

# DORCHESTER SQUARE

69,980± SF SHOPPING CENTER | CHARLESTON, SC

AVAILABLE FOR SALE  
INVESTMENT OPPORTUNITY



## DORCHESTER SQUARE

4391 Dorchester Rd N. | Charleston, SC 29405

69,980 Square Feet

8.96 Acre Site

Built in 1992

93% occupied

2018 NOI: \$952,200

Price: Market

### Property Fundamentals

- **Grocery-anchored necessity retail** serves a vibrant growing trade area.
- **70% of revenue** from national chain retailers.
- **Two (2) national tenant NNN Ground Lease fast food outparcels included** at this highly visible hard corner providing Landlord control of valuable frontage.
- **Favorable ingress/egress** with two (2) curb-cuts on both Dorchester Road and Leeds Avenue.
- **High traffic location:** 19,100± vehicles pass daily along Dorchester Road.

### Market Fundamentals

- **Charleston** offers superior growth characteristics in all respects with high barriers to entry.
- **Located on a strategic traffic artery** with I-526 interchange .25-miles west and I-26 interchange 1.5-miles east with tremendous potential for accelerating re-gentrification and redevelopment.
- **Close proximity** to Charleston International Airport, Boeing campus, former North Charleston Naval Base.



## CONTACT US

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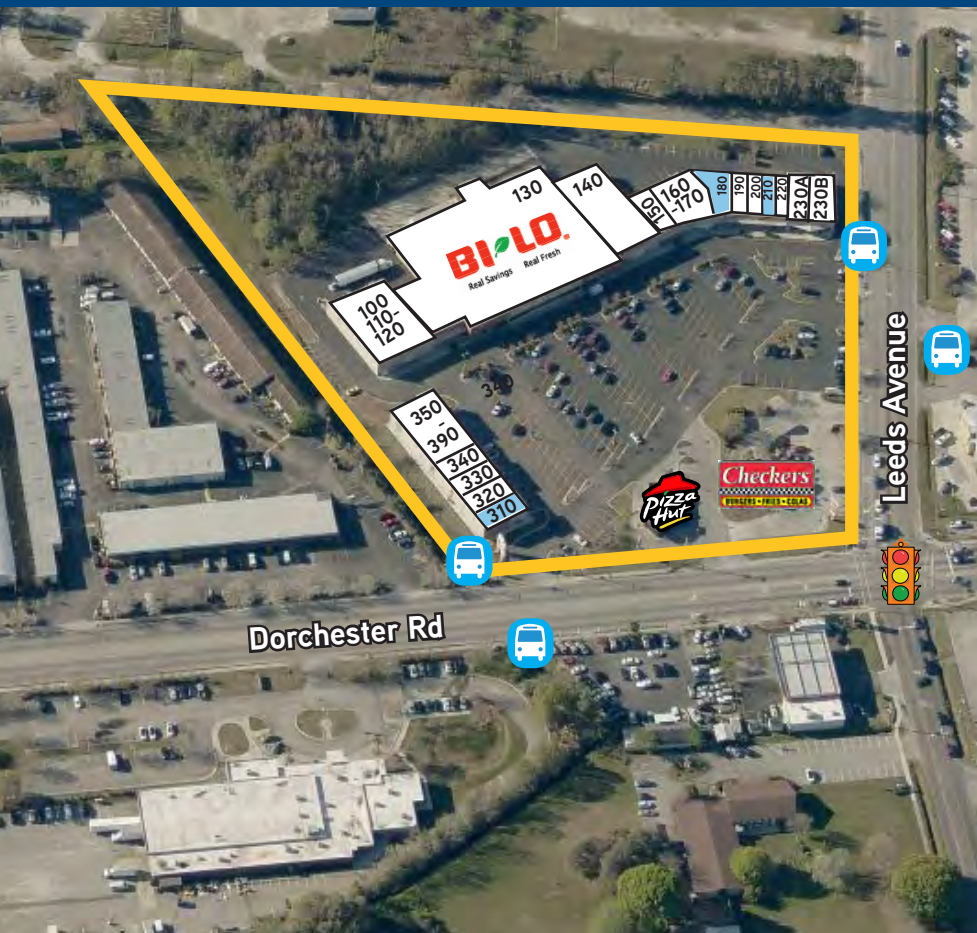
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STE	TENANT	SF
100, 110-120	Family Dollar	9,800
130	Bi-Lo	30,500
140	Advance Auto	6,720
150	Ace Cash Express	1,200
160-170	Hair City Supply	2,090
180	AVAILABLE	2,970
190	Subway	1,200
200	Boost Mobile	900
210	AVAILABLE	900
220	Joe's Cuisine	1,200
230A	In-N-Out Wings	1,750
230B	Glamour Nails	1,750
310	AVAILABLE	1,000
320	Freeway Insurance	1,000
330	Metro PCS	1,000
340	Dorchester Liquor Store	1,000
350-390	DTLR	5,000
OP1	Checkers	OP
OP2	Pizza Hut	OP
<b>TOTAL</b>		<b>69,980</b>



**#1** CITY IN THE U.S., 2017  
travel + leisure

**#1** U.S. EXPORT GROWTH, 2017  
global cities initiative

Influential  
Businesses:



FOR SALE | DORCHESTER SQUARE

SOUTHEAST RETAIL INVESTMENT SALES

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