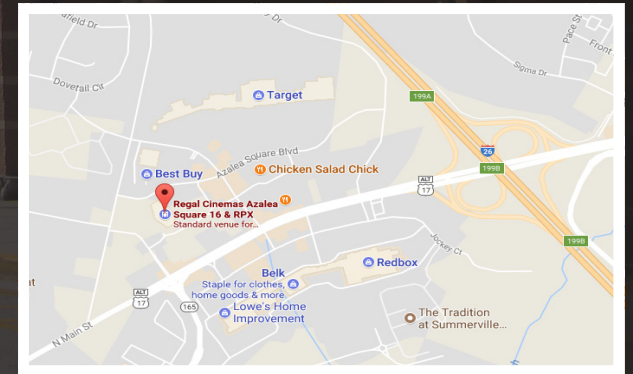


RETAIL



Other shops include



LOCATION

OFFERED BY



(843) 856-4600
www.belklucy.com

Trey Lucy
trey.lucy@belklucy.com
(843) 606-5455 — direct office
(843) 566-2867 — mobile

AND

Blair Belk, CCIM
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(843) 709-9292 — mobile



RETAIL



PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive leasing opportunities for Azalea Square, which is located in the heart of Summerville, SC. Ideally positioned off well-travelled US Highway 17 near Interstate 26, this 348,477sf power center offers convenient access and ample signage opportunities. Featuring an impressive mix of national retailers and restaurants with strong local tenants, this property is well-patroned. Co-tenants include Target, Kohl's, TJ Maxx, BestBuy, Dick's Sporting Goods, Ross, World Market, PetSmart, and Ulta, just to name a few.

AREA DESCRIPTION

The town of Summerville is situated mostly in Dorchester County and is part of the 800,000-person Charleston, SC MSA. Summerville is a burgeoning community with a strong local economy, beautifully planned neighborhoods, excellent schools, rich history, and plenty of southern hospitality. In the past thirty years, the population of Summerville has increased exponentially as families, business people, and military personnel continue to flock to charming city.

LEASING OPPORTUNITIES

Suite 420C	4,000 - 5,403 sf	Negotiable
CAM, Taxes, & Ins. (est.)		\$5.87/sf

AREA DEMOGRAPHICS (3-MILE)

Population:	34,325
Households:	12,918
Avg. HH Income:	\$65,935

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PHOTOS



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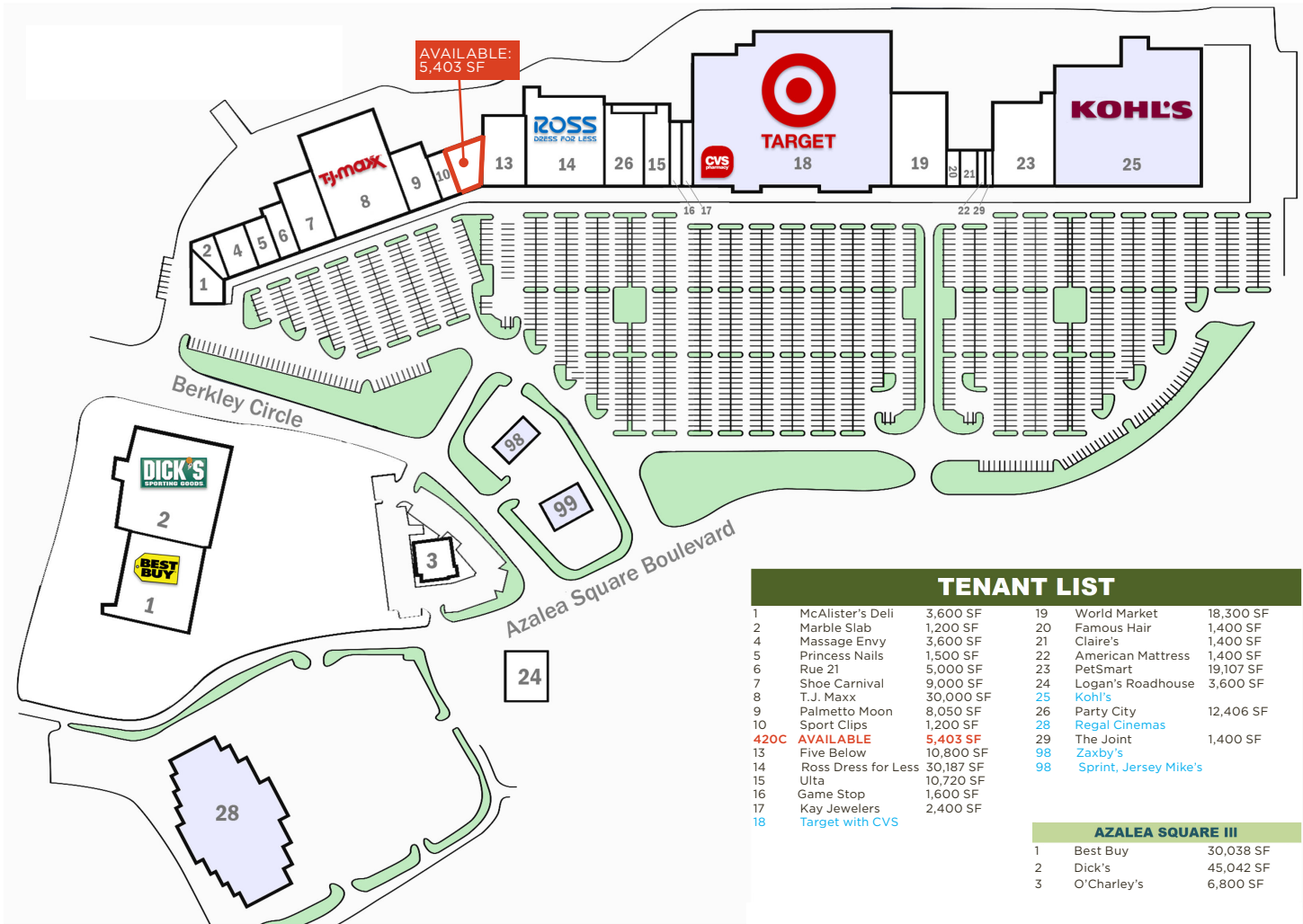
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SITE PLAN



TENANT LIST

1	McAlister's Deli	3,600 SF	19	World Market	18,300 SF
2	Marble Slab	1,200 SF	20	Famous Hair	1,400 SF
4	Massage Envy	3,600 SF	21	Claire's	1,400 SF
5	Princess Nails	1,500 SF	22	American Mattress	1,400 SF
6	Rue 21	5,000 SF	23	PetSmart	19,107 SF
7	Shoe Carnival	9,000 SF	24	Logan's Roadhouse	3,600 SF
8	T.J. Maxx	30,000 SF	25	Kohl's	
9	Palmetto Moon	8,050 SF	26	Party City	12,406 SF
10	Sport Clips	1,200 SF	28	Regal Cinemas	
420C	AVAILABLE	5,403 SF	29	The Joint	1,400 SF
13	Five Below	10,800 SF	98	Zaxby's	
14	Ross Dress for Less	30,187 SF	98	Sprint, Jersey Mike's	
15	Ulta	10,720 SF			
16	Game Stop	1,600 SF			
17	Kay Jewelers	2,400 SF			
18	Target with CVS				

AZALEA SQUARE III

1	Best Buy	30,038 SF
2	Dick's	45,042 SF
3	O'Charley's	6,800 SF

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