

FOR SALE

4820 Centre Pointe Drive
North Charleston, SC
NNN Lease - Tanger Outlets

CC&A
OSWALD COOKE & ASSOCIATES



Disclaimer

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

OC&A

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4820 Centre Point Drive North Charleston, SC

SALE PRICE	\$1,516,340
CAP RATE	6.75%
NOI	\$102,353
SQUARE FEET	2,558 SF +/-
LEASE EXPIRATION	June 30, 2023
LEASE TYPE	NNN
ZONING	CRD (Commercial Redevelopment District)
MUNICIPALITY	City of North Charleston
LOT SIZE	1.01 Acres
GARAUNTOR	Corporate
OCCUPANCY	*Tenant has vacated the property

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Aerial

Charleston
International Airport

Boeing
(8,000 Employees)

Charleston Coliseum and
Convention Center



Verizon Call Center
(8,000 Employees)



Vicinity

 0.58 Miles to Interstate 26

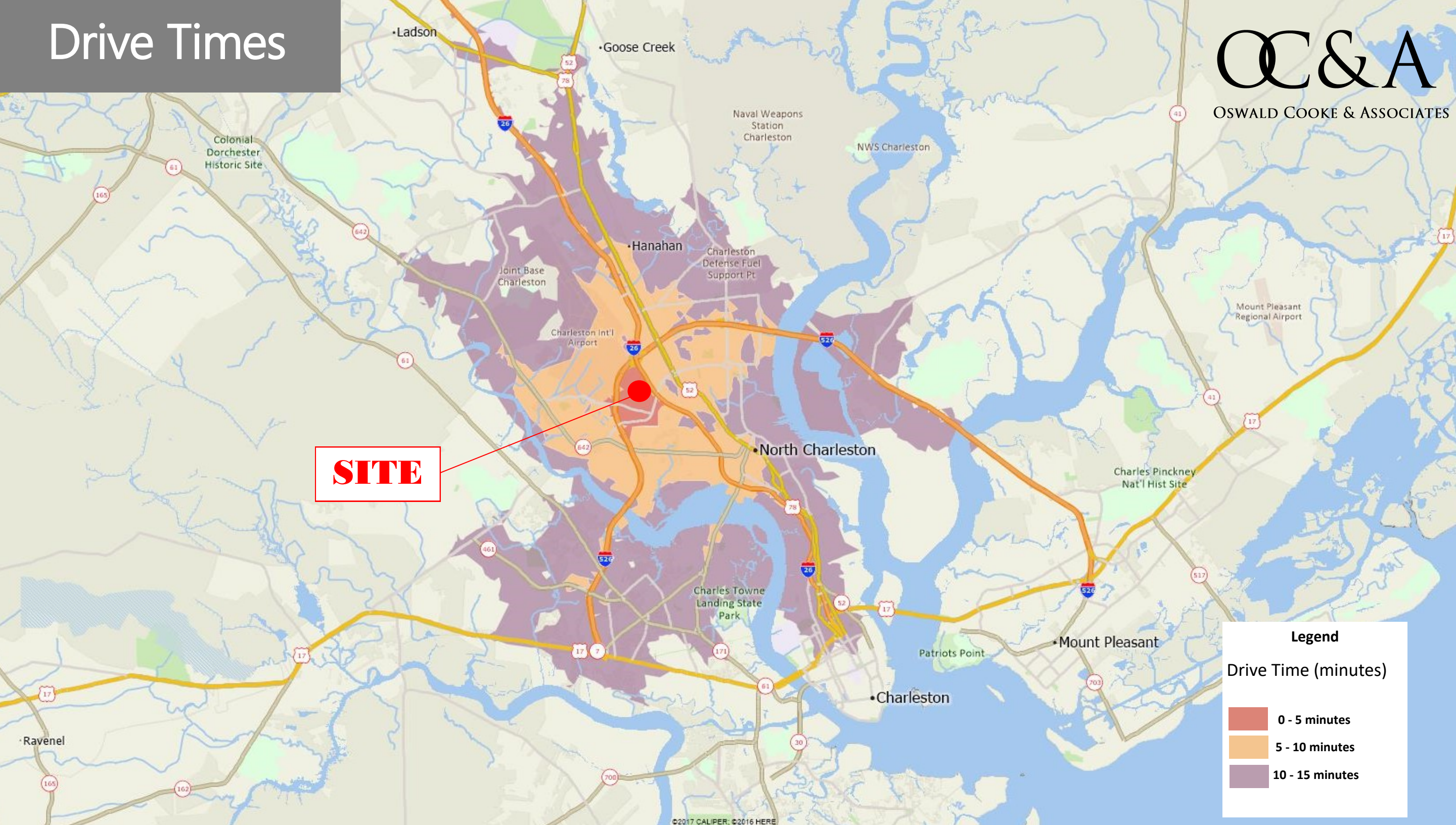
 1 Mile to Interstate 526

 8 Miles to Downtown Charleston

DEMOGRAPHICS			
	ONE MILE	THREE MILE	FIVE MILE
2020 Population	3,408	60,051	131,927
Population Growth (2010-2020)	29.88%	19.33%	16.01%
2020 Average HH Income	\$39,373	\$52,793	\$64,295
Daytime Employees	9,299	46,428	82,253



Drive Times



AA-8C
LLC
2 sq. ft.
acres
0-00-122
PG. 193

TRACT AA-10
CENTRE PNT DEV, LLC
2,566.29 sq. ft.
1.895 acres
P.B. EH, PG. 921

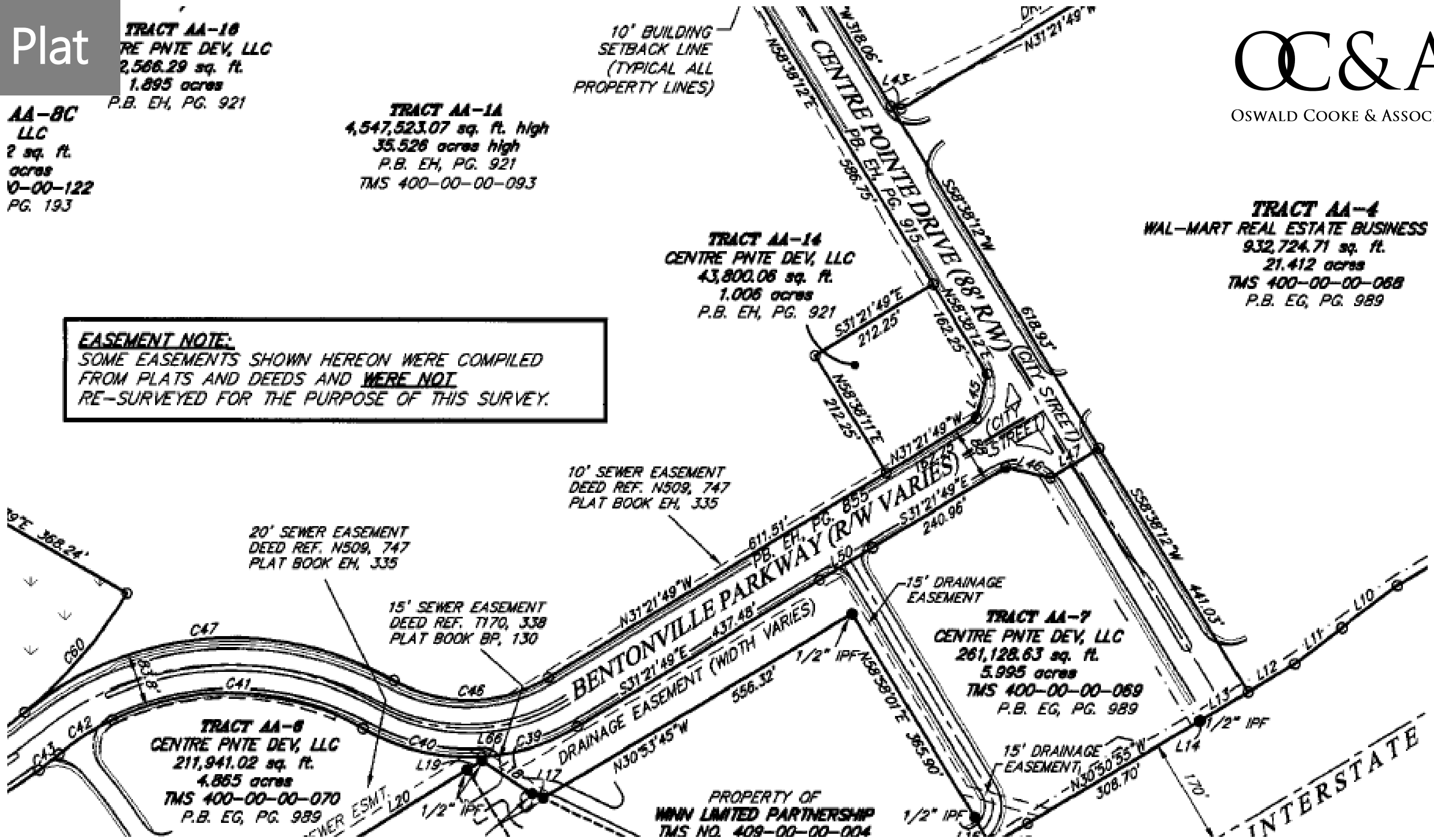
TRACT AA-1A
4,547,523.07 sq. ft. high
35.528 acres high
P.B. EH, PG. 921
TMS 400-00-00-093

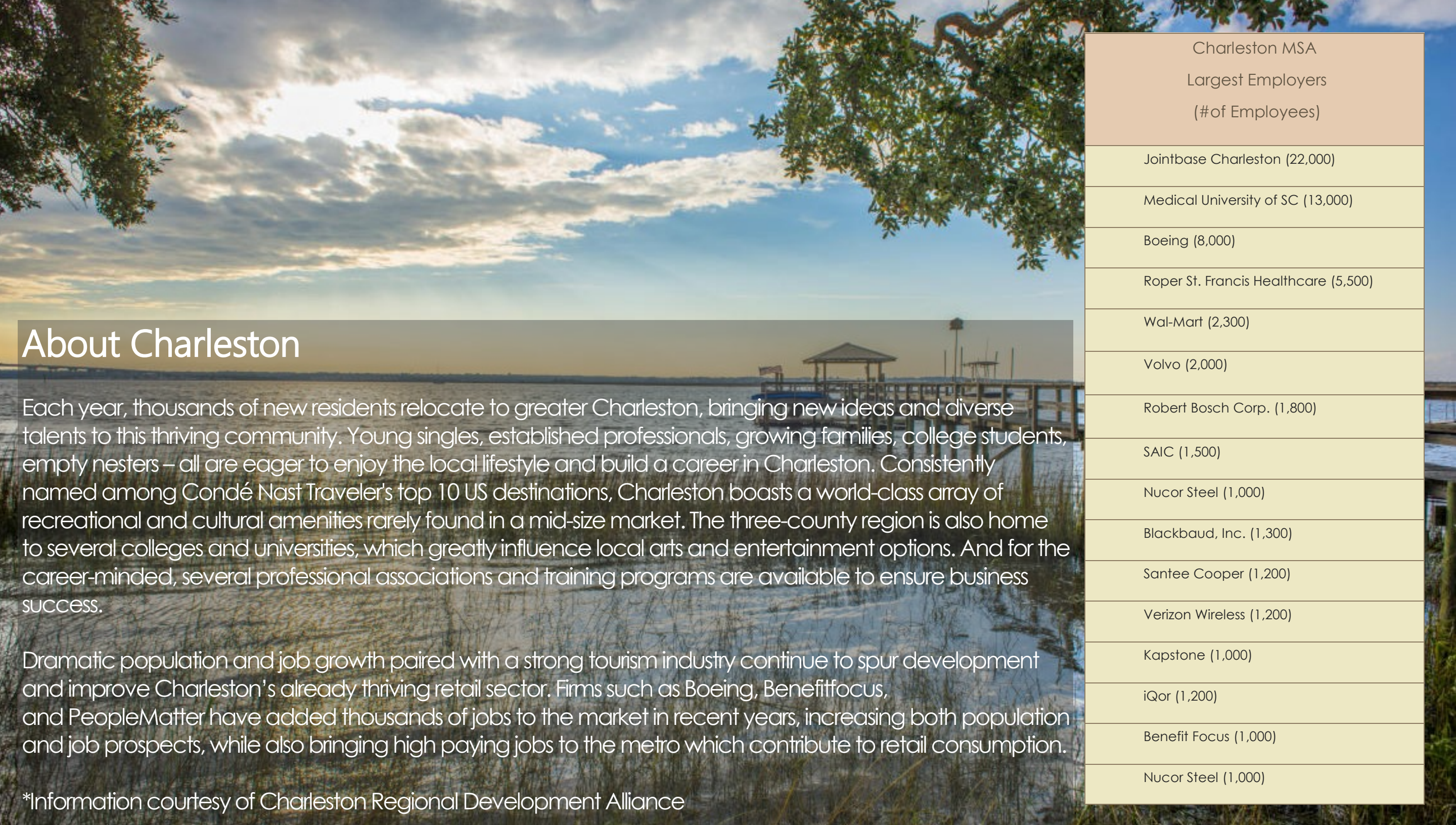
TRACT AA-14
CENTRE PNT DEV, LLC
43,800.08 sq. ft.
1.006 acres
P.B. EH, PG. 921

TRACT AA-4
WAL-MART REAL ESTATE BUSINESS
932,724.71 sq. ft.
21.412 acres
TMS 400-00-00-068
P.B. EG, PG. 989

EASEMENT NOTE:

SOME EASEMENTS SHOWN HEREON WERE COMPILED FROM PLATS AND DEEDS AND WERE NOT RE-SURVEYED FOR THE PURPOSE OF THIS SURVEY.





About Charleston

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

Dramatic population and job growth paired with a strong tourism industry continue to spur development and improve Charleston’s already thriving retail sector. Firms such as Boeing, Benefitfocus, and PeopleMatter have added thousands of jobs to the market in recent years, increasing both population and job prospects, while also bringing high paying jobs to the metro which contribute to retail consumption.

*Information courtesy of Charleston Regional Development Alliance

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Kapstone (1,000)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)

For more information contact:

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