



*New Flex*

Retail Development

**INDIGO**

5301 Indigo Fields Blvd  
North Charleston, SC 29418



**COLDWELL BANKER**  
**COMMERCIAL**  
ATLANTIC

**Brent Case, CCIM**  
(C) 843.270.4192  
bcase@cbcatlantic.com

**Hannah Kamba**  
(C) 310.691.9522  
hkamba@cbcatlantic.com

**Caroline Boyce**  
(C) 843.422.9167  
cboyce@cbcatlantic.com



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$25 PSF
Total Available:	1,951 SF - 29,897 SF
Lease Type:	NNN est \$6.00 PSF
Parking Spaces:	158
Municipality:	North Charleston
Zoning:	B-2 (North Charleston)
Traffic Count:	40,400 VPD

## PROPERTY OVERVIEW

Newly developed Shopping Center fronting Dorchester Road with traffic counts above 40,400 vehicles per day. This Center is right next to the intersection of Ashley Phosphate & Dorchester Road and close proximity and easy access to I-26 & I-526. Incredible visibility and access off Dorchester Road with a multitude of uses available ranging from Retail, Office, Medical and Flex. Opportunity for large restaurant user with patio with Dorchester Road visibility.

## PROPERTY HIGHLIGHTS

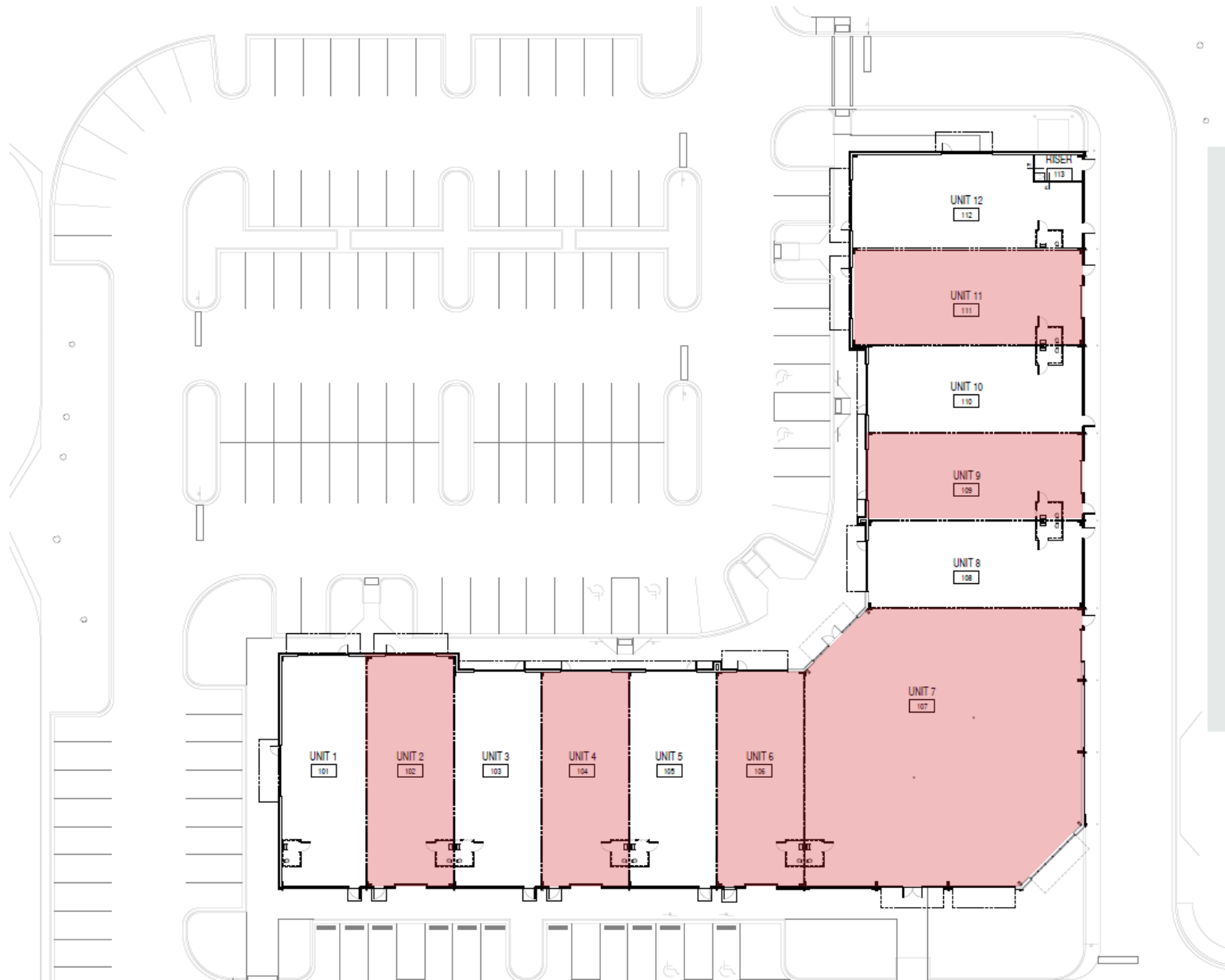
- 30,400 SF Retail Center
- Individual suites ranging from 1,951 SF to 7,600+ SF, larger contiguous spaces available
- Retail, Office, Showroom, or Medical uses
- 158 parking spaces, 5 per 100 with rear truck circulation for deliveries
- Drive-thru and Pickup window capability
- 18' Clear height
- Roll up garage doors



PROJECT INFORMATION

DORCHESTER ROAD  
40,400 VPD

TRADE AREA		
PERSON	POPULATION	
	2022 ESTIMATED 113,375	2027 PROJECTED 119,315
HOUSE	HOUSEHOLDS	
	2022 ESTIMATED 44,835	2027 PROJECTED 47,330
DOLLAR	AVERAGE HOUSEHOLD INCOME	
	2022 ESTIMATED \$84,486	2027 PROJECTED \$96,445



## Suites with Roll-up Doors



All sized 10' x 12'

- Unit 1 +/-2,091 SF
- Unit 2 +/-2,091 SF
- Unit 3 +/-1,951 SF
- Unit 4 +/-1,951 SF
- Unit 5 +/-1,951 SF
- Unit 6 +/-1,951 SF
- Unit 7 +/-7,600 SF
- Unit 8 +/-1,951 SF
- Unit 9 +/-1,951 SF
- Unit 10 +/-1,951 SF
- Unit 11 +/-2,156 SF
- Unit 12 +/-2,302 SF



**SUMMERVILLE**

Woodbridge

Lincolnton

Ladson

Avenue of Oaks

Goose Creek

Hanahan

Wildwood

CHARLESTON  
INTERNATIONAL AIRPORT

North  
Charleston

**DANIEL ISLAND**

**NORTH CHARLESTON**

**CHARLESTON**

**DORCHESTER ROAD**  
40,400 VPD

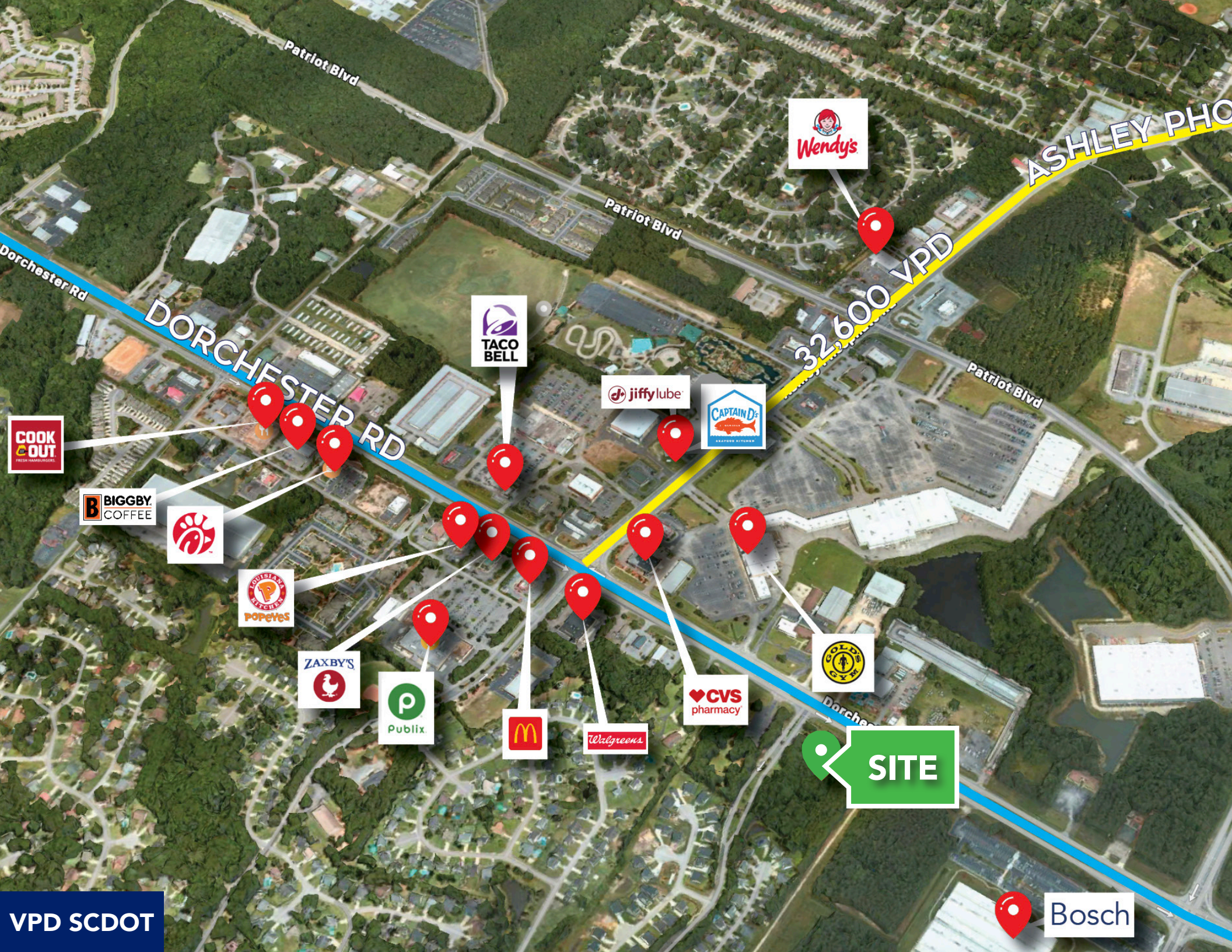
**I-26**  
109,800 VPD

**SITE**

JOINT BASE  
CHARLESTON

- 10 Minutes to Charleston International Airport
- 26 Minutes to Downtown Charleston
- 21 Minutes to Downtown Summerville





Patriot Blvd

ASHLEY PHOTO

32,600 VPD

DORCHESTER RD

Dorchester

 **SITE**



Bosch

VPD SCDOT

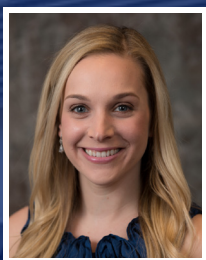




Brent Case, CCIM has been in the real estate industry for more than 25 years and is President and Broker in Charge of Charleston's largest commercial real estate company, Coldwell Banker Commercial Atlantic. Brent specializes in Retail Brokerage in Sales, Leasing, Tenant Representation and Development services throughout the coastal South Carolina market; however, has extensive experience in Multifamily, Office and Land Acquisitions.

Brent has been a prominent figure in the Charleston Commercial Real Estate community and has been awarded many prestigious accolades over his career including Commercial Realtor of the Year, CCIM Region Vice President, and Commercial Realtor of the Year. Brent has also been an active member in the Charleston Chamber of Commerce and headed their Leadership Charleston program. Brent has been awarded Broker of the year and Circle of Distinction over the past 10 years. He has also been awarded Coldwell Banker Commercial #1 Sales Professional by State every year since 2012 and has been awarded top 2% of the Coldwell Banker Commercial Global Network of Brokers as well. Brent also serves on the National Advisory Board for Coldwell Banker Commercial Corporate, an Executive Committee Member for the Charleston Trident Association of REALTORS and is the Chairman for the North Charleston Business Expo.

Currently, Brent has been leading the company in the development of three shopping centers totaling over 100,000 SF. Brent has managed all aspects and processes of the development cycle, including site selection, contract negotiations, due diligence requirements, design, financing, construction, property and asset management. His development experience adds an immense amount of knowledge and understanding to the local permitting agencies often needed to assure the success of complicated sales and lease transactions. Brent has also been the exclusive Real Estate agent for many National Brands Retail Tenants including The UPS Store, Sport Clips, Taco Bell and Pizza Hut. Brent also is a Principle in Tenant Development Company LLC and is Principle in the insurance company AI Insurance Services LLC which has offices in Charleston, Charlotte and Houston.



Originally from Malibu, California, Hannah comes from a long family history of running one of the largest Candy Distribution companies in the US as well as a 2nd generation Commercial Broker following in her Mother's footsteps. Hannah moved to Charleston and graduated from the College of Charleston in 2013. That same year, Hannah joined Coldwell Banker Commercial as the Executive Assistant for 7 years to the Broker in Charge. Now, a full time Commercial Broker, she continues to be one of the top Retail Associates with her knowledge and experience with complex Retail Shopping Center Leases and Sales Contracts. Hannah specializes in Retail Commercial Real Estate and primarily focuses on Tenant Representation of best-in-class Retailers.



Born in Atlanta, GA and raised on Hilton Head Island, SC, Caroline is a true native of the South. Growing up in Hilton Head, her days were spent riding bikes around the south end of the island and helping at her family's restaurants. After graduating from Hilton Head Island High School in 2017 and receiving the Life Scholarship, she continued her education at the College of Charleston. During this time, she expanded her knowledge of and experience in the food and beverage industry by joining the downtown Charleston workforce. During this time, she had the opportunity to make connections with some of the central figures in the local restaurant industry. She graduated with a B.S. in Commercial Real Estate Finance from the Beatty Center School of Business at the College of Charleston in 2021. Soon after, she started her internship in commercial real estate at a local boutique firm. In January of 2023, she joined Coldwell Banker Commercial Atlantic, working under Brent Case, CCIM as an Associate on the retail team and growing her knowledge of the rental markets. She specializes in the Charleston, Hilton Head, and Savannah markets, as well as their surrounding areas. Currently, she resides on the peninsula, where she enjoys spending her free time checking out the Charleston scene with her pets and friends. From Hilton Head to Charleston, Caroline has spent her whole life exploring the Lowcountry and all it has to offer, which has provided her with unique insight into how to help it grow.



**COLDWELL BANKER  
COMMERCIAL**  
**ATLANTIC**

**Brent Case, CCIM**  
(C) 843.270.4192  
bcase@cbcatlantic.com

**Hannah Kamba**  
(C) 310.691.9522  
hkamba@cbcatlantic.com

**Caroline Boyce**  
(C) 843.422.9167  
cboyce@cbcatlantic.com