



Colliers

±1,375-SF Inline Retail Space in Moncks Corner's Growing Retail District

RETAIL/OFFICE | FOR LEASE

LEASE RATE:

\$25 PSF

414 Drive In Lane
Moncks Corner, SC 29461



Strong Daily Traffic
Counts



Adjacent to Walmart
Supercenter and
Tractor Supply



Thriving co-tenancy
with Edward Jones,
Select Physical
Therapy and more

Accelerating success.

For Lease | 414 Drive In Lane

Property Overview



At-a-Glance

±1,375 SF
Building 414, Suite B

\$25 PSF
Lease Rate

±29,600 VPD
N Hwy 52

2007
Year Built

Inline
Suite Configuration

Immediate
Availability

One Move-In Ready Retail/Office Suite in the Heart of Moncks Corner's Busiest Retail Corridor

414 Drive In Lane offers one remaining inline retail or office suite within a well-maintained brick building at Tail Race Crossing in Moncks Corner. The suite is move-in ready and available immediately at \$25 PSF. The multi-tenant center is home to Edward Jones, Select Physical Therapy, OneMain Financial and McCall-Thomas Engineering, and sits directly adjacent to Tractor Supply Co. and the Walmart Supercenter on one of Berkeley County's highest-traffic corridors.

- One inline suites available immediately at \$25 PSF
- Surrounded by national and regional retail/restaurant tenants
- Ample surface parking available

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Property Images

Rear Entrance



Private Offices



Tail Race Crossing Center



Ample Parking Available



Location Details

Area Highlights

414 Drive In Lane sits at the heart of Moncks Corner's most active retail node, anchored by Walmart Supercenter and Tractor Supply Co. The surrounding area features a dense mix of national quick-service restaurants and retailers within a half-mile radius, including Chick-fil-A, McDonald's, Starbucks, Hardee's, Bojangles, Walgreens and Arby's.

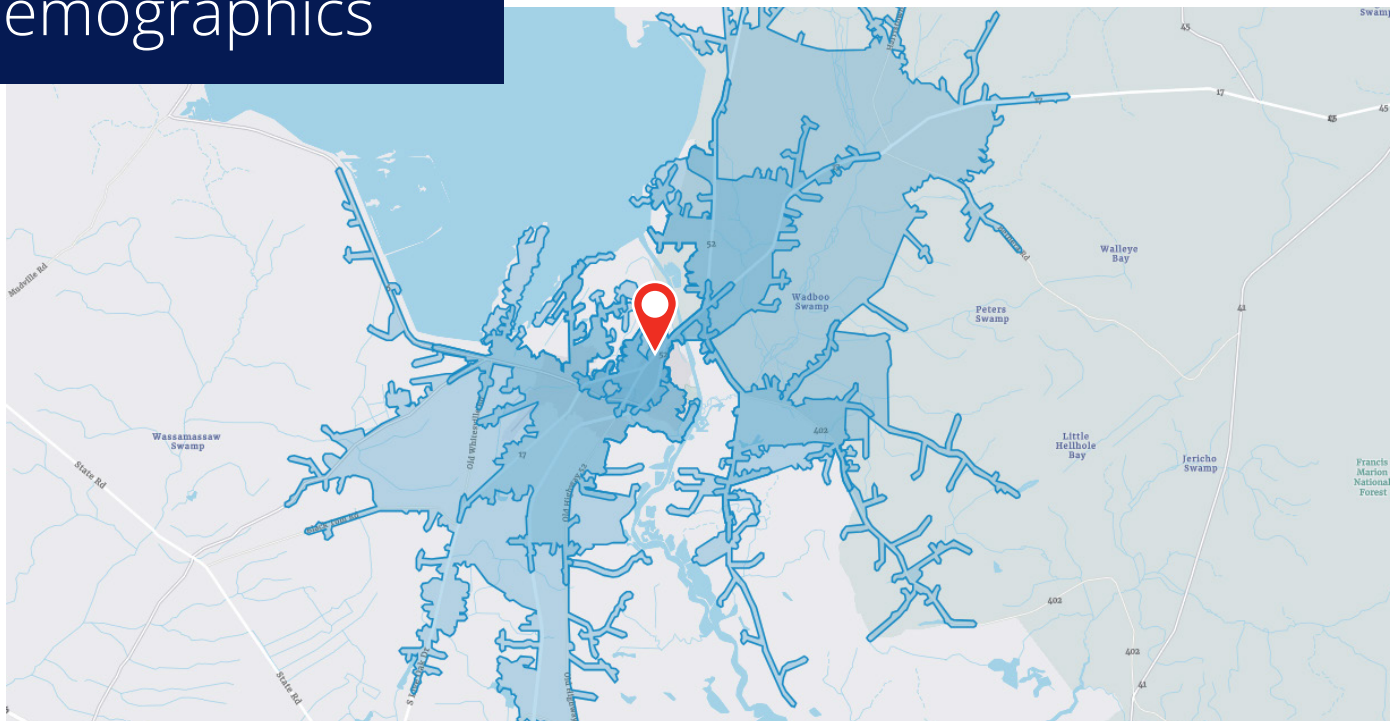
- Located in Berkeley County, one of South Carolina's fastest-growing counties
- Easy access from U.S. Hwy. 52 with $\pm 29,600$ vehicles per day

Retail Node Map



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Demographics



Growth Summary	5 Minutes	10 Minutes	15 Minutes
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2020-2025 Annual Population Growth	0.67%	1.32%	1.55%
2025-2030 Annual Population Growth	2.58%	2.33%	2.35%

2025 Summary	5 Minutes	10 Minutes	15 Minutes
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Population	1,768	16,150	32,609
Households	735	6,027	12,309
Owner Occupied Housing	427	3,424	6,810
Renter Occupied Housing	198	1,494	2,476
Median Age	39.6	37.6	38
Average Household Income	\$89,775	\$88,245	\$97,893

2030 Summary	5 Minutes	10 Minutes	15 Minutes
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Population	2,203	18,427	37,747
Households	929	7,078	14,651
Owner Occupied Housing	703	5,503	11,832
Renter Occupied Housing	226	1,575	2,819
Median Age	40.1	38.7	39
Average Household Income	\$96,731	\$96,125	\$107,211

Sovereign Strength

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