

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

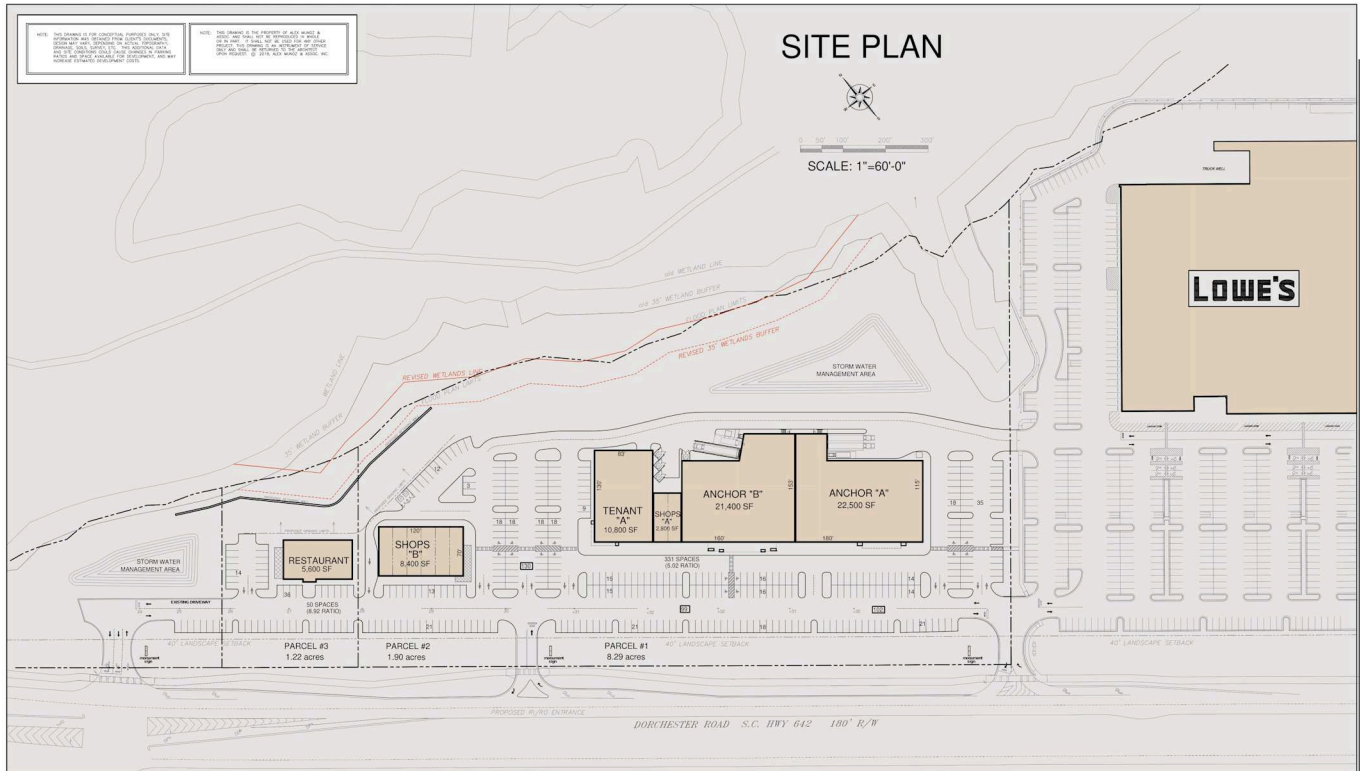
- Across from the Corner at Wescott shopping center is approximately 13 acres of undeveloped property located adjacent to Lowe's Home Improvement. The property can accommodate retail tenants and is also conducive to office suites or public storage. The property has an internal road connecting it to Wescott 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	54,513	120,022	215,428
Daytime Population	12,409	32,709	69,793
Households	20,721	46,917	84,139
Average Household Income (\$)	103,555	101,220	97,603
Median Household Income (\$)	83,401	77,858	75,644
Median Age	36	36	36

CORNER AT WESCOTT, PHASE II

9500 Dorchester Road, North Charleston, SC 29485
Dorchester County



CORNER AT WESCOTT SHOPPING CENTER WESTERN PARCEL

Alex Muñoz

ALEX MUÑOZ & ASSOCIATES, INC.
ARCHITECTURE: 412 KING PAULS TERRY ROAD
ARCHITECT DESIGN: JACQUES BEAUCOURT, 3030B
PLANNING: (843) 878-8168

DORCHESTER ROAD
CHARLESTON, SOUTH CAROLINA
A HENDON PROPERTIES SHOPPING VILLAGE

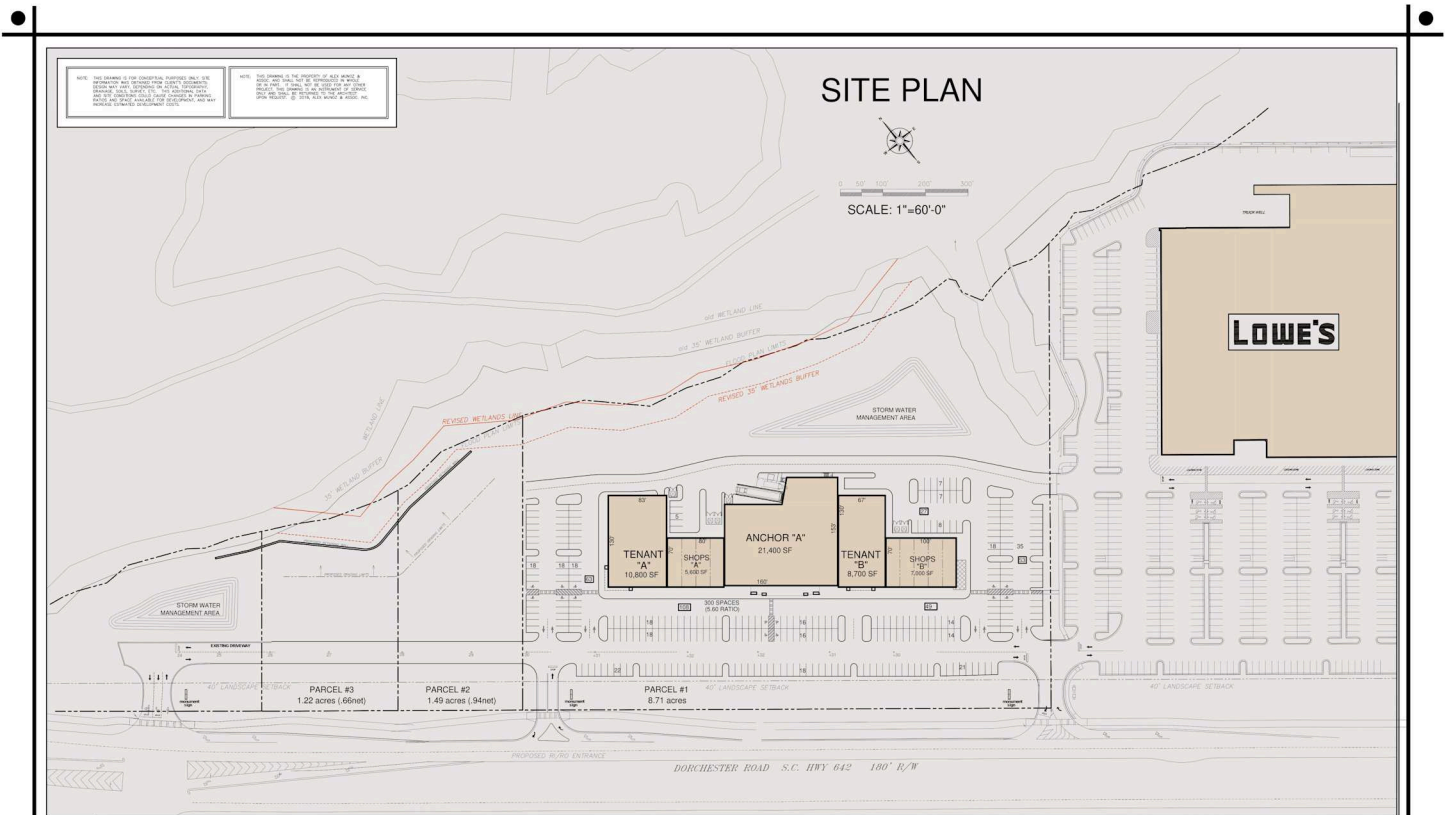


AUGUST 30, 2018

SK-23

CORNER AT WESCOTT, PHASE II

9500 Dorchester Road, North Charleston, SC 29485
Dorchester County



CORNER AT WESCOTT SHOPPING CENTER WESTERN PARCEL

DORCHESTER ROAD
CHARLESTON, SOUTH CAROLINA
A HENDON PROPERTIES SHOPPING VILLAGE



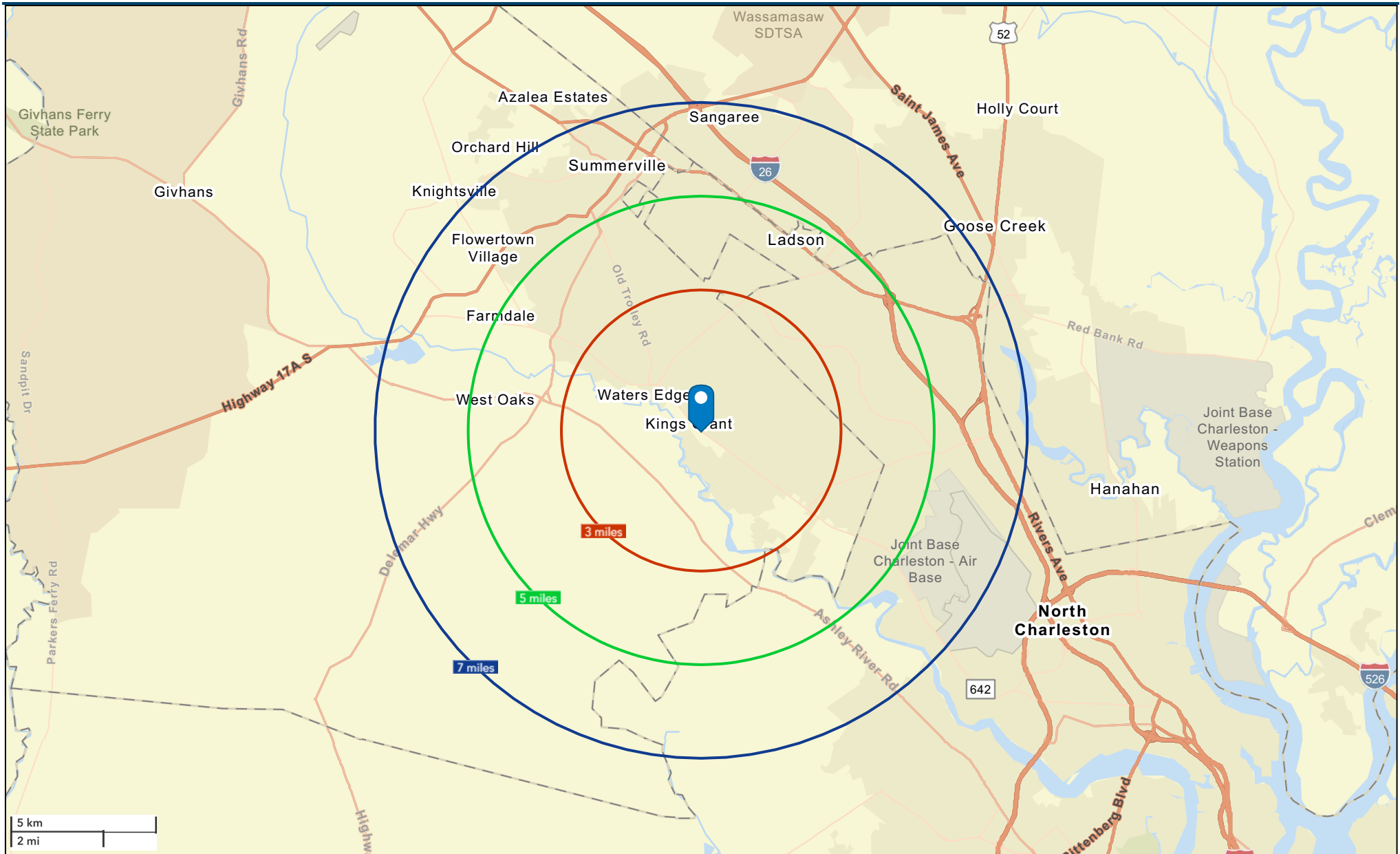
OCTOBER 18, 2018

SK-24

ALEX MUNOZ & ASSOCIATES, Inc.

ARCHITECT
HENDERSON
PLANNING

465 EAST PINE STREET, SUITE 200
ATLANTA, GEORGIA 30308
(404) 525-8888





Business Summary

9600-9602 Dorchester Rd, Summerville, South Carolina, 29485
 Rings: 3, 5, 7 mile radii

Prepared by Esri
 Latitude: 32.93837
 Longitude: -80.14654

Data for all businesses in area	3 miles				5 miles				7 miles			
Total Businesses:	1,219				3,061				6,240			
Total Employees:	12,409				32,709				69,793			
Total Population:	54,513				120,022				215,428			
Employee/Population Ratio (per 100 Residents)	23				27				32			
by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.1%	3	0.0%	6	0.2%	22	0.1%	10	0.2%	39	0.1%
Mining	0	0.0%	0	0.0%	2	0.1%	7	0.0%	3	0.1%	13	0.0%
Utilities	0	0.0%	0	0.0%	1	0.0%	12	0.0%	5	0.1%	36	0.1%
Construction	82	6.7%	508	4.1%	283	9.3%	2,173	6.6%	474	7.6%	3,247	4.7%
Building Construction	30	2.5%	118	0.9%	100	3.3%	771	2.4%	176	2.8%	1,186	1.7%
Heavy/Civil Eng Construction	7	0.6%	69	0.6%	22	0.7%	269	0.8%	32	0.5%	375	0.5%
Specialty Trade Contractor	45	3.7%	321	2.6%	161	5.3%	1,133	3.5%	266	4.3%	1,686	2.4%
Manufacturing	23	1.9%	440	3.5%	124	4.0%	4,625	14.1%	201	3.2%	5,743	8.2%
Wholesale Trade	25	2.0%	360	2.9%	151	4.9%	1,931	5.9%	221	3.5%	3,053	4.4%
Durable Goods	23	1.9%	250	2.0%	126	4.1%	1,553	4.8%	183	2.9%	2,015	2.9%
Nondurable Goods	2	0.2%	101	0.8%	23	0.8%	340	1.0%	36	0.6%	998	1.4%
Trade Broker	0	0.0%	9	0.1%	2	0.1%	39	0.1%	2	0.0%	40	0.1%
Retail Trade	132	10.8%	1,696	13.7%	350	11.4%	3,398	10.4%	814	13.0%	10,063	14.4%
Motor Vehicle & Parts Dealers	18	1.5%	158	1.3%	57	1.9%	458	1.4%	119	1.9%	1,608	2.3%
Furniture & Home Furnishings Stores	5	0.4%	25	0.2%	16	0.5%	67	0.2%	36	0.6%	223	0.3%
Electronics & Appliance Stores	1	0.1%	4	0.0%	8	0.3%	42	0.1%	23	0.4%	412	0.6%
Building Material & Garden Equipment & Supplies Dealers	10	0.8%	123	1.0%	36	1.2%	295	0.9%	69	1.1%	1,031	1.5%
Food & Beverage Stores	25	2.0%	494	4.0%	64	2.1%	1,090	3.3%	128	2.0%	1,958	2.8%
Health & Personal Care Stores	21	1.7%	196	1.6%	36	1.2%	405	1.2%	91	1.5%	789	1.1%
Gasoline Stations & Fuel Dealers	7	0.6%	43	0.3%	19	0.6%	115	0.3%	39	0.6%	222	0.3%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	7	0.6%	23	0.2%	16	0.5%	44	0.1%	86	1.4%	651	0.9%
Sporting Goods, Hobby, Book, & Music Stores	19	1.6%	63	0.5%	55	1.8%	197	0.6%	128	2.0%	719	1.0%
General Merchandise Stores	20	1.6%	569	4.6%	43	1.4%	684	2.1%	95	1.5%	2,450	3.5%
Transportation & Warehousing	26	2.1%	97	0.8%	96	3.1%	824	2.5%	161	2.6%	1,599	2.3%
Truck Transportation	15	1.2%	53	0.4%	50	1.6%	438	1.3%	79	1.3%	713	1.0%
Information	17	1.4%	136	1.1%	42	1.4%	267	0.8%	94	1.5%	737	1.1%
Finance & Insurance	69	5.7%	354	2.9%	118	3.9%	559	1.7%	285	4.6%	1,601	2.3%
Central Bank/Credit Intermediation & Related Activities	37	3.0%	163	1.3%	56	1.8%	242	0.7%	137	2.2%	869	1.3%
Securities & Commodity Contracts	13	1.1%	68	0.6%	20	0.7%	99	0.3%	47	0.8%	168	0.2%
Funds, Trusts & Other Financial Vehicles	20	1.6%	123	1.0%	42	1.4%	218	0.7%	102	1.6%	564	0.8%
Real Estate, Rental & Leasing	72	5.9%	455	3.7%	181	5.9%	913	2.8%	365	5.8%	1,861	2.7%
Professional, Scientific & Tech Services	113	9.3%	618	5.0%	281	9.2%	2,018	6.2%	532	8.5%	3,619	5.2%
Legal Services	20	1.6%	56	0.5%	48	1.6%	195	0.6%	129	2.1%	746	1.1%
Management of Companies & Enterprises	2	0.2%	41	0.3%	7	0.2%	83	0.3%	7	0.1%	83	0.1%
Administrative, Support & Waste Management Services	41	3.4%	598	4.8%	144	4.7%	2,093	6.4%	283	4.5%	3,220	4.6%
Educational Services	24	2.0%	906	7.3%	62	2.0%	2,046	6.3%	153	2.5%	6,220	8.9%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

9600-9602 Dorchester Rd, Summerville, South Carolina, 29485
 Rings: 3, 5, 7 mile radii

Prepared by Esri
 Latitude: 32.93837
 Longitude: -80.14654

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Health Care & Social Assistance	213	17.5%	2,910	23.4%	358	11.7%	5,019	15.3%	794	12.7%	12,468	17.9%
Ambulatory Health Care	178	14.6%	1,924	15.5%	286	9.3%	3,600	11.0%	634	10.2%	8,882	12.7%
Hospital	6	0.5%	237	1.9%	9	0.3%	345	1.1%	28	0.5%	980	1.4%
Nursing/Residential Care	11	0.9%	453	3.6%	19	0.6%	609	1.9%	38	0.6%	1,494	2.1%
Social Assistance	18	1.5%	296	2.4%	43	1.4%	465	1.4%	93	1.5%	1,112	1.6%
Arts, Entertainment & Recreation	29	2.4%	350	2.8%	55	1.8%	550	1.7%	119	1.9%	1,120	1.6%
Accommodation & Food Services	112	9.2%	1,518	12.2%	202	6.6%	2,672	8.2%	493	7.9%	7,690	11.0%
Accommodation	2	0.2%	16	0.1%	8	0.3%	103	0.3%	64	1.0%	1,012	1.4%
Food Services & Drinking Places	110	9.0%	1,502	12.1%	194	6.3%	2,569	7.8%	429	6.9%	6,678	9.6%
Other Services (except Public Administration)	162	13.3%	779	6.3%	419	13.7%	2,247	6.9%	872	14.0%	4,566	6.5%
Repair & Maintenance	30	2.5%	137	1.1%	103	3.4%	820	2.5%	207	3.3%	1,543	2.2%
Automotive Repair & Maintenance	23	1.9%	110	0.9%	79	2.6%	731	2.2%	145	2.3%	1,262	1.8%
Personal & Laundry Service	71	5.8%	284	2.3%	152	5.0%	561	1.7%	303	4.9%	1,207	1.7%
Civic and Other Orgs	61	5.0%	358	2.9%	165	5.4%	866	2.6%	362	5.8%	1,816	2.6%
Public Administration	12	1.0%	627	5.0%	30	1.0%	1,225	3.8%	106	1.7%	2,772	4.0%
Unclassified Establishments	63	5.2%	12	0.1%	148	4.8%	24	0.1%	247	4.0%	43	0.1%
Total	1,219	100.0%	12,409	100.0%	3,061	100.0%	32,709	100.0%	6,240	100.0%	69,793	100.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

Business Summary

9600-9602 Dorchester Rd, Summerville, South Carolina, 29485
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 32.93837
Longitude: -80.14654

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	15	1.2%	71	0.6%	65	2.1%	432	1.3%	116	1.9%	800	1.1%
Construction	74	6.1%	455	3.7%	261	8.5%	2,053	6.3%	443	7.1%	3,087	4.4%
Manufacturing	17	1.4%	408	3.3%	112	3.7%	4,547	13.9%	185	3.0%	5,667	8.1%
Transportation	37	3.0%	124	1.0%	126	4.1%	916	2.8%	213	3.4%	1,840	2.6%
Communication	8	0.7%	46	0.4%	21	0.7%	103	0.3%	49	0.8%	324	0.5%
Utility	2	0.2%	121	1.0%	10	0.3%	345	1.1%	19	0.3%	444	0.6%
Wholesale Trade	26	2.1%	371	3.0%	153	5.0%	1,996	6.1%	225	3.6%	3,144	4.5%
Retail Trade Summary	247	20.3%	3,219	25.9%	558	18.2%	6,011	18.4%	1,273	20.4%	16,863	24.2%
Home Improvement	10	0.8%	123	1.0%	36	1.2%	295	0.9%	70	1.1%	1,025	1.5%
General Merchandise Stores	15	1.2%	555	4.5%	29	0.9%	640	2.0%	65	1.0%	2,322	3.3%
Food Stores	29	2.4%	539	4.3%	66	2.2%	1,182	3.6%	142	2.3%	2,156	3.1%
Auto Dealers & Gas Stations	24	2.0%	194	1.6%	74	2.4%	560	1.7%	154	2.5%	1,804	2.6%
Apparel & Accessory Stores	6	0.5%	21	0.2%	13	0.4%	39	0.1%	68	1.1%	573	0.8%
Furniture & Home Furnishings	6	0.5%	28	0.2%	27	0.9%	114	0.3%	66	1.1%	678	1.0%
Eating & Drinking Places	105	8.6%	1,460	11.8%	187	6.1%	2,468	7.5%	414	6.6%	6,510	9.3%
Miscellaneous Retail	52	4.3%	299	2.4%	127	4.2%	713	2.2%	294	4.7%	1,794	2.6%
Finance, Insurance, Real Estate Summary	134	11.0%	858	6.9%	255	8.3%	1,332	4.1%	562	9.0%	3,062	4.4%
Banks, Savings & Lending Institutions	36	3.0%	160	1.3%	55	1.8%	239	0.7%	130	2.1%	840	1.2%
Securities Brokers	13	1.1%	68	0.6%	19	0.6%	96	0.3%	45	0.7%	163	0.2%
Insurance Carriers & Agents	20	1.6%	123	1.0%	42	1.4%	218	0.7%	102	1.6%	564	0.8%
Real Estate, Holding, Other Investment Offices	65	5.3%	507	4.1%	138	4.5%	778	2.4%	286	4.6%	1,495	2.1%
Services Summary	585	48.0%	6,099	49.1%	1,322	43.2%	13,725	42.0%	2,802	44.9%	31,749	45.5%
Hotels & Lodging	2	0.2%	16	0.1%	8	0.3%	103	0.3%	64	1.0%	1,012	1.4%
Automotive Services	27	2.2%	124	1.0%	101	3.3%	834	2.5%	191	3.1%	1,524	2.2%
Movies & Amusements	34	2.8%	429	3.5%	59	1.9%	633	1.9%	126	2.0%	1,239	1.8%
Health Services	192	15.8%	2,566	20.7%	311	10.2%	4,496	13.8%	685	11.0%	11,182	16.0%
Legal Services	18	1.5%	49	0.4%	44	1.4%	184	0.6%	123	2.0%	731	1.1%
Education Institutions & Libraries	17	1.4%	859	6.9%	48	1.6%	1,983	6.1%	129	2.1%	6,167	8.8%
Other Services	294	24.1%	2,057	16.6%	751	24.5%	5,492	16.8%	1,485	23.8%	9,894	14.2%
Government	12	1.0%	627	5.0%	30	1.0%	1,225	3.8%	106	1.7%	2,769	4.0%
Unclassified Establishments	63	5.2%	12	5.0%	148	4.8%	24	3.8%	247	4.0%	43	4.0%
Totals	1,219	100.0%	12,409	100.0%	3,061	100.0%	32,709	100.0%	6,240	100.0%	69,793	100.0%

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Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

	3 miles	5 miles	7 miles
Population			
2010 Population	41,368	92,323	172,706
2020 Population	52,480	112,800	203,748
2024 Population	54,513	120,022	215,428
2029 Population	56,639	124,800	224,442
2010-2020 Annual Rate	2.41%	2.02%	1.67%
2020-2024 Annual Rate	0.90%	1.47%	1.32%
2024-2029 Annual Rate	0.77%	0.78%	0.82%
2020 Male Population	48.0%	48.2%	48.3%
2020 Female Population	52.0%	51.8%	51.7%
2020 Median Age	35.2	36.1	35.9
2024 Male Population	48.8%	49.0%	49.1%
2024 Female Population	51.2%	51.0%	50.9%
2024 Median Age	36.1	36.7	36.6

In the identified area, the current year population is 215,428. In 2020, the Census count in the area was 203,748. The rate of change since 2020 was 1.32% annually. The five-year projection for the population in the area is 224,442 representing a change of 0.82% annually from 2024 to 2029. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 36.6, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	55.8%	54.7%	55.1%
2024 Black Alone	25.8%	28.0%	26.4%
2024 American Indian/Alaska Native Alone	0.5%	0.6%	0.7%
2024 Asian Alone	4.2%	3.2%	3.0%
2024 Pacific Islander Alone	0.3%	0.2%	0.2%
2024 Other Race	4.4%	4.7%	6.1%
2024 Two or More Races	9.1%	8.6%	8.6%
2024 Hispanic Origin (Any Race)	9.9%	10.1%	11.5%

Persons of Hispanic origin represent 11.5% of the population in the identified area compared to 19.6% 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 69.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	81	82	79
2010 Households	15,363	34,576	64,930
2020 Households	19,764	43,461	78,569
2024 Households	20,721	46,917	84,139
2029 Households	21,856	49,594	89,104
2010-2020 Annual Rate	2.55%	2.31%	1.92%
2020-2024 Annual Rate	1.12%	1.82%	1.62%
2024-2029 Annual Rate	1.07%	1.12%	1.15%
2024 Average Household Size	2.61	2.55	2.53

The household count in this area has changed from 78,569 in 2020 to 84,139 in the current year, a change of 1.62% annually. The five-year projection of households is 89,104, a change of 1.15% annually from the current year total. Average household size is currently 2.53, compared to 2.56 in the year 2020. The number of families in the current year is 56,464 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

9600-9602 Dorchester Rd, Summerville, South Carolina,
Rings: 3, 5, 7 mile radii

Prepared by Esri
Latitude: 32.93837
Longitude: -80.14654

	3 miles	5 miles	7 miles
Mortgage Income			
2024 Percent of Income for Mortgage	24.7%	25.6%	26.0%
Median Household Income			
2024 Median Household Income	\$83,401	\$77,858	\$75,644
2029 Median Household Income	\$95,643	\$89,585	\$86,626
2024-2029 Annual Rate	2.78%	2.85%	2.75%
Average Household Income			
2024 Average Household Income	\$103,555	\$101,220	\$97,603
2029 Average Household Income	\$118,616	\$117,572	\$113,443
2024-2029 Annual Rate	2.75%	3.04%	3.05%
Per Capita Income			
2024 Per Capita Income	\$39,414	\$39,683	\$38,249
2029 Per Capita Income	\$45,824	\$46,855	\$45,174
2024-2029 Annual Rate	3.06%	3.38%	3.38%
GINI Index			
2024 Gini Index	35.0	37.4	37.9

Current median household income is \$75,644 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$86,626 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$97,603 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$113,443 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$38,249 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$45,174 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	103	100	99
2010 Total Housing Units	16,888	37,938	71,374
2010 Owner Occupied Housing Units	10,048	23,208	41,602
2010 Renter Occupied Housing Units	5,315	11,368	23,327
2010 Vacant Housing Units	1,525	3,362	6,444
2020 Total Housing Units	20,959	46,217	83,732
2020 Owner Occupied Housing Units	12,971	28,369	49,330
2020 Renter Occupied Housing Units	6,793	15,092	29,239
2020 Vacant Housing Units	1,093	2,736	5,151
2024 Total Housing Units	21,999	50,055	89,712
2024 Owner Occupied Housing Units	13,688	30,384	53,750
2024 Renter Occupied Housing Units	7,033	16,533	30,389
2024 Vacant Housing Units	1,278	3,138	5,573
2029 Total Housing Units	23,115	52,769	94,782
2029 Owner Occupied Housing Units	14,616	32,517	57,774
2029 Renter Occupied Housing Units	7,241	17,077	31,331
2029 Vacant Housing Units	1,259	3,175	5,678

Socioeconomic Status Index			
2024 Socioeconomic Status Index	52.1	50.3	49.3

Currently, 59.9% of the 89,712 housing units in the area are owner occupied; 33.9%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 83,732 housing units in the area and 6.2% vacant housing units. The annual rate of change in housing units since 2020 is 1.64%. Median home value in the area is \$313,656, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.37% annually to \$352,553.

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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.