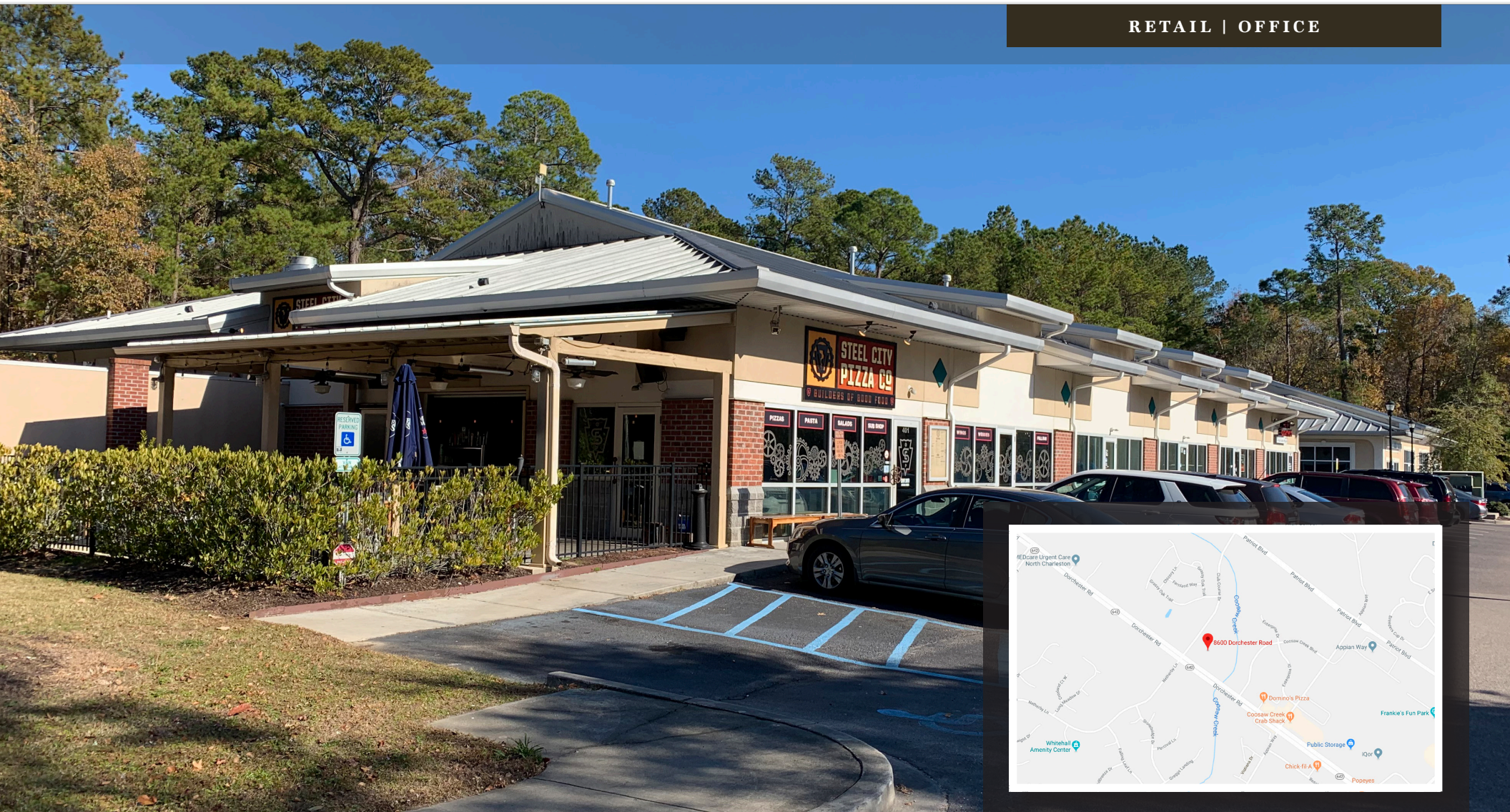


AVAILABLE - FOR LEASE **THE VILLAGE AT COOSAW**

8600 DORCHESTER RD NORTH CHARLESTON, SC 29420

RETAIL | OFFICE



Co-tenants include:



LOCATION

CO-LISTED & OFFERED BY



AND



Chris Dion
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(843) 872-9743 — direct office
(864) 918-0409 — mobile

Eden McKoy
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AND

Thomas Boulware, CCIM
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**PROPERTY INFORMATION****PROPERTY DESCRIPTION**

The Village at Coosaw is a 28,300sf neighborhood center positioned on well-travelled Dorchester Road in North Charleston. This attractive and well-maintained property is situated at the lighted corner of Dorchester Road and Club Course Drive, allowing for easy ingress and egress. Surrounded by a dense population and high traffic counts (27,400 VPD), this center is an ideal setting for retail or office. Co-tenants include SunTrust, Coastal Kids Dental & Braces, Steel City Pizza, Ladles, Glow Nail Bar, Asian Gourmet, and Burn Boot Camp.

AREA DESCRIPTION

North Charleston is a vibrant city that attracts more than two million visitors annually. This thriving, business friendly area is a major economic driver of the 745,000-person Charleston, SC MSA. The city has excellent shopping facilities, malls, restaurants, and beautifully planned neighborhoods. North Charleston brings an atmosphere of prosperity, excitement, and continued growth to the hub of the Lowcountry.

LEASING OPPORTUNITIES

Suite 405	1,500 sf	\$ 18.00/sf NNN
Suite 203	1,500 sf	\$ 21.00/sf NNN
Suite 204	1,500 sf	\$ 21.00/sf NNN
Suite 205	2,400 sf	\$ 21.00/sf NNN
Suites 204&205	3,900 sf	\$ 21.00/sf NNN
Suites 203,204&205	5,400 sf	\$ 21.00/sf NNN
CAM, Taxes, Ins. (est.)		\$ 6.75/sf

DEMOGRAPHICS (3-MILE)

Population	46,376
Households	17,102
Avg. HH Income	\$77,417

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SITE PLAN



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