

# CORNER AT WESCOTT, PHASE II

9500 Dorchester Road, North Charleston, SC 29485  
Dorchester County



## HIGHLIGHTS

For Sale/Lease  
County: Dorchester  
Type: Development

## CONTACT

Evan Staley  
404.926.1533  
estaley@hendonproperties.com

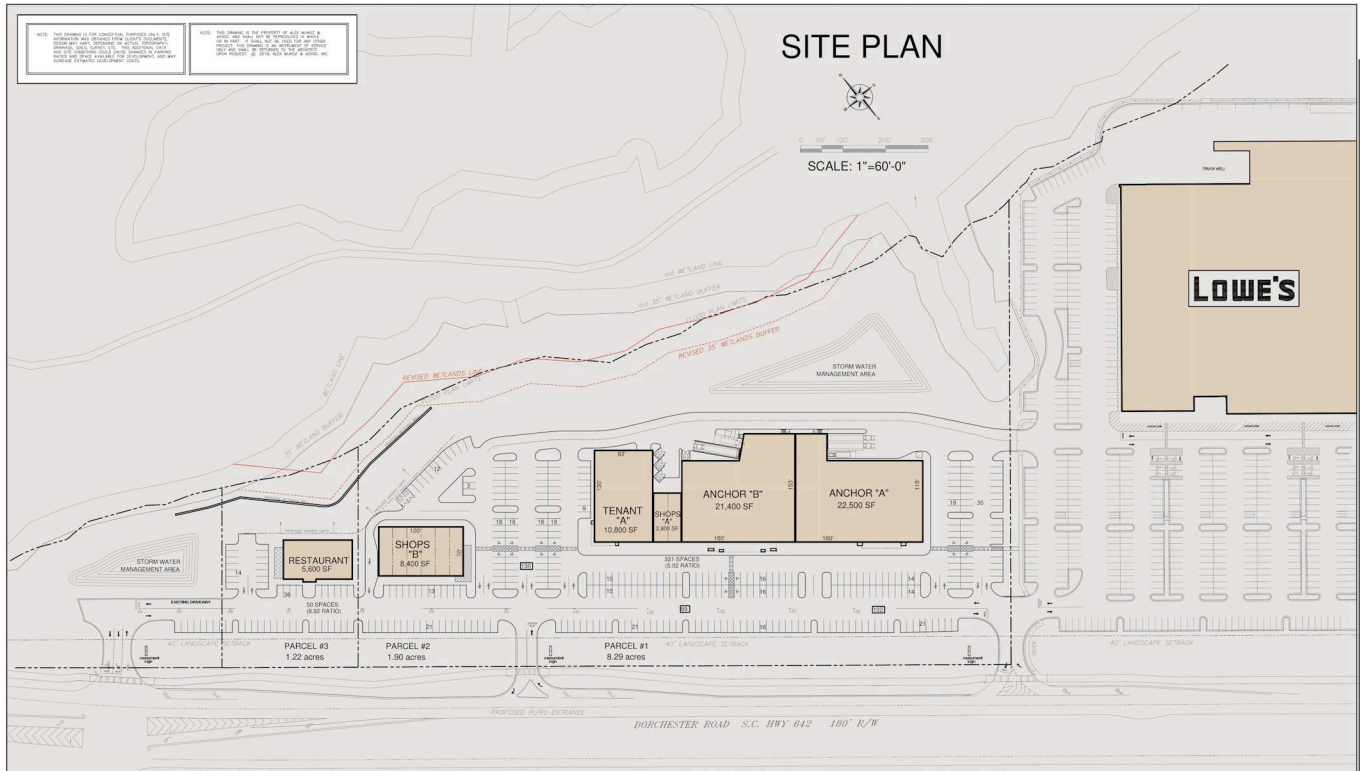
- Across from the Corner at Wescott shopping center is approximately 13 acres of undeveloped property located adjacent to Lowe's Home Improvement. The property can accommodate retail tenants and is also conducive to office suites or public storage. The property has an internal road connecting it to Wescott Boulevard with its full access intersection.
- Adjacent to Corner at Wescott, a 140,000 square foot community shopping destination located at the intersection of Dorchester Road and Wescott Boulevard in North Charleston, South Carolina. Opened in January 2014, the center is anchored by Harris Teeter and Marshalls. The center has attracted many national retailers including Starbucks Coffee, Panera Bread, Mattress Firm, Five Guys Burger and Fries, Moe's Southwest Grill, Rack Room Shoes, Great Clips, Jersey Mike's Subs, and CATO Fashions.
- Well-positioned in the heart of residential growth, this area is supported by an increasing employee base from The Boeing Company plant near Charleston International Airport.

## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	51,116	106,356	198,794
Daytime Population	12,694	35,093	69,720
Households	18,773	39,695	74,469
Average Household Income (\$)	81,142	74,035	71,946
Median Household Income (\$)	67,497	60,080	57,026
Median Age	38	38	38

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## CORNER AT WESCOTT SHOPPING CENTER WESTERN PARCEL

*Alex Muñoz*  
ALEX MUÑOZ & ASSOCIATES, INC.  
ARCHITECTURE: 402 KING PALMS DRIVE, SUITE 200B  
ARCHITECTURE DESIGN: JENNIFER, GEORGIA 30306  
PLANNING: (404) 878-8168

DORCHESTER ROAD  
CHARLESTON, SOUTH CAROLINA  
A HENDON PROPERTIES SHOPPING VILLAGE

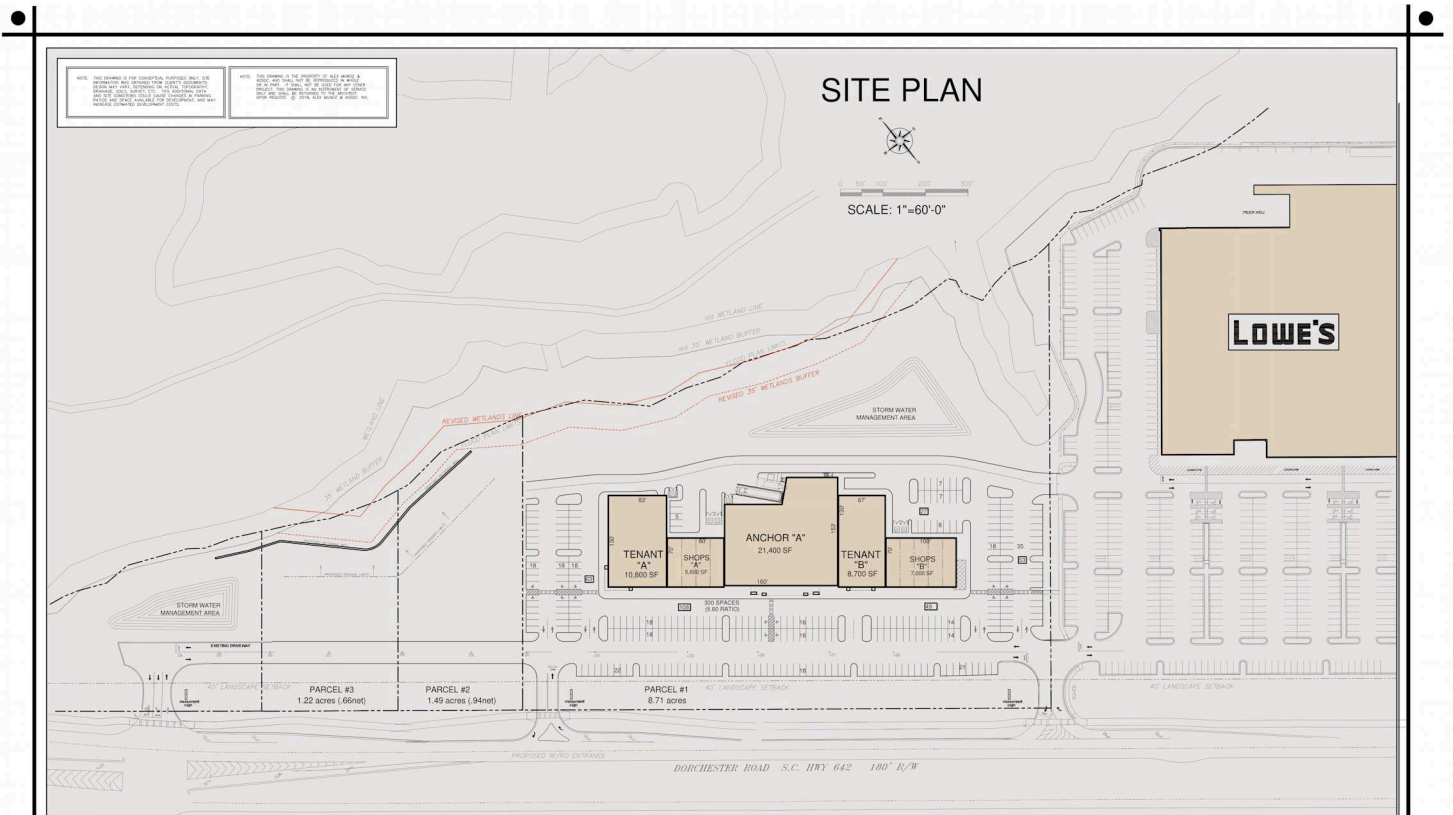


AUGUST 30, 2018

SK-23

# CORNER AT WESCOTT, PHASE II

9500 Dorchester Road, North Charleston, SC 29485  
Dorchester County



## CORNER AT WESCOTT SHOPPING CENTER WESTERN PARCEL

*Alex Munoz*  
ALEX MUNOZ & ASSOCIATES, Inc.  
ARCHITECT  
HENDERSON  
PLANNER

465 EAST PINE STREET, SUITE 200  
ATLANTA, GEORGIA 30308  
404.525.4444

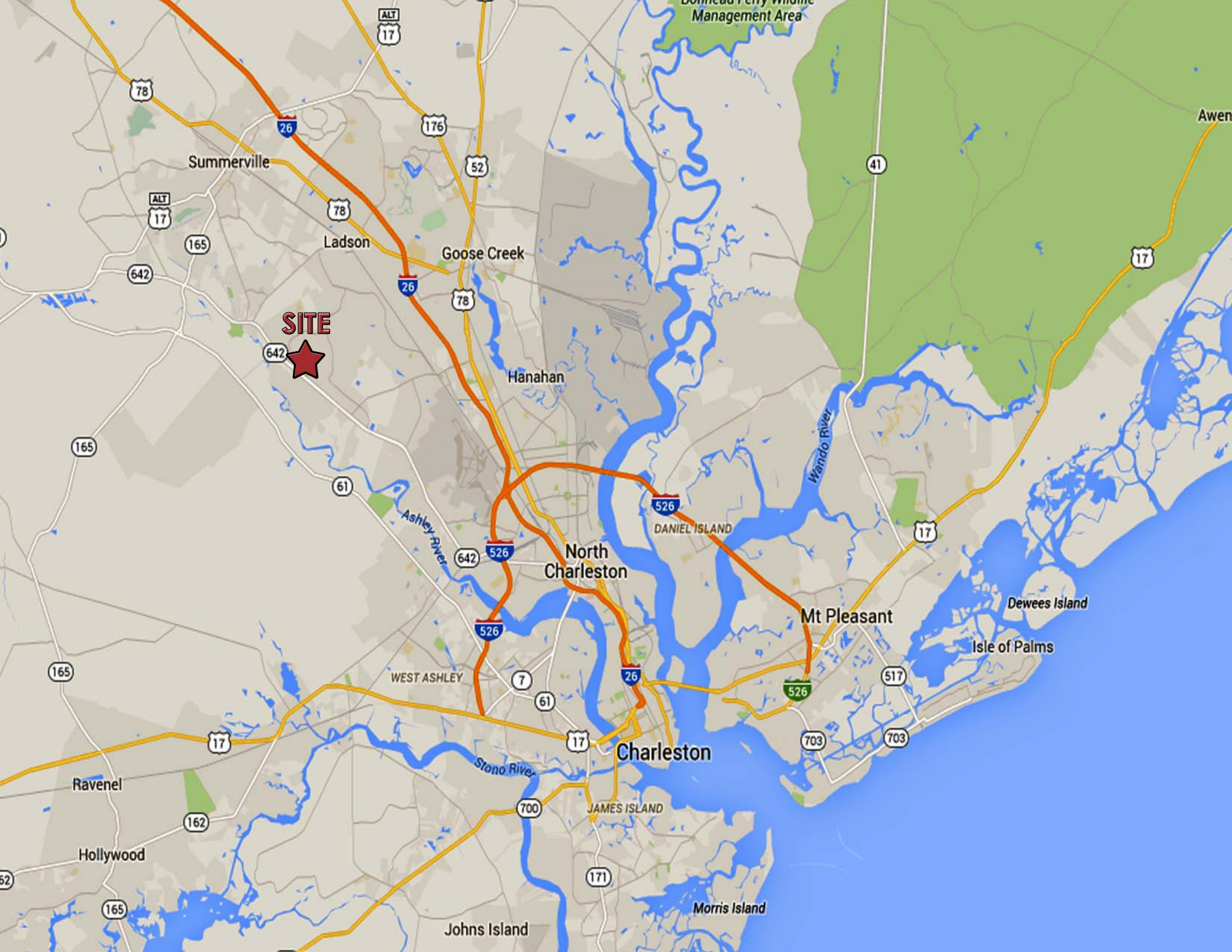
DORCHESTER ROAD  
CHARLESTON, SOUTH CAROLINA  
A HENDON PROPERTIES SHOPPING VILLAGE



OCTOBER 18, 2018

SK-24





**SITE**



Summerville

Ladson

Goose Creek

Hanahan

North Charleston

Mt Pleasant

Charleston

Ravenel

Hollywood

Johns Island

Morris Island

Isle of Palms

Dewees Island

DANIEL ISLAND

JAMES ISLAND

WEST ASHLEY

Donnerly Wildlife Management Area

Awena



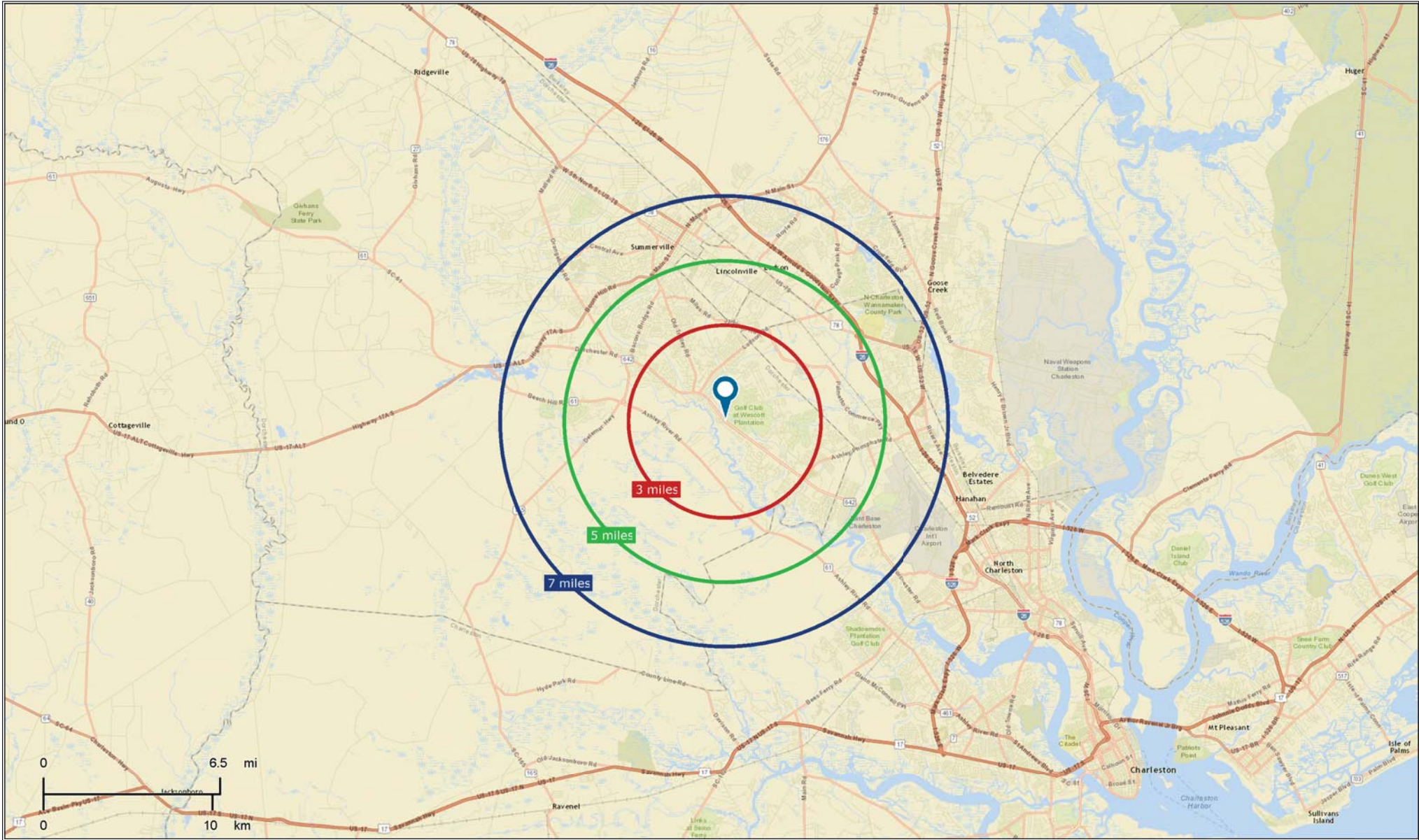
WESCOTT BLVD

DORCHESTER ROAD - S.C. HWY 642

CORNER AT WESCOTT  
PHASE II  
(Future Development)  
+/- 14 Acres







# Executive Summary

Corner at Wescott  
 9500 Dorchester Rd, Summerville, South Carolina, 29485  
 Rings: 3, 5, 7 mile radii

Prepared by Esri  
 Latitude: 32.93488  
 Longitude: -80.14096

	3 miles	5 miles	7 miles
<b>Population</b>			
2000 Population	20,699	60,920	127,179
2010 Population	41,506	89,714	170,856
2019 Population	51,891	108,459	202,520
2024 Population	57,798	119,253	221,744
2000-2010 Annual Rate	7.21%	3.95%	3.00%
2010-2019 Annual Rate	2.44%	2.07%	1.86%
2019-2024 Annual Rate	2.18%	1.92%	1.83%
2019 Male Population	48.4%	48.3%	48.5%
2019 Female Population	51.6%	51.7%	51.5%
2019 Median Age	34.4	34.9	34.8

In the identified area, the current year population is 202,520. In 2010, the Census count in the area was 170,856. The rate of change since 2010 was 1.86% annually. The five-year projection for the population in the area is 221,744 representing a change of 1.83% annually from 2019 to 2024. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 34.4, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	65.0%	61.9%	62.2%
2019 Black Alone	23.9%	27.6%	26.1%
2019 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2019 Asian Alone	3.9%	3.1%	3.1%
2019 Pacific Islander Alone	0.2%	0.2%	0.1%
2019 Other Race	2.6%	3.1%	4.2%
2019 Two or More Races	3.9%	3.7%	3.7%
2019 Hispanic Origin (Any Race)	8.0%	7.7%	9.0%

Persons of Hispanic origin represent 9.0% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.9 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	81	76	76
2000 Households	7,512	22,084	46,590
2010 Households	15,421	33,753	64,404
2019 Total Households	19,041	40,525	75,903
2024 Total Households	21,122	44,485	83,032
2000-2010 Annual Rate	7.46%	4.33%	3.29%
2010-2019 Annual Rate	2.31%	2.00%	1.79%
2019-2024 Annual Rate	2.10%	1.88%	1.81%
2019 Average Household Size	2.72	2.67	2.64

The household count in this area has changed from 64,404 in 2010 to 75,903 in the current year, a change of 1.79% annually. The five-year projection of households is 83,032, a change of 1.81% annually from the current year total. Average household size is currently 2.64, compared to 2.62 in the year 2010. The number of families in the current year is 51,993 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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Corner at Wescott  
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	3 miles	5 miles	7 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	13.6%	14.7%	15.7%
<b>Median Household Income</b>			
2019 Median Household Income	\$71,590	\$62,901	\$59,199
2024 Median Household Income	\$78,096	\$70,738	\$66,064
2019-2024 Annual Rate	1.75%	2.38%	2.22%
<b>Average Household Income</b>			
2019 Average Household Income	\$84,388	\$78,168	\$76,332
2024 Average Household Income	\$93,856	\$87,995	\$86,186
2019-2024 Annual Rate	2.15%	2.40%	2.46%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$30,792	\$29,154	\$28,682
2024 Per Capita Income	\$34,110	\$32,762	\$32,344
2019-2024 Annual Rate	2.07%	2.36%	2.43%

### Households by Income

Current median household income is \$59,199 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$66,064 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$76,332 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$86,186 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$28,682 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$32,344 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	178	166	157
2000 Total Housing Units	7,957	23,323	49,580
2000 Owner Occupied Housing Units	5,348	14,993	29,887
2000 Renter Occupied Housing Units	2,163	7,091	16,703
2000 Vacant Housing Units	446	1,239	2,990
2010 Total Housing Units	16,882	37,024	70,811
2010 Owner Occupied Housing Units	10,201	22,295	40,859
2010 Renter Occupied Housing Units	5,220	11,458	23,545
2010 Vacant Housing Units	1,461	3,271	6,407
2019 Total Housing Units	20,560	43,914	82,715
2019 Owner Occupied Housing Units	12,382	26,284	46,777
2019 Renter Occupied Housing Units	6,658	14,241	29,126
2019 Vacant Housing Units	1,519	3,389	6,812
2024 Total Housing Units	22,785	48,145	90,287
2024 Owner Occupied Housing Units	13,867	28,889	51,164
2024 Renter Occupied Housing Units	7,255	15,596	31,867
2024 Vacant Housing Units	1,663	3,660	7,255

Currently, 56.6% of the 82,715 housing units in the area are owner occupied; 35.2%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 70,811 housing units in the area - 57.7% owner occupied, 33.3% renter occupied, and 9.0% vacant. The annual rate of change in housing units since 2010 is 7.15%. Median home value in the area is \$190,014, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.58% annually to \$205,510.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.