



**FOR LEASE**

**±1,000 SF Retail Space  
Available**

**111 S US-52 Highway, Moncks Corner, SC 29461**

**Justin Ross**

Vice President  
+1 843 203 1055  
justin.ross@colliers.com

**James Bakker, CCIM**

Vice President  
+1 843 203 1060  
james.bakker@colliers.com



# Property Summary

Discover a prime retail opportunity in Moncks Corner, South Carolina, where the property boasts a high-traffic location, perfectly positioned for success. Situated in close proximity to a variety of amenities and retail hotspots. Within minutes, tenants can draw from the nearby customer base, positioning themselves among established businesses and well-known landmarks. One end-cap retail suite is available in this Hibbett Sports anchored shopping center in the heart of Monck's Corner retail corridor. The space is ideally suited for a financial services user as well as a wide range of professional and retail uses. The suite comes with ample parking and monument signage.



<b>Address</b>	111 S US-52 Highway Moncks Corner, SC 29461
<b>Available</b> For lease	<b>Suite E: ±1,000 SF</b> <ul style="list-style-type: none"><li>• Lease rate: \$23.00/SF, NNN</li><li>• Flexible leasing options to meet diverse tenant needs</li></ul>
<b>Parking</b>	Ample on-site parking for staff and customers
<b>TMS #</b>	142-12-02-010



### Strong Demographics

Close proximity to popular amenities and residential neighborhoods



### Surrounding Amenities

Heart of Moncks Corner retail corridor



### Desirable Location

High-traffic location on S US-52 Hwy



# Suite E

Features a spacious, well-designed interior layout and large store-front windows for maximum visibility



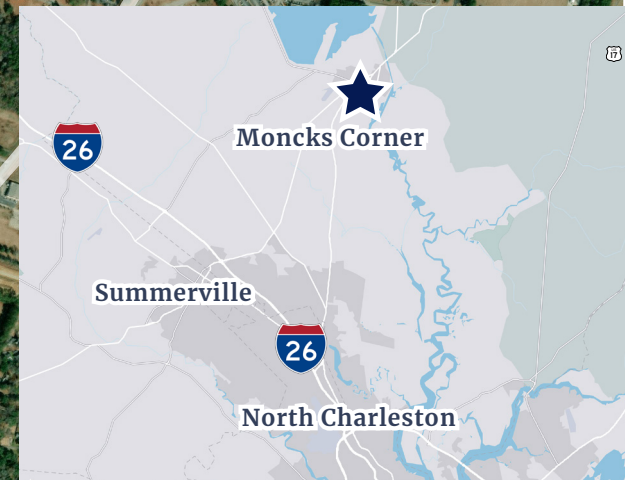
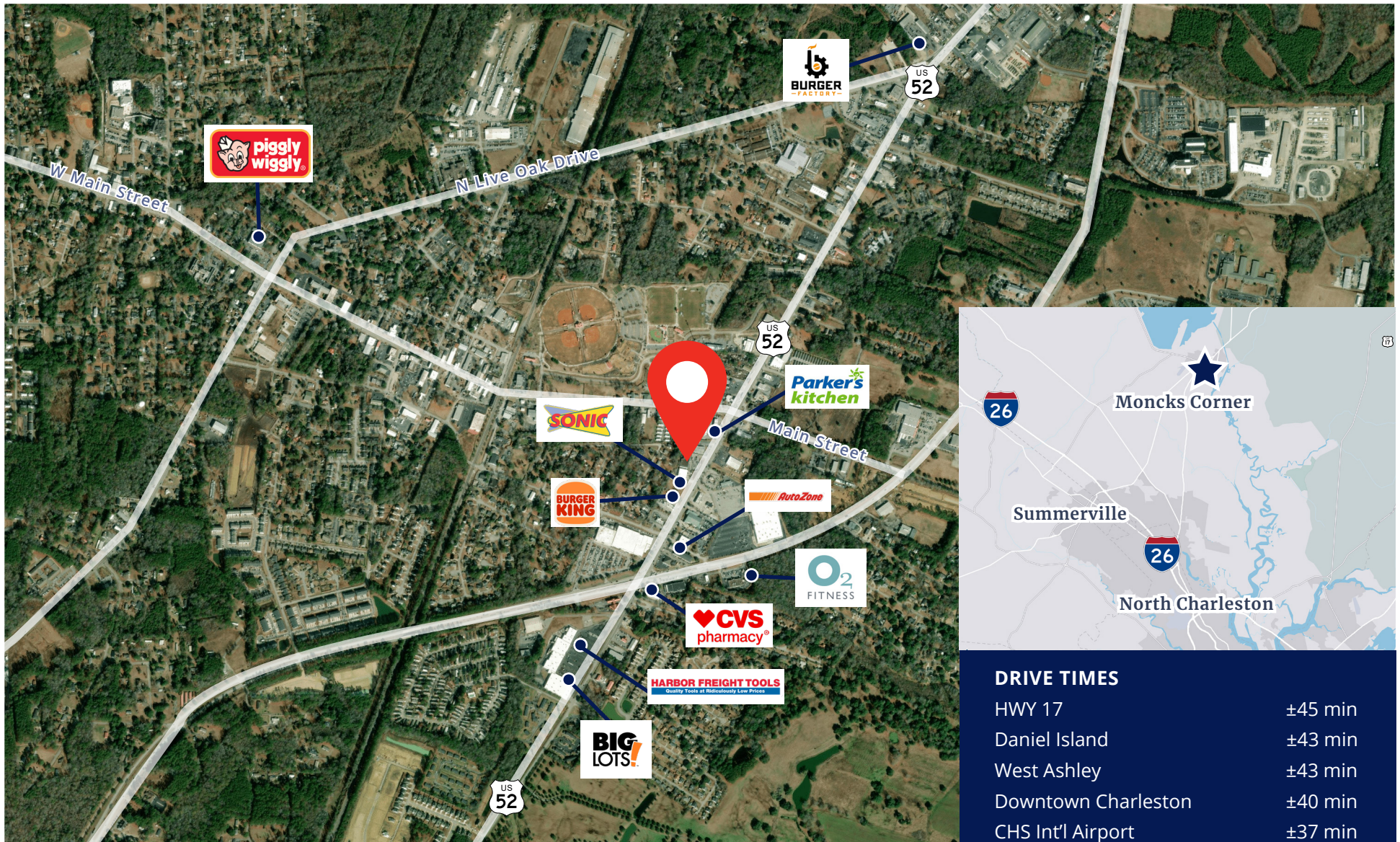
# Aerial Overview



## Tenant Overview

<i>Unit #</i>	<i>Tenant</i>
1	Advance Auto Parts
A	K-STAR NAILS
B	Hibbett Sporting Goods
C	101 Smokes N More
D	Papa Johns
<b>E</b>	<b>VACANT</b>

# Market Overview



## DRIVE TIMES

HWY 17	±45 min
Daniel Island	±43 min
West Ashley	±43 min
Downtown Charleston	±40 min
CHS Int'l Airport	±37 min
Summerville	±32 min
I-526	±32 min
I-26	±30 min

## CONTACT

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### Colliers | South Carolina

960 Morrison Drive, Ste 400  
Charleston, SC 29403  
+1 843 747 1200

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