



*New Flex*

Retail Development

## INDIGO SHOPPING CENTER

5301 Indigo Fields Blvd  
North Charleston, SC 29418



**COLDWELL BANKER**  
**COMMERCIAL**  
ATLANTIC

**Brent Case, CCIM**  
(C) 843.270.4192  
bcase@cbcatlantic.com

**Hannah Kamba**  
(C) 843.697.8168  
hkamba@cbcatlantic.com

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$23 PSF
Total Available:	1,951 SF - 8,355 SF
Lease Type:	NNN est \$7.00 PSF
Parking Spaces:	158
Municipality:	North Charleston
Zoning:	B-2 (North Charleston)
Traffic Count:	40,400 VPD

## PROPERTY OVERVIEW

Newly developed Shopping Center fronting Dorchester Road with traffic counts above 40,400 vehicles per day. This Center is right next to the intersection of Ashley Phosphate & Dorchester Road and close proximity and easy access to I-26 & I-526. Incredible visibility and access off Dorchester Road with a multitude of uses available ranging from Retail, Office, Medical and Flex. Opportunity for large restaurant user with patio with Dorchester Road visibility.

## PROPERTY HIGHLIGHTS

- 30,043 SF Retail Center
- Individual suites ranging from 1,951 SF to 2,302 SF, larger contiguous spaces available
- Retail, Office, Showroom, or Medical uses
- 158 parking spaces, 5 per 100 with rear truck circulation for deliveries
- Drive-thru and Pickup window capability
- 18' Clear height
- Roll up garage doors



# PROJECT INFORMATION

**DORCHESTER ROAD**  
**40,400 VPD**

## TRADE AREA



### POPULATION

2022 ESTIMATED	2027 PROJECTED
113,375	119,315



### HOUSEHOLDS

2022 ESTIMATED	2027 PROJECTED
44,835	47,330



### AVERAGE HOUSEHOLD INCOME

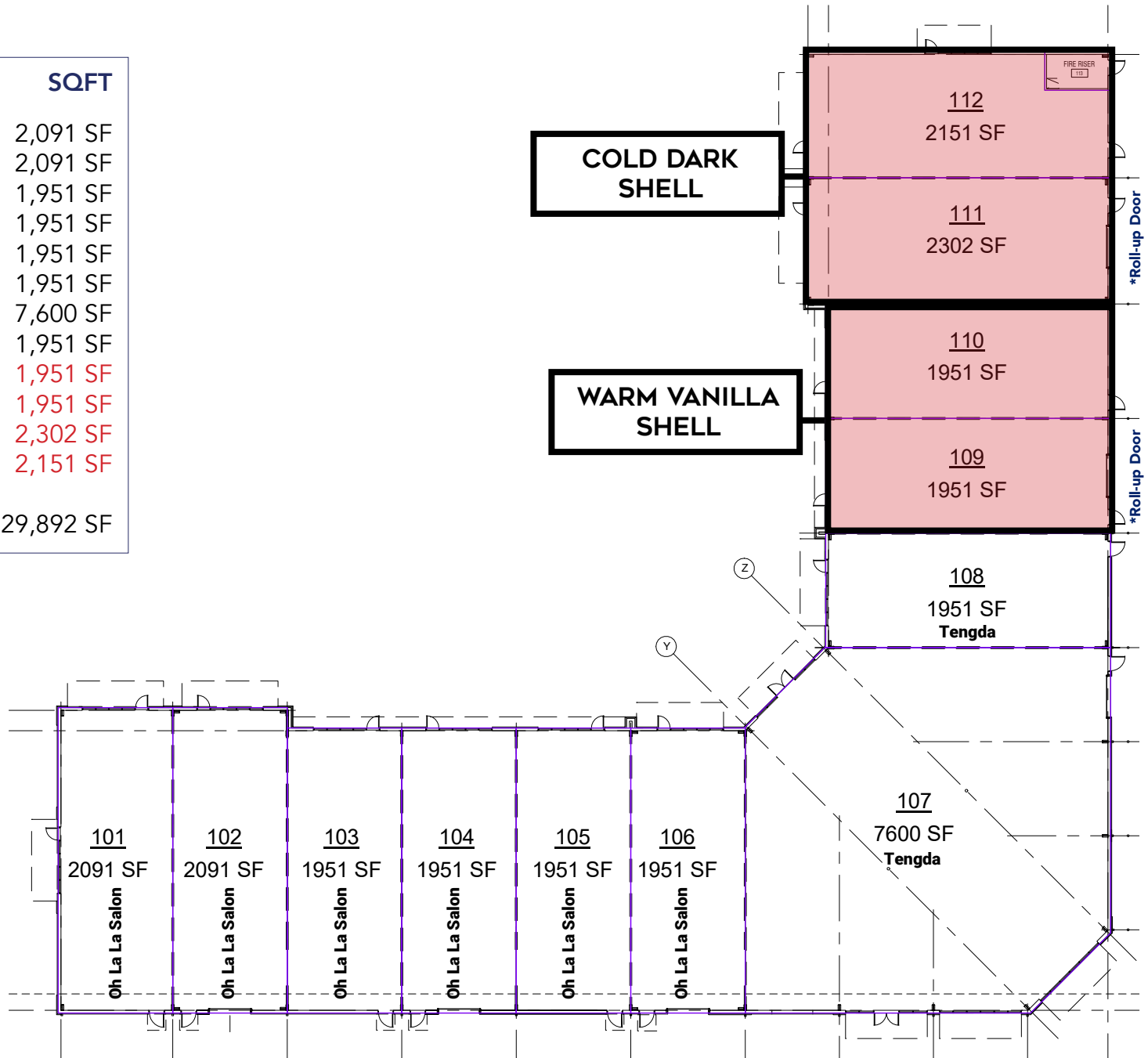
2022 ESTIMATED	2027 PROJECTED
\$84,486	\$96,445



# INDIGO SHOPPING CENTER

SUITE	TENANT	SQFT
101	Oh La La Salon	2,091 SF
102	Oh La La Salon	2,091 SF
103	Oh La La Salon	1,951 SF
104	Oh La La Salon	1,951 SF
105	Oh La La Salon	1,951 SF
106	Oh La La Salon	1,951 SF
107	Tengda	7,600 SF
108	Tengda	1,951 SF
109	AVAILABLE	1,951 SF
110	AVAILABLE	1,951 SF
111	AVAILABLE	2,302 SF
112	AVAILABLE	2,151 SF
Total		29,892 SF

**\*Suites with Roll-up Doors**  
All sized 10' x 12'



**SUMMERVILLE**

**DORCHESTER ROAD  
40,400 VPD**

**I-26  
109,800 VPD**

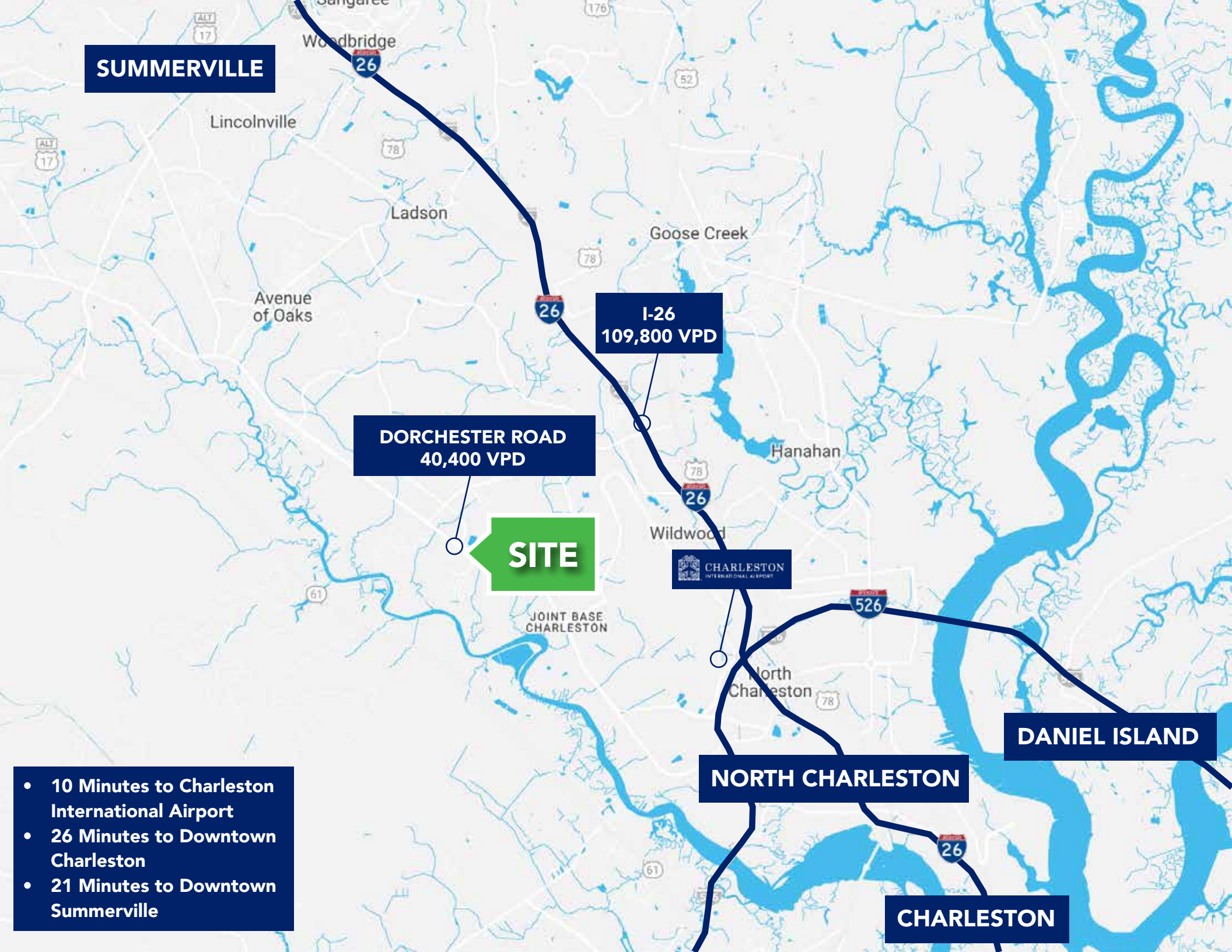
**SITE**

**NORTH CHARLESTON**

**DANIEL ISLAND**

**CHARLESTON**

- 10 Minutes to Charleston International Airport
- 26 Minutes to Downtown Charleston
- 21 Minutes to Downtown Summerville







32,600 VPD

40,400 VPD



Indigo Shopping Center





**Brent Case, CCIM**  
(C) 843.270.4192  
bcase@cbcatlantic.com

**Hannah Kamba**  
(C) 843.697.8168  
hkamba@cbcatlantic.com



**COLDWELL BANKER  
COMMERCIAL**  
ATLANTIC

3506 W Montague Ave Suite 200  
North Charleston, SC 29418  
843.744.9877  
cbcatlantic.com | cbcretailatlantic.com

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.