSEHOLD INCOME

2022 ESTIMATED	2027 PROJECTED
\$84,486	\$96,445

INDIGO SHOPPING CENTER

SUITE	TENANT	SQFT
101	Oh La La Salon	2,091 SF
102	Oh La La Salon	2,091 SF
103	Oh La La Salon	1,951 SF
104	Oh La La Salon	1,951 SF
105	Oh La La Salon	1,951 SF
106	Oh La La Salon	1,951 SF
107	Tengda	7,600 SF
108	Tengda	1,951 SF
109	AVAILABLE	1,951 SF
110	AVAILABLE	1,951 SF
111	AVAILABLE	2,302 SF
112	AVAILABLE	2,151 SF
Total		29,892 SF

Suites with Roll-up Doors
All sized 10' x 12'



SUMMERVILLE

Woodbridge

Lincolnton

Ladson

Avenue of Oaks

Goose Creek

Hanahan

Wildwood

CHARLESTON
INTERNATIONAL AIRPORT

North
Charleston

DANIEL ISLAND

NORTH CHARLESTON

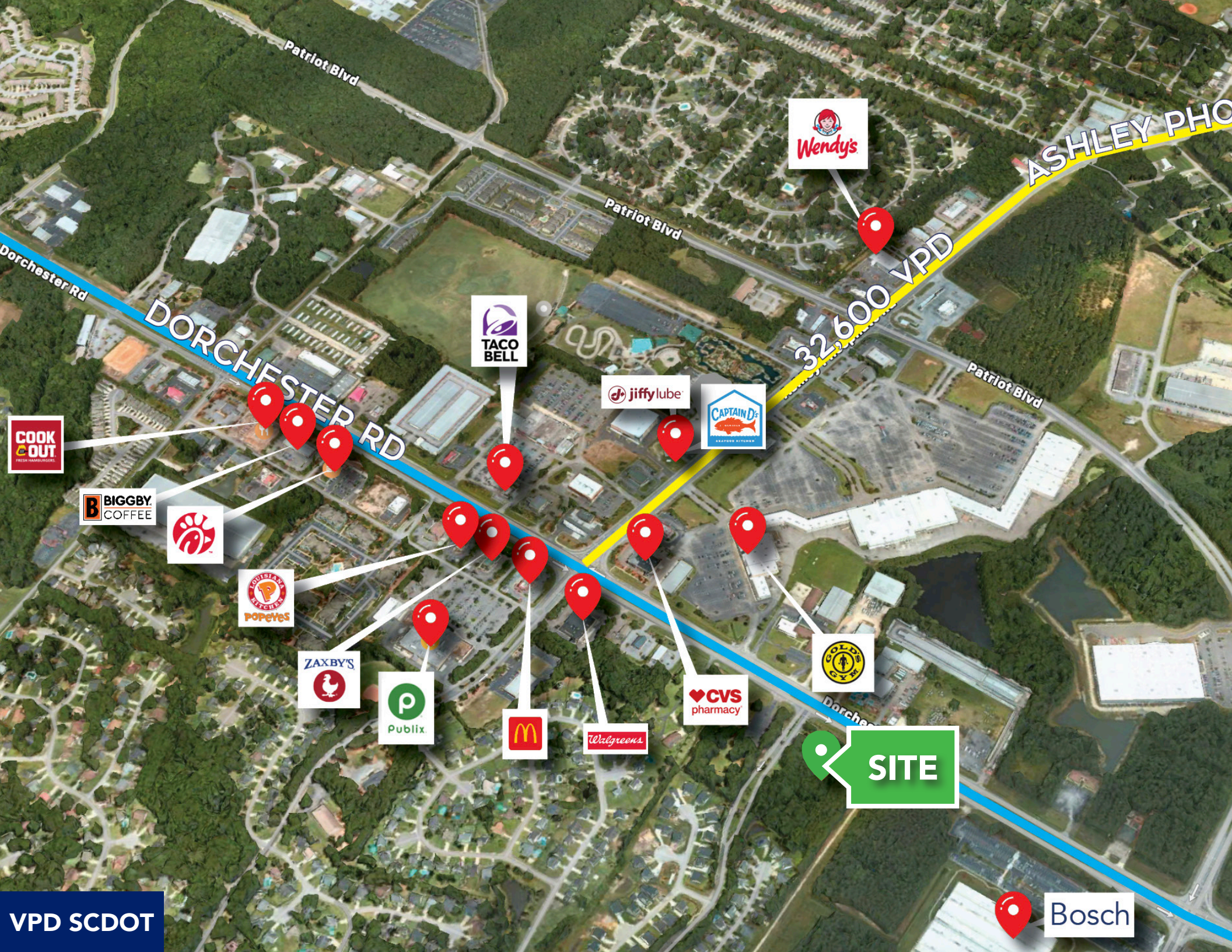
CHARLESTON

DORCHESTER ROAD
40,400 VPD

SITE

I-26
109,800 VPD

- 10 Minutes to Charleston International Airport
- 26 Minutes to Downtown Charleston
- 21 Minutes to Downtown Summerville



Patriot Blvd

ASHLEY PHOTO

32,600 VPD

DORCHESTER RD

Dorchester

 **SITE**



VPD SCDOT

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