

# OAKBROOK STATION

4650 LADSON RD & 10040-10070 DORCHESTER RD



For more information:

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## PROPERTY HIGHLIGHTS:

- ±1,600 SF retail space available in Oakbrook Station
- ±138,166 SF retail center with easy access from main roads
- Anchored by Lowes Foods, Oakbrook Station was recently redeveloped in 2017 and is one of the most relevant centers in the area
- The site benefits from excellent visibility and total frontage of ±2,285 feet along 3 five-lane thoroughfares
- **LEASE RATE:** \$24/PSF/NNN (\$5.00 estimated)



Located at the confluence of Ladson Road, Dorchester Road and Old Trolley Roads, Oakbrook Station is the epicenter of the Oakbrook area that has served this end of Summerville for 30+ years.



39,700 VPD - Dorchester Rd  
30,500 VPD- Ladson Rd  
29,700 VPD - Old Trolley Rd  
Parking Ratio: 4.7/1,000 SF

For Lease  
Oakbrook Station  
Retail Space



# SITE PLAN

For Lease  
Oakbrook Station  
Retail Space



# AREA MAP

For Lease  
Oakbrook Station  
Retail Space



# Demographic Profile

Oakbrook Station, Summerville, South Carolina, 29485

Drive Time	5 Min	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>2016 Age Distribution</b>				<b>Median Household Income</b>			
2010 Census	18,547	71,728	135,325	0 - 4	7.6%	7.5%	7.7%	2016 Estimate	\$64,342	\$69,366	\$61,082
2019 Estimate	22,471	85,865	163,542	5 - 9	7.5%	7.8%	7.5%	2021 Projection	\$73,554	\$76,884	\$68,736
2024 Projection	24,683	94,432	180,004	10 - 14	7.8%	7.9%	7.4%	<b>Average Household Income</b>			
% Chg. 2016-2021	9.8%	10.0%	10.1%	15 - 19	7.3%	7.4%	7.6%	2016 Estimate	\$78,190	\$83,635	\$77,796
<b>Households</b>				20 - 24	7.3%	6.3%	7.2%	2021 Projection	\$88,000	\$93,716	\$87,864
2010 Census	7,306	26,873	50,478	25 - 34	15.7%	14.6%	14.9%	<b>Per Capita Household Income</b>			
2019 Estimate	8,735	31,879	60,837	35 - 44	14.2%	14.8%	14.1%	2016 Estimate	\$29,722	\$30,996	\$29,002
2024 Projection	9,560	34,956	66,899	45 - 54	13.1%	14.2%	14.1%	2021 Projection	\$33,338	\$34,629	\$32,713
<b>Families</b>				55 - 64	9.5%	10.4%	10.5%	<b>2016 Household Income Dist.</b>			
2010 Census	5,028	19,567	35,842	65 - 74	6.0%	5.7%	5.6%	Less than \$15,000	9.6%	7.8%	9.2%
2016 Estimate	5,936	22,851	42,406	75 - 84	2.9%	2.5%	2.5%	\$15,000 - \$24,999	7.6%	6.9%	8.4%
2021 Projection	6,466	24,926	46,385	85+	1.1%	0.8%	0.8%	\$25,000 - \$34,999	8.4%	7.8%	9.3%
<b>2016 Dist. by Race &amp; Ethnicity</b>				<b>Median Age</b>							
White Alone	67.9%	68.3%	64.1%	2010 Census	32.9	33.9	33.4	\$35,000 - \$49,999	11.5%	10.4%	12.3%
Black Alone	22.5%	22.1%	25.7%	2016 Estimate	34.8	35.6	35.1	\$50,000 - \$74,999	19.5%	20.6%	20.0%
American Indian Alone	0.5%	0.4%	0.5%	2021 Projection	35.1	35.9	35.7	\$75,000 - \$99,999	18.3%	17.9%	15.7%
Asian Alone	2.8%	3.0%	2.7%	<b>Average Household Size</b>				\$100,000 - \$149,999	16.3%	18.7%	16.2%
Pacific Islander Alone	0.2%	0.2%	0.2%	2010 Census	2.53	2.66	2.65	\$150,000 - \$199,999	5.4%	5.5%	5.0%
Some Other Race Alone	2.2%	2.3%	3.3%	2016 Estimate	2.56	2.69	2.66	\$200,000 and Up	3.5%	4.4%	4.0%
Two or More Races	3.8%	3.6%	3.7%	2021 Projection	2.57	2.70	2.67	<b>2016 Business Data</b>			
Hispanic Origin (Any Race)	6.8%	6.8%	7.8%	<b>2016 Housing Data</b>							
				Owner Occ. Housing Units	5,262	21,397	39,118	Total Businesses:	149	1,084	3,847
				Renter Occ. Housing Units	3,472	10,482	21,719	Total Employees:	1,761	12,544	50,129