

NORTH POINTE PLAZA

NORTH CHARLESTON, SC



SIZE

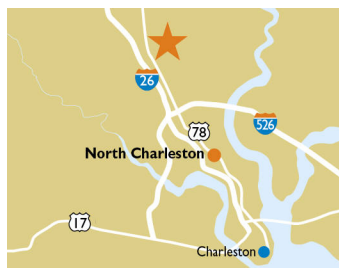
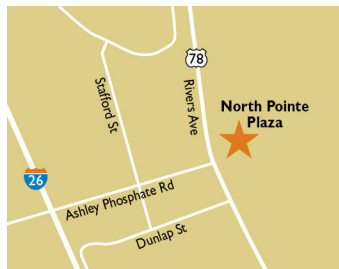
373,520 square feet

DEMOGRAPHICS

| 1 mile | 3 mile | 5 mile |
|------------------------------|--------|---------|
| Population | | |
| 8,478 | 60,252 | 142,664 |
| Households | | |
| 3,744 | 23,797 | 55,557 |
| Median HH Income (\$) | | |
| 55,439 | 61,324 | 64,709 |

MAJOR TENANT(S)

Walmart



LOCATION

7580 Rivers Avenue | North Charleston, SC 29406

PROPERTY HIGHLIGHTS

- Anchored by a Walmart Supercenter, the leading grocer in the Charleston area
- Additional tenants include Rooms To Go, Dollar Tree, CATO and more
- Located in North Charleston, a suburb nine miles outside of downtown Charleston with a population exceeding 60,200 in a three-mile radius
- The center is located on Rivers Avenue, which benefits from over 38,300 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



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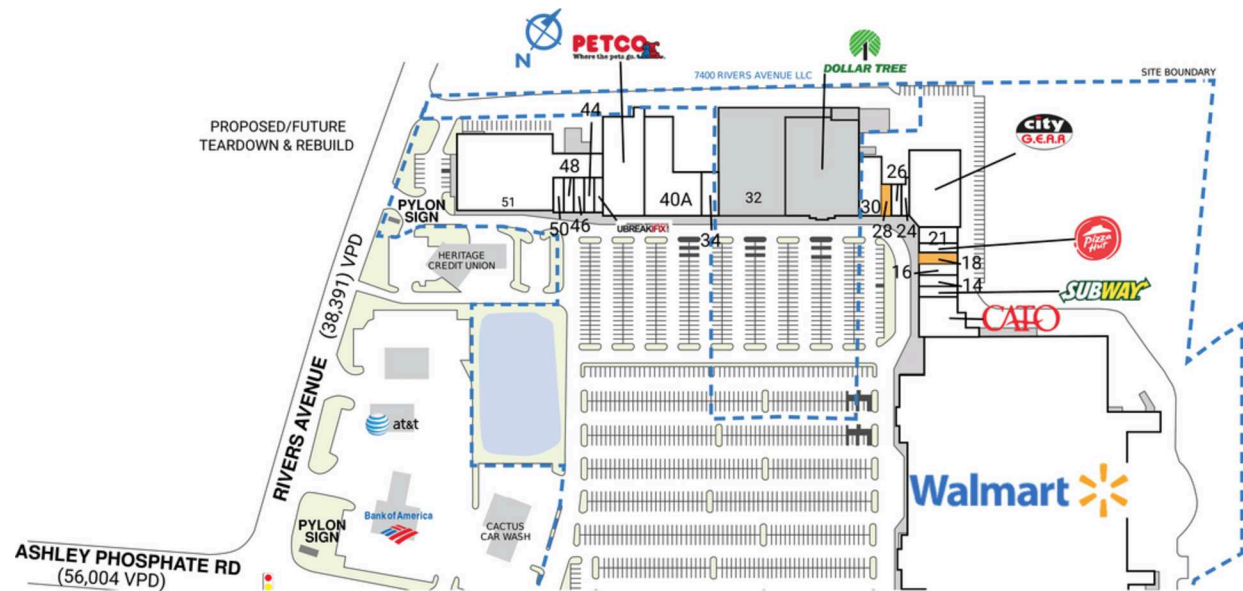
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| SPACE | TENANT | SQ. FT. |
|---------------|-------------------------------------|------------|
| 01 | Walmart | 222,904 SF |
| 06 | CATO | 6,007 SF |
| 12 | Subway | 1,226 SF |
| 14 | Wigs and Things | 1,574 SF |
| 16 | No. 1 Kitchen | 1,400 SF |
| 18 | AVAILABLE | 1,400 SF |
| 20 | Pizza Hut | 1,050 SF |
| 21 | MobileTek | 2,450 SF |
| 22 | City Gear | 13,000 SF |
| 24 | Magic Nails | 900 SF |
| 26 | Acceptance Insurance | 900 SF |
| 28 | AVAILABLE | 1,200 SF |
| 30 | New Yorker Menswear | 5,000 SF |
| 31 | Dollar Tree | 23,950 SF |
| 32 | FIT Life Health Clubs | 25,574 SF |
| 34 | ABC Package Store | 2,400 SF |
| 40 | Petco | 14,112 SF |
| 40A | Atlantic Bedding & Furniture | 14,498 SF |
| 42 | uBreakiFix | 750 SF |
| 44 | VIP @ NorthPoint Barbershop & Salon | 1,000 SF |
| 46 | Divine Designs | 1,000 SF |
| 48 | Liberty Tax | 750 SF |
| 50 | Dab City Tobacco & Vape | 950 SF |
| 51 | Carpet To Go Flooring | 29,525 SF |
| TOTAL SQ. FT. | | 373,520 |

SITE LEGEND

| | |
|---|--|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 32.939651

Longitude: -80.038463

| North Pointe Plaza North Charleston, SC | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 8,478 | 60,252 | 142,664 |
| | 2028 Projected Population | 8,340 | 58,120 | 139,577 |
| | 2010 Census Population | 6,713 | 51,133 | 118,222 |
| | 2000 Census Population | 5,746 | 40,992 | 102,762 |
| | 1990 Census Population | 4,996 | 39,128 | 102,313 |
| | Historical Annual Growth 1990 to 2000 | 1.41% | 0.47% | 0.04% |
| | Historical Annual Growth 2000 to 2010 | 1.57% | 2.24% | 1.41% |
| | Estimated Annual Growth 2010 to 2023 | 1.71% | 1.20% | 1.38% |
| | Projected Annual Growth 2023 to 2028 | -0.33% | -0.72% | -0.44% |
| | Median Age | 32.5 | 34.6 | 35.0 |
| Households | Q4 2023 Estimated Households | 3,744 | 23,797 | 55,557 |
| | 2028 Projected Households | 3,689 | 22,974 | 54,371 |
| | 2010 Census Households | 2,897 | 19,673 | 44,821 |
| | 2000 Census Households | 2,669 | 16,060 | 38,202 |
| | 1990 Census Households | 2,126 | 14,425 | 36,184 |
| | Historical Annual Growth 1990 to 2000 | 2.30% | 1.08% | 0.54% |
| | Historical Annual Growth 2000 to 2010 | 0.82% | 2.05% | 1.61% |
| | Estimated Annual Growth 2010 to 2023 | 1.88% | 1.39% | 1.57% |
| | Projected Annual Growth 2023 to 2028 | -0.29% | -0.70% | -0.43% |
| | Population per Household | 2.26 | 2.49 | 2.51 |
| Population by Race | White | 37.8% | 44.0% | 45.7% |
| | Black or African American | 35.4% | 30.8% | 31.1% |
| | Asian & Pacific Islander | 3.6% | 3.8% | 3.4% |
| | Other Races | 3.5% | 5.2% | 5.5% |
| | Hispanic Population | 19.7% | 16.3% | 14.3% |
| Income | Average Household Income | \$71,774 | \$77,519 | \$82,364 |
| | Median Household Income | \$55,439 | \$61,324 | \$64,709 |
| | Per Capita Income | \$31,738 | \$30,943 | \$32,589 |
| Education (Age 25+) | Elementary | 7.5% | 5.5% | 4.7% |
| | Some High School | 6.0% | 7.0% | 7.2% |
| | High School Graduate | 24.7% | 27.2% | 27.6% |
| | Some College | 25.2% | 22.4% | 23.2% |
| | Associates Degree Only | 14.4% | 10.5% | 10.8% |
| | Bachelors Degree Only | 14.9% | 19.0% | 18.2% |
| | Graduate Degree | 7.3% | 8.4% | 8.4% |
| Business | Number of Businesses | 400 | 1,868 | 4,371 |
| | Total Number of Employees | 6,906 | 33,549 | 84,510 |
| | Employees per Business | 17.25 | 17.96 | 19.34 |
| | Residential Population per Business | 21.18 | 32.26 | 32.64 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.