

PALMETTO PAVILION

NORTH CHARLESTON, SC



SIZE

66,428 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
9,173	46,670	111,110
Households		
3,416	15,840	43,731
Median HH Income (\$)		
76,574	75,676	67,724

MAJOR TENANT(S)

Publix
The UPS Store



LOCATION

8409 Dorchester Road | North Charleston, SC 29420

PROPERTY HIGHLIGHTS

- Anchored by Publix with The UPS Store, Papa Johns Pizza and Subway
- Located in North Charleston, which is nine miles north of downtown Charleston, with a population exceeding 46,000 in a three-mile radius with an average household income greater than \$94,900
- The center is located at the intersection of Ashley Phosphate Road and Dorchester Road which benefits from over 36,400 cars per day

LEASING CONTACT

Mark Porter
Mobile (803) 338-6004
mporter@phillipsedison.com

MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

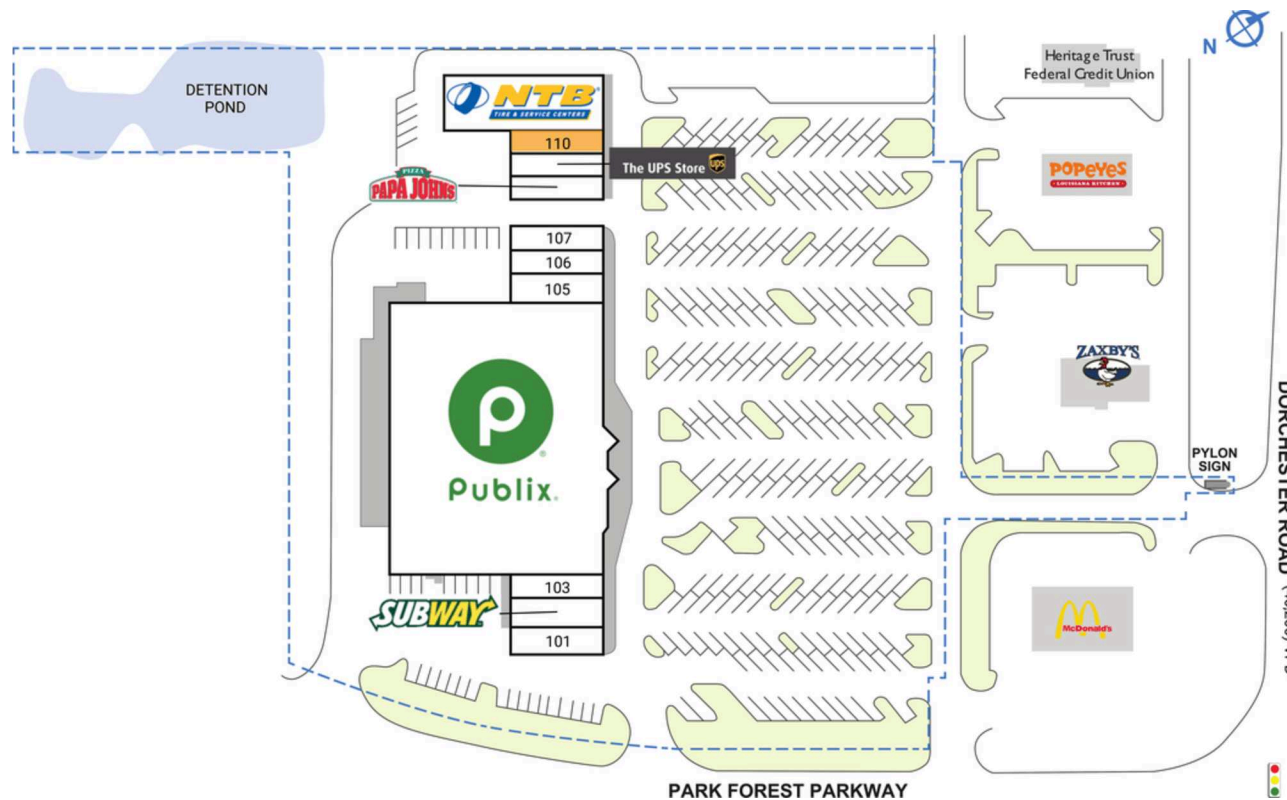
PALMETTO PAVILION

8409 Dorchester Road | North Charleston, SC 29420

SPACE	TENANT	SQ. FT.	I05	Ocean Eye PC	2,000 SF	I09	The UPS Store	1,600 SF
I01	Ginza Sushi & Hibachi	1,977 SF	I06	Diamond Nail and Spa	1,600 SF	I10	AVAILABLE	1,600 SF
I02	Subway	2,000 SF	I07	Chucktown Wine and Spirits	1,577 SF	I11	National Tire & Battery	6,656 SF
I03	SC Tobacco and Vape	1,600 SF	I08	Papa John's Pizza	1,547 SF	TOTAL SQ. FT.		66,428
I04	Publix	44,271 SF						

SITE LEGEND

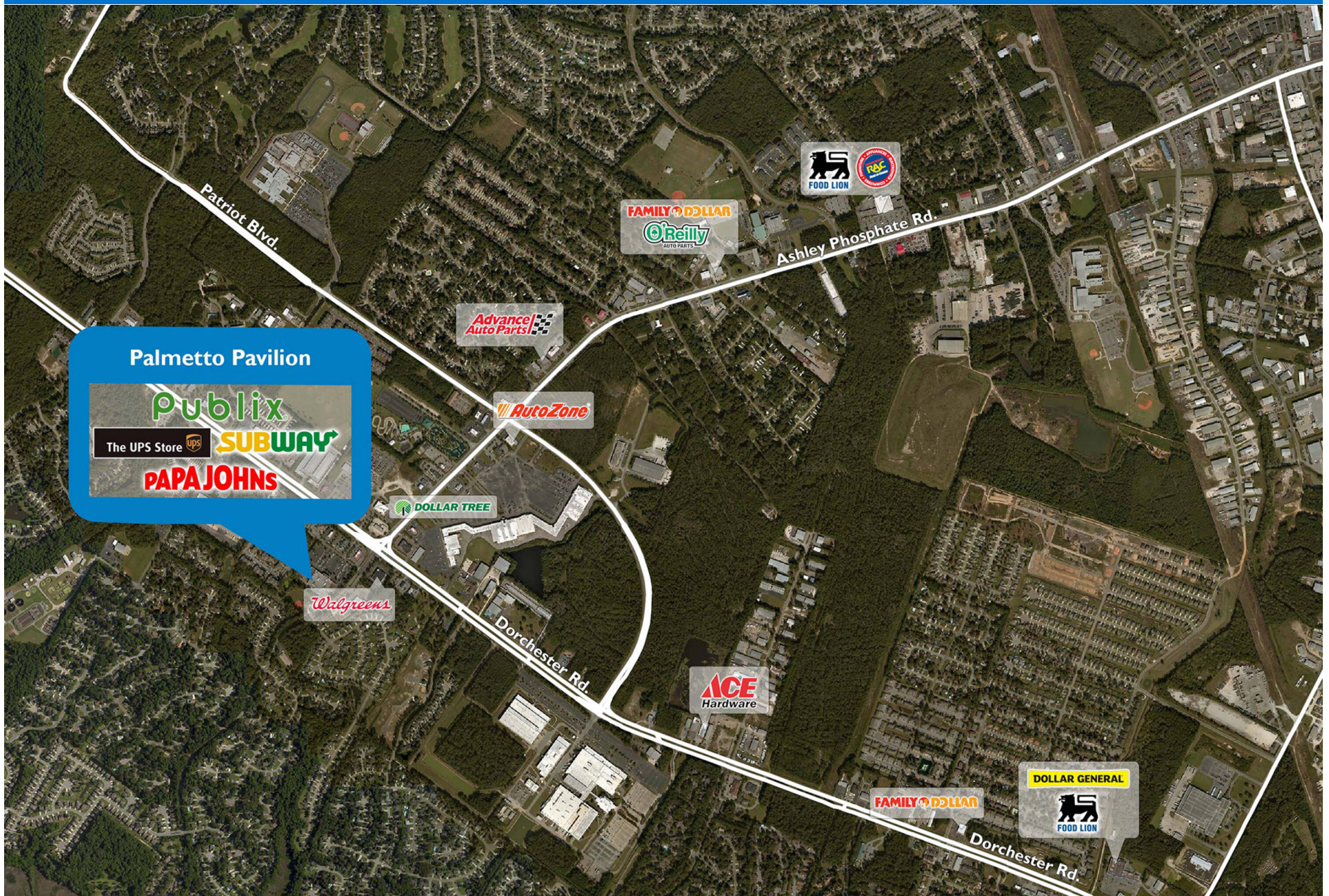
- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

PALMETTO PAVILION

8409 Dorchester Road | North Charleston, SC 29420



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 32.912828

Longitude: -80.109822

Palmetto Pavilion North Charleston, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	9,173	46,670	111,110
	2028 Projected Population	9,681	48,686	114,876
	2010 Census Population	6,986	35,859	87,047
	2000 Census Population	4,746	23,430	60,309
	1990 Census Population	2,004	19,760	54,843
	Historical Annual Growth 1990 to 2000	9.00%	1.72%	0.95%
	Historical Annual Growth 2000 to 2010	3.94%	4.35%	3.74%
	Estimated Annual Growth 2010 to 2023	2.00%	1.93%	1.79%
	Projected Annual Growth 2023 to 2028	1.08%	0.85%	0.67%
	Median Age	37.3	37.2	35.5
Households	Q4 2023 Estimated Households	3,416	17,932	43,731
	2028 Projected Households	3,591	18,651	45,176
	2010 Census Households	2,523	13,518	33,343
	2000 Census Households	1,622	8,487	22,916
	1990 Census Households	698	6,794	19,818
	Historical Annual Growth 1990 to 2000	8.80%	2.25%	1.46%
	Historical Annual Growth 2000 to 2010	4.52%	4.77%	3.82%
	Estimated Annual Growth 2010 to 2023	2.23%	2.08%	1.99%
	Projected Annual Growth 2023 to 2028	1.00%	0.79%	0.65%
	Population per Household	2.69	2.59	2.51
Population by Race	White	44.3%	45.0%	44.9%
	Black or African American	33.7%	36.0%	33.7%
	Asian & Pacific Islander	4.2%	3.9%	3.5%
	Other Races	5.0%	5.7%	5.7%
	Hispanic Population	12.9%	9.3%	12.1%
Income	Average Household Income	\$98,595	\$94,949	\$85,542
	Median Household Income	\$76,574	\$75,676	\$67,724
	Per Capita Income	\$36,714	\$36,553	\$33,898
Education (Age 25+)	Elementary	5.7%	3.2%	4.3%
	Some High School	7.0%	5.5%	6.1%
	High School Graduate	19.0%	24.4%	24.5%
	Some College	25.5%	25.1%	25.1%
	Associates Degree Only	12.1%	12.4%	12.1%
	Bachelors Degree Only	16.8%	19.5%	18.6%
	Graduate Degree	13.8%	9.9%	9.3%
Business	Number of Businesses	243	1,029	3,074
	Total Number of Employees	3,724	18,526	56,742
	Employees per Business	15.33	18.01	18.46
	Residential Population per Business	37.75	45.37	36.15

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