



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC



YEAMANS HALL SHOPPING CENTER

*1274 Yeamans Hall Rd
Hanahan, SC*

Yeaman's Hall Shopping Center For Lease - Come be a part of the exciting new chapter of Yeamans' Hall Shopping Center, the gateway to Hanahan. The property sits at the most highly-trafficked intersection in town, with access and visibility from both Remount Rd. and Yeamans Hall Rd. New tenants will join a roster of thriving local businesses including a Charleston classic, Piggly Wiggly. Several different suite sizes and layouts are available for a variety of uses.





SITE HIGHLIGHTS

Property Subtype: Restaurant, Street Retail

Total Available: 630 SF - 4,300 SF

Lease Rate: Starting at \$25 SF

CAM: \$4.00

Lease Type: NNN

Zoning: GC - General Commercial

PROPERTY RENOVATIONS

- Overall remodel
- New ample parking lot
- New lighting
- New landscaping
- New Building facade
- Signage upgrades

PROPERTY HIGHLIGHTS

- 26,500 Vehicles Per Day (on Remount Road)
- 121,665 Total Population within 5 Mile Radius
- 46,623 Total Households within 5 Mile Radius
- \$64,660 Average Household Income within 5 Mile Radius



VIEW 2: PLAZA



VIEW 3: CLOCK TOWER





VIEW 4: OUT PARCEL RESTAURANT

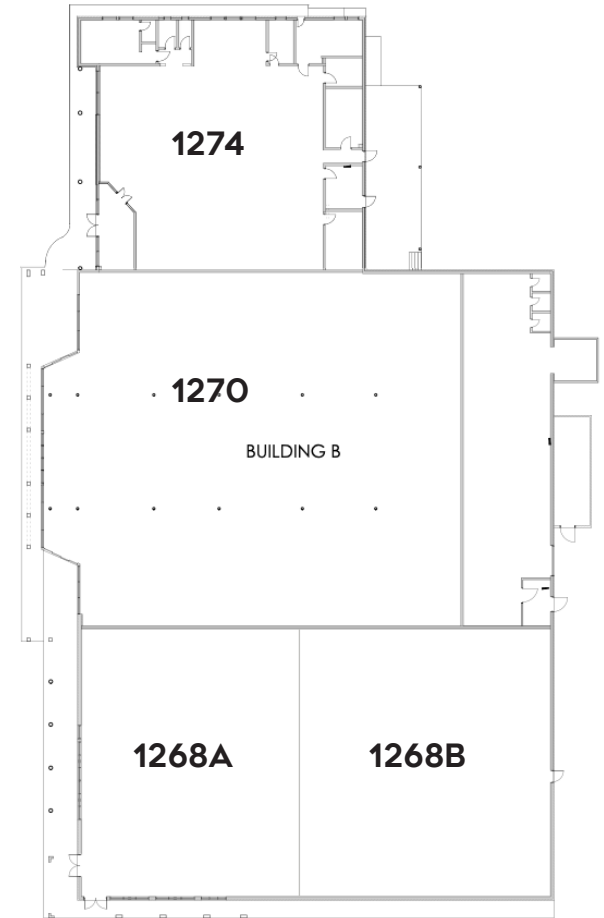


VIEW 5: SHOPPING CENTER



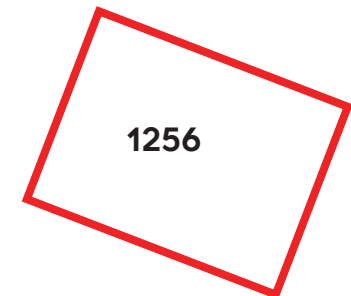
Lease Rate: \$25 - \$35 PSF
NNN

CAM: \$4.00



SUITE	TENANT	SQFT
1308	Sandy's Cleaner	1,100 SF
1306	AVAILABLE	1,500 SF
1304	Barber Shop	750 SF
1302	Vape Shop	720 SF
1300	Kingsmen Consignment	630 SF
1298	AVAILABLE	630 SF
1296	AVAILABLE	720 SF
1294	Jackson Hewitt Tax Service	720 SF
1292/1290	Asian Grill	1,440 SF
1288	AVAILABLE	900 SF
1286	AVAILABLE	900 SF
1284	Ye Old Music Shop	900 SF
1282	La Tapatia	1,000 SF
1280/78	Ye Old Music Shop	2,200 SF
1276	AVAILABLE	2,100 SF

SUITE	TENANT	SQFT
1274	Laundromat	5,500 SF
1270	Piggly Wiggly	13,000 SF
1268A	La Michoona	4,383 SF
1268B	La Tapatia	4,380 SF
1256	AVAILABLE	1,300 - 2,500 SF



Area Retailers

1274 Yeamans Hall Rd
Hanahan, SC



CITY OF HANAHAN



Hanahan is a special and unique city with much to offer our residents, businesses and visitors. Bordered by Goose Creek and North Charleston, Hanahan is located in perhaps the most centralized part of the greater Charleston area. Whether taking a trip to area beaches, historic downtown Charleston, or taking a boat ride on one of our area rivers or lakes, Hanahan puts you right in the middle of these and many other treasures that can be found in the Lowcountry. We are also located within minutes of the Charleston International Airport, Charleston Air Force Base and the Naval Weapons Station.

Hanahan is well known for having excellent schools (www.berkeley.k12.sc.us), parks and recreation, safety services and strong community spirit. Although our City is considered a bedroom community, we have vibrant and growing business and commercial districts with companies such as FedEx Ground, the Space and Naval Warfare (SPAWAR) Systems Center, and the Boeing Company among others. New prime commercial properties are available for development and nestled near new housing developments. Our city takes a proactive and pro-business approach to recruitment while implementing a planning strategy that blends well with existing development and maintaining our community's unique character.

Source: <https://www.linkedin.com/company/city-of-hanahan-sc>



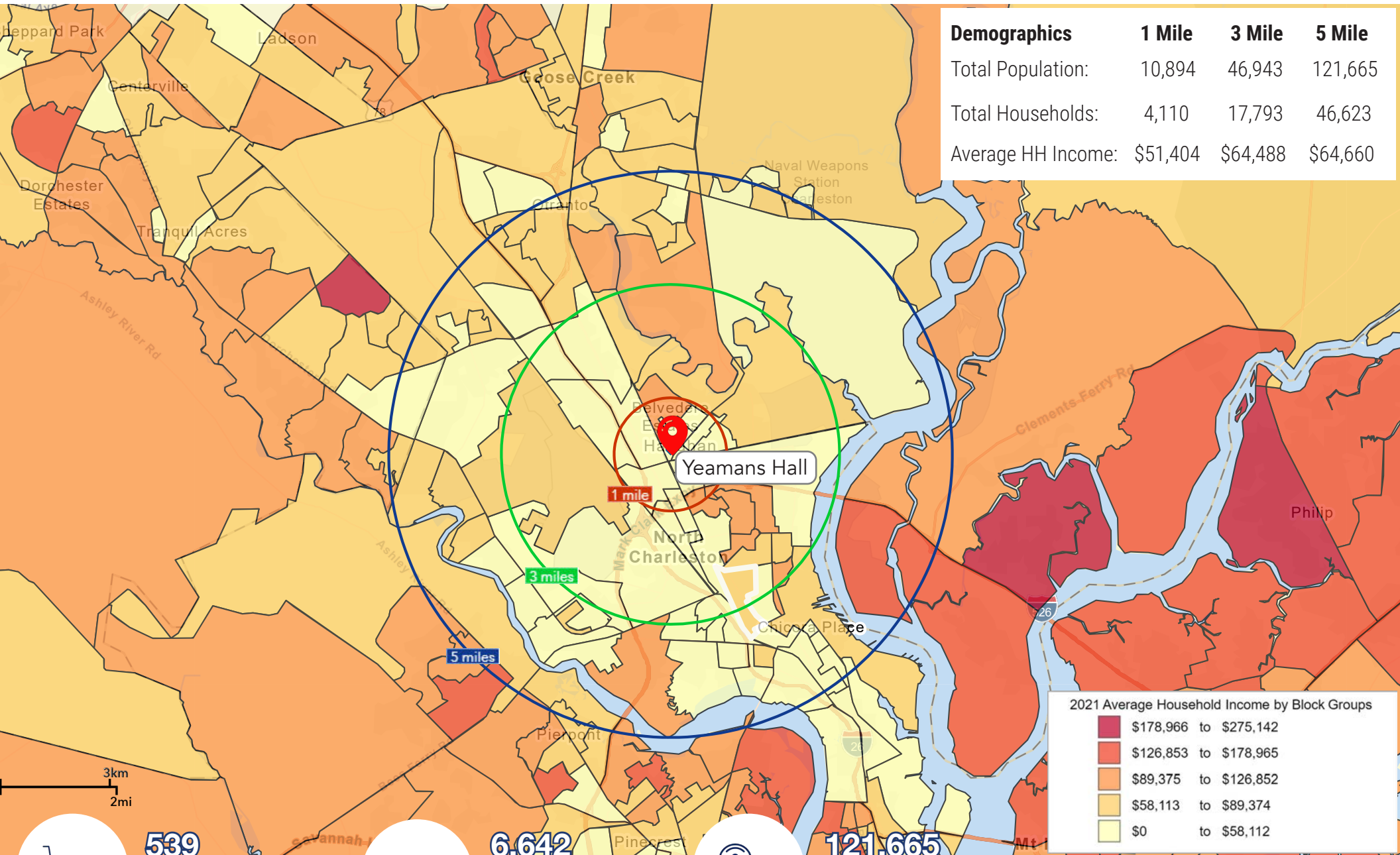
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YEAMANS HALL

DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
Total Population:	10,894	46,943	121,665
Total Households:	4,110	17,793	46,623
Average HH Income:	\$51,404	\$64,488	\$64,660



2021 Average Household Income by Block Groups

■	\$178,966 to \$275,142
■	\$126,853 to \$178,965
■	\$89,375 to \$126,852
■	\$58,113 to \$89,374
■	\$0 to \$58,112



539

Businesses
within 5 Miles



6,642

Employees
within 5 Miles



121,665

Population
within 5 Miles

All demographics based on Esri forecasts for 2021

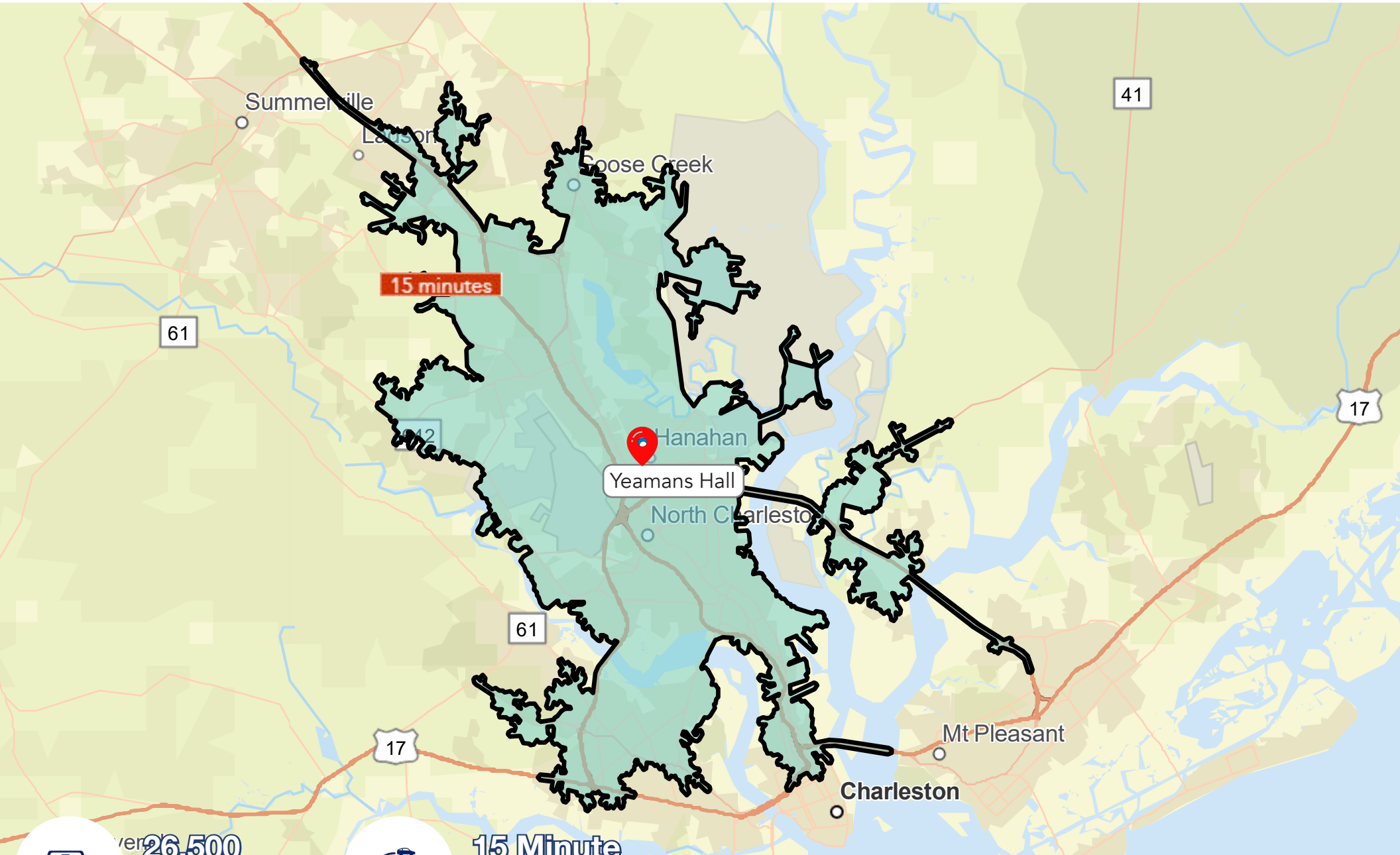


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YEAMANS HALL

DRIVE TIME STUDY



15 minutes

 **26,500**
Vehicles per Day
(on Remount Rd)

 **15 Minute**
Drive Time
Study

All demographics based on Esri forecasts for 2021
SCDOT 2020



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