

## PALMETTO PAVILION

NORTH CHARLESTON, SC



### SIZE

66,428 square feet

### DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
8,106	42,060	103,804
<b>Households</b>		
2,938	15,840	39,642
<b>Median HH Income (\$)</b>		
73,236	69,322	60,959

### MAJOR TENANT(S)

Publix  
The UPS Store



### LOCATION

8409 Dorchester Road | North Charleston, SC 29420

### PROPERTY HIGHLIGHTS

- Anchored by Publix with The UPS Store, Papa Johns Pizza and Subway
- Located in North Charleston, which is nine miles north of downtown Charleston, with a population exceeding 42,000 in a three-mile radius with an average household income greater than \$86,700
- The center is located at the intersection of Ashley Phosphate Road and Dorchester Road which benefits from over 36,400 cars per day

### LEASING CONTACT

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### MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



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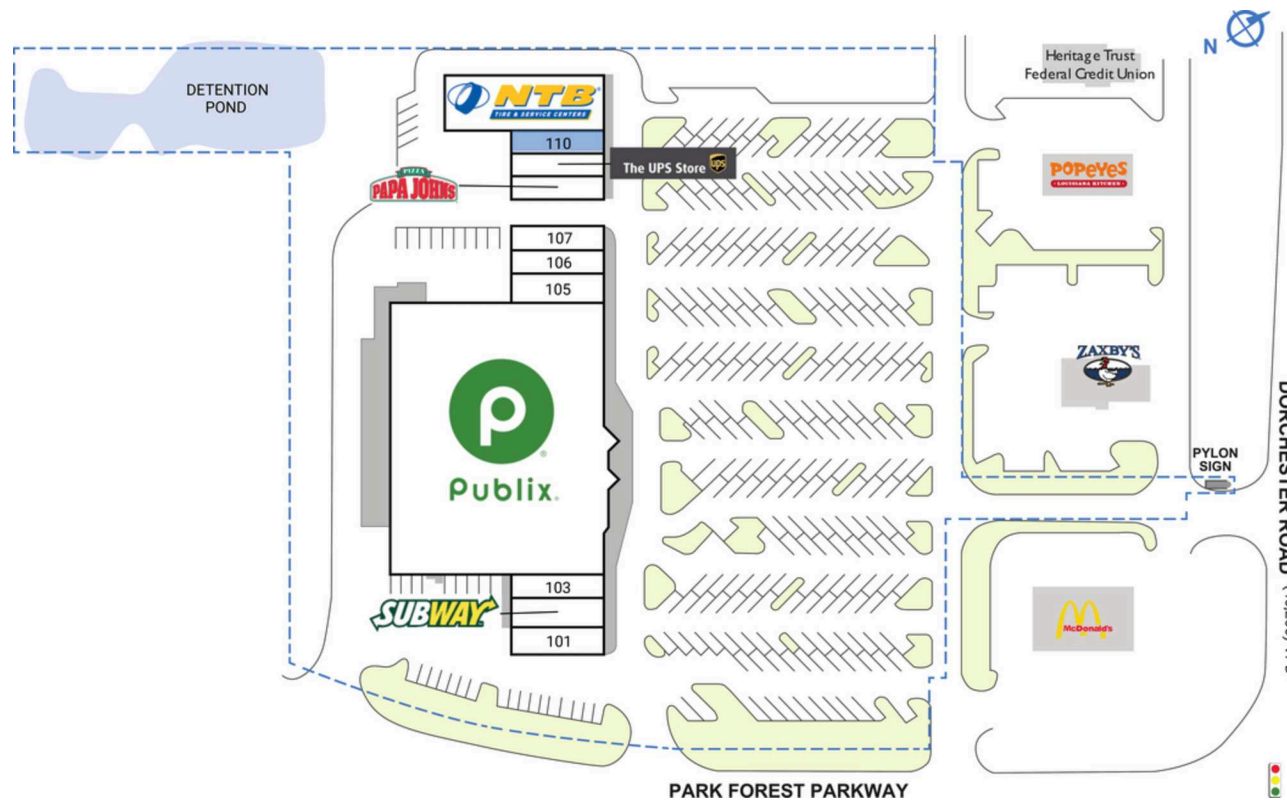
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SPACE	TENANT	SQ. FT.	105	Ocean Eye PC	2,000 SF	109	The UPS Store	1,600 SF
101	Ginza Sushi & Hibachi	1,977 SF	106	Diamond Nail and Spa	1,600 SF	110	COMING AVAILABLE	1,600 SF
102	Subway	2,000 SF	107	Chucktown Wine and Spirits	1,577 SF	111	National Tire & Battery	6,656 SF
103	SC Tobacco and Vape	1,600 SF	108	Papa John's Pizza	1,547 SF	TOTAL SQ. FT.		66,428
104	Publix	44,271 SF						

## SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary

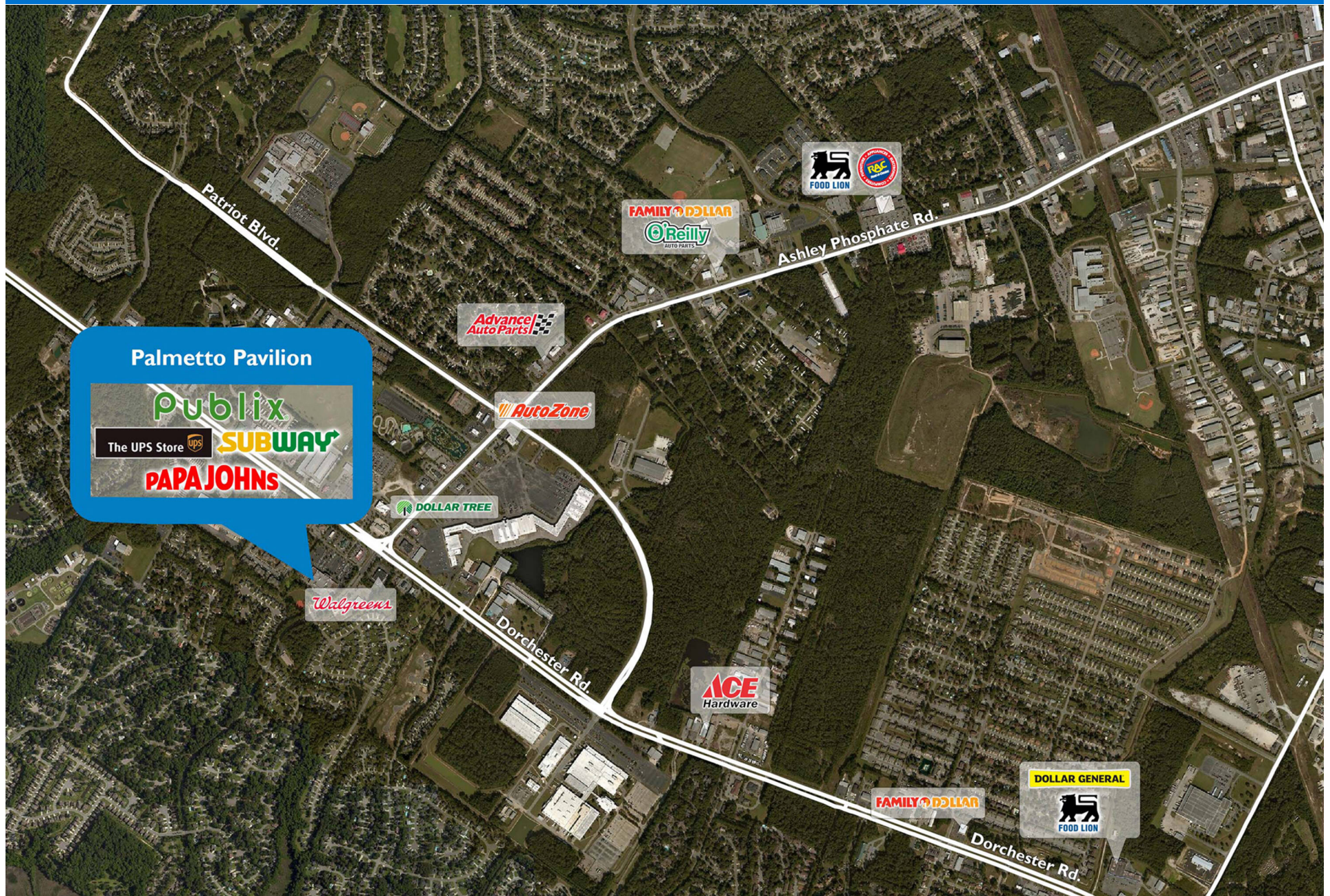


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Palmetto Pavilion North Charleston, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	8,106	42,060	103,804
	2027 Projected Population	8,250	42,756	106,018
	2010 Census Population	7,096	36,356	88,818
	2000 Census Population	4,893	24,032	63,172
	1990 Census Population	3,382	20,960	57,431
	Historical Annual Growth 1990 to 2000	3.76%	1.38%	0.96%
	Historical Annual Growth 2000 to 2010	3.79%	4.23%	3.47%
	Estimated Annual Growth 2010 to 2022	1.05%	1.15%	1.23%
	Projected Annual Growth 2022 to 2027	0.35%	0.33%	0.42%
	Median Age	37.8	36.7	36.2
Households	Q2 2022 Estimated Households	2,938	15,840	39,642
	2027 Projected Households	2,989	16,087	40,429
	2010 Census Households	2,577	13,684	33,951
	2000 Census Households	1,687	8,745	23,701
	1990 Census Households	1,244	7,162	20,451
	Historical Annual Growth 1990 to 2000	3.09%	2.02%	1.49%
	Historical Annual Growth 2000 to 2010	4.33%	4.58%	3.66%
	Estimated Annual Growth 2010 to 2022	1.03%	1.15%	1.22%
	Projected Annual Growth 2022 to 2027	0.34%	0.31%	0.39%
	Population per Household	2.76	2.65	2.60
Population by Race	White	49.6%	50.1%	49.5%
	Black or African American	33.5%	35.3%	32.2%
	Asian & Pacific Islander	3.8%	3.1%	3.1%
	Other Races	2.1%	4.0%	4.7%
	Hispanic Population	10.9%	7.5%	10.5%
Income	Average Household Income	\$88,756	\$86,794	\$77,025
	Median Household Income	\$73,236	\$69,322	\$60,959
	Per Capita Income	\$32,169	\$32,722	\$29,521
Education (Age 25+)	Elementary	5.0%	3.2%	4.2%
	Some High School	6.7%	5.6%	6.2%
	High School Graduate	20.5%	24.6%	26.0%
	Some College	22.7%	23.7%	23.0%
	Associates Degree Only	10.9%	11.9%	11.4%
	Bachelors Degree Only	19.4%	20.6%	19.6%
	Graduate Degree	14.7%	10.4%	9.6%
Business	Number of Businesses	233	1,126	2,621
	Total Number of Employees	3,330	17,200	44,498
	Employees per Business	14.29	15.27	16.98
	Residential Population per Business	34.78	37.34	39.61

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.