

JAMES ISLAND CENTER

1739 Maybank Highway, Charleston, SC 29412



Retail Space Available:

2,790 SF | 7,491 SF

- Center Type:** Community Center
- Retail GLA:** 93,131 SF
- Year Built:** 1975 | Harris Teeter 2015
- Features:** Signalized Intersection
Dedicated Turn Lane
Pylon Sign
- Parking:** 295 Surface Spaces
- Traffic Counts:** 23,800 AADT on Maybank Highway
29,800 AADT on Folly Road
- Anchor Tenant:**



National/Regional Tenants:



Great Clips

Edward Jones
MAKING SENSE OF INVESTING

Demographics	1 Mile	3 Mile	5 Mile
Population 2016	6,454	61,635	120,477
Population 2021	6,769	65,900	128,978
Total Households	3,069	26,586	52,778
Average HH Income	\$82,232	\$71,957	\$70,364

James Island Center is located at the intersection of Maybank Highway and Folly Road, a prime corner at a high traffic intersection as you enter James Island from West Ashley. There are several entrances to the property for easy access from both Maybank Highway and Folly Road.

James Island Center was recently renovated, including a brand new Harris Teeter that opened it's doors in November, 2015. Other noteworthy tenants include CVS Pharmacy, Great Clips, Edward Jones and CURE Restaurant, a fine dining establishment that is "one of the best things to happen to James Island's dining scene in years", as quoted from *The Post and Courier*.



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LEASING CONTACT

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Space	Tenant	SF
A	Barberitos	1,800
B	Ammons Dental By Design	4,050
C	CVS Pharmacy	9,150
D	Edward Jones	900
E/F	Willow Salon	1,800
G	Amalfi's Restaurant	1,500
H	Tilted Glass	965
I	Great Clips	1,200
J	City Nail Spa	1,240
K	Pho Saigon	2,100
L	Style Dwell Boutique	1,860
M	Cory's Grilled Cheese	1,260
N	Available	7,491
O/P	Harris Teeter	41,500
Q/R	Exemplar Fitness	6,000
S	Health Smart	713
T	European Wax Center	1,820
U	Available	2,790
V	CURE	3,200
W	Muddy Waters	800



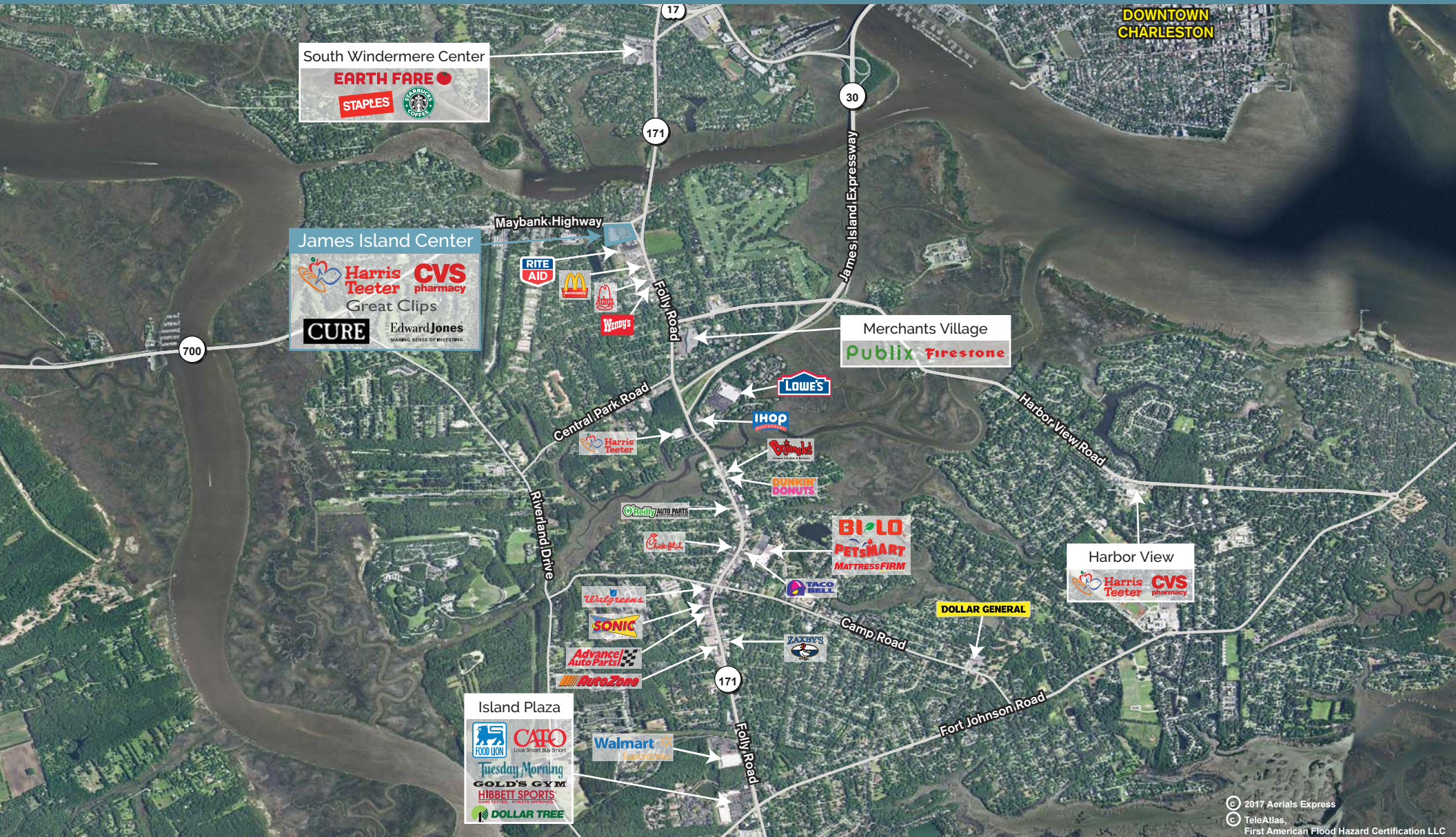
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