

## PALMETTO PAVILION

NORTH CHARLESTON, SC



### SIZE

66,428 square feet

### DEMOGRAPHICS

| 1 mile                       | 3 mile | 5 mile  |
|------------------------------|--------|---------|
| <b>Population</b>            |        |         |
| 9,173                        | 46,670 | 111,110 |
| <b>Households</b>            |        |         |
| 3,416                        | 15,840 | 43,731  |
| <b>Median HH Income (\$)</b> |        |         |
| 76,574                       | 75,676 | 67,724  |

### 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 46,000 in a three-mile radius with an average household income greater than \$94,900
- 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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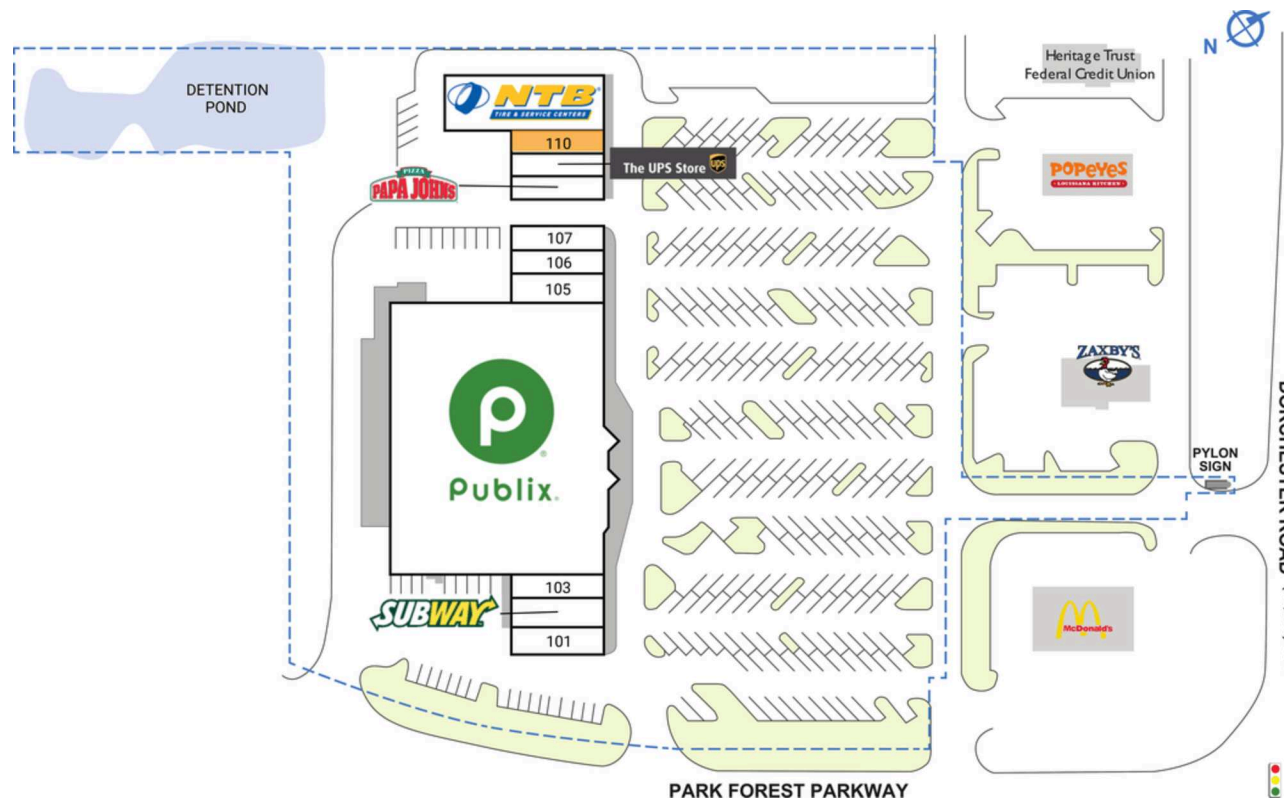
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| SPACE | TENANT                | SQ. FT.   | I05 | Ocean Eye PC               | 2,000 SF | I09           | The UPS Store           | 1,600 SF |
|-------|-----------------------|-----------|-----|----------------------------|----------|---------------|-------------------------|----------|
| I01   | Ginza Sushi & Hibachi | 1,977 SF  | I06 | Diamond Nail and Spa       | 1,600 SF | I10           | AVAILABLE               | 1,600 SF |
| I02   | Subway                | 2,000 SF  | I07 | Chucktown Wine and Spirits | 1,577 SF | I11           | National Tire & Battery | 6,656 SF |
| I03   | SC Tobacco and Vape   | 1,600 SF  | I08 | Papa John's Pizza          | 1,547 SF | TOTAL SQ. FT. |                         | 66,428   |
| I04   | Publix                | 44,271 SF |     |                            |          |               |                         |          |

## SITE LEGEND

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

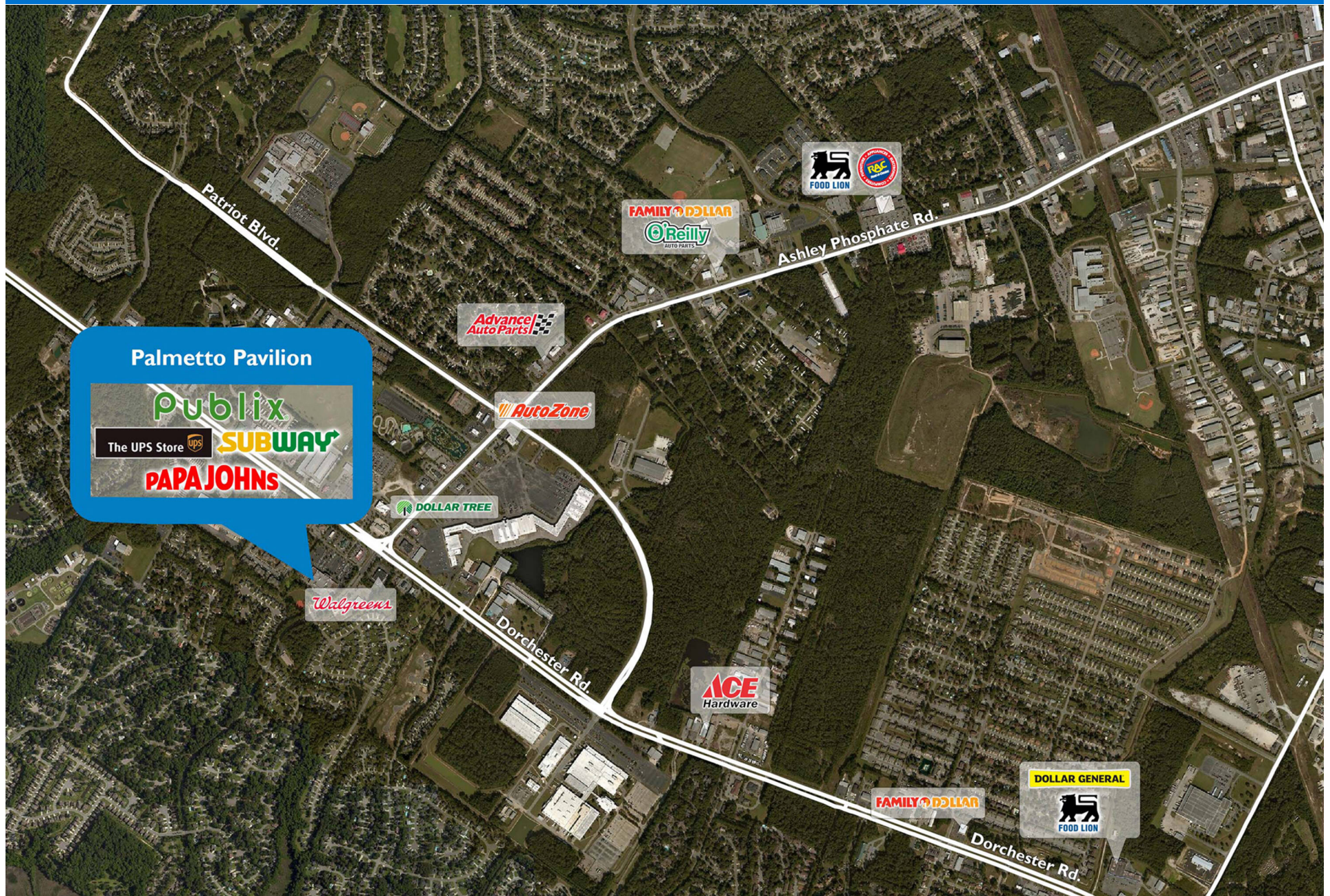


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 32.912828

Longitude: -80.109822

| Palmetto Pavilion<br>North Charleston, SC |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---|---------------------------------------|------------------|------------------|------------------|
| Population                                | Q4 2023 Estimated Population          | 9,173            | 46,670           | 111,110          |
|   | 2028 Projected Population             | 9,681            | 48,686           | 114,876          |
|   | 2010 Census Population                | 6,986            | 35,859           | 87,047           |
|   | 2000 Census Population                | 4,746            | 23,430           | 60,309           |
|   | 1990 Census Population                | 2,004            | 19,760           | 54,843           |
|   | Historical Annual Growth 1990 to 2000 | 9.00%            | 1.72%            | 0.95%            |
|   | Historical Annual Growth 2000 to 2010 | 3.94%            | 4.35%            | 3.74%            |
|   | Estimated Annual Growth 2010 to 2023  | 2.00%            | 1.93%            | 1.79%            |
|   | Projected Annual Growth 2023 to 2028  | 1.08%            | 0.85%            | 0.67%            |
|   | Median Age                            | 37.3             | 37.2             | 35.5             |
| Households                                | Q4 2023 Estimated Households          | 3,416            | 17,932           | 43,731           |
|   | 2028 Projected Households             | 3,591            | 18,651           | 45,176           |
|   | 2010 Census Households                | 2,523            | 13,518           | 33,343           |
|   | 2000 Census Households                | 1,622            | 8,487            | 22,916           |
|   | 1990 Census Households                | 698              | 6,794            | 19,818           |
|   | Historical Annual Growth 1990 to 2000 | 8.80%            | 2.25%            | 1.46%            |
|   | Historical Annual Growth 2000 to 2010 | 4.52%            | 4.77%            | 3.82%            |
|   | Estimated Annual Growth 2010 to 2023  | 2.23%            | 2.08%            | 1.99%            |
|   | Projected Annual Growth 2023 to 2028  | 1.00%            | 0.79%            | 0.65%            |
|   | Population per Household              | 2.69             | 2.59             | 2.51             |
| Population by Race                        | White                                 | 44.3%            | 45.0%            | 44.9%            |
|   | Black or African American             | 33.7%            | 36.0%            | 33.7%            |
|   | Asian & Pacific Islander              | 4.2%             | 3.9%             | 3.5%             |
|   | Other Races                           | 5.0%             | 5.7%             | 5.7%             |
|   | Hispanic Population                   | 12.9%            | 9.3%             | 12.1%            |
| Income                                    | Average Household Income              | \$98,595         | \$94,949         | \$85,542         |
|   | Median Household Income               | \$76,574         | \$75,676         | \$67,724         |
|   | Per Capita Income                     | \$36,714         | \$36,553         | \$33,898         |
| Education (Age 25+)                       | Elementary                            | 5.7%             | 3.2%             | 4.3%             |
|   | Some High School                      | 7.0%             | 5.5%             | 6.1%             |
|   | High School Graduate                  | 19.0%            | 24.4%            | 24.5%            |
|   | Some College                          | 25.5%            | 25.1%            | 25.1%            |
|   | Associates Degree Only                | 12.1%            | 12.4%            | 12.1%            |
|   | Bachelors Degree Only                 | 16.8%            | 19.5%            | 18.6%            |
|   | Graduate Degree                       | 13.8%            | 9.9%             | 9.3%             |
| Business                                  | Number of Businesses                  | 243              | 1,029            | 3,074            |
|   | Total Number of Employees             | 3,724            | 18,526           | 56,742           |
|   | Employees per Business                | 15.33            | 18.01            | 18.46            |
|   | Residential Population per Business   | 37.75            | 45.37            | 36.15            |

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