

EVANSTON PLAZA RETAIL ANCHOR SPACE FOR LEASE

5335 & 5341 Dorchester Rd | North Charleston SC 29418

Unit 204 B&C at Evanston Plaza offers 16,390 SF of anchor retail space within a busy, well-established North Charleston shopping center with strong daily traffic and easy access to I-26 and I-526.



OFFERING SUMMARY

Unit 204 B&C:

- 16,390 SF
- Vacating Tenant: Roses Express
- Available 4/1/2027
- Versatile Open Layout
- Prominent Facade Signage
- Retail Anchor Space
- Established Retail Corridor with High Daily Traffic Counts

Rate: Contact Broker

TICAM: \$4.53/SF

NORVELL
REAL ESTATE GROUP

CONTACT

Will Norvell

📞 843-513-0926

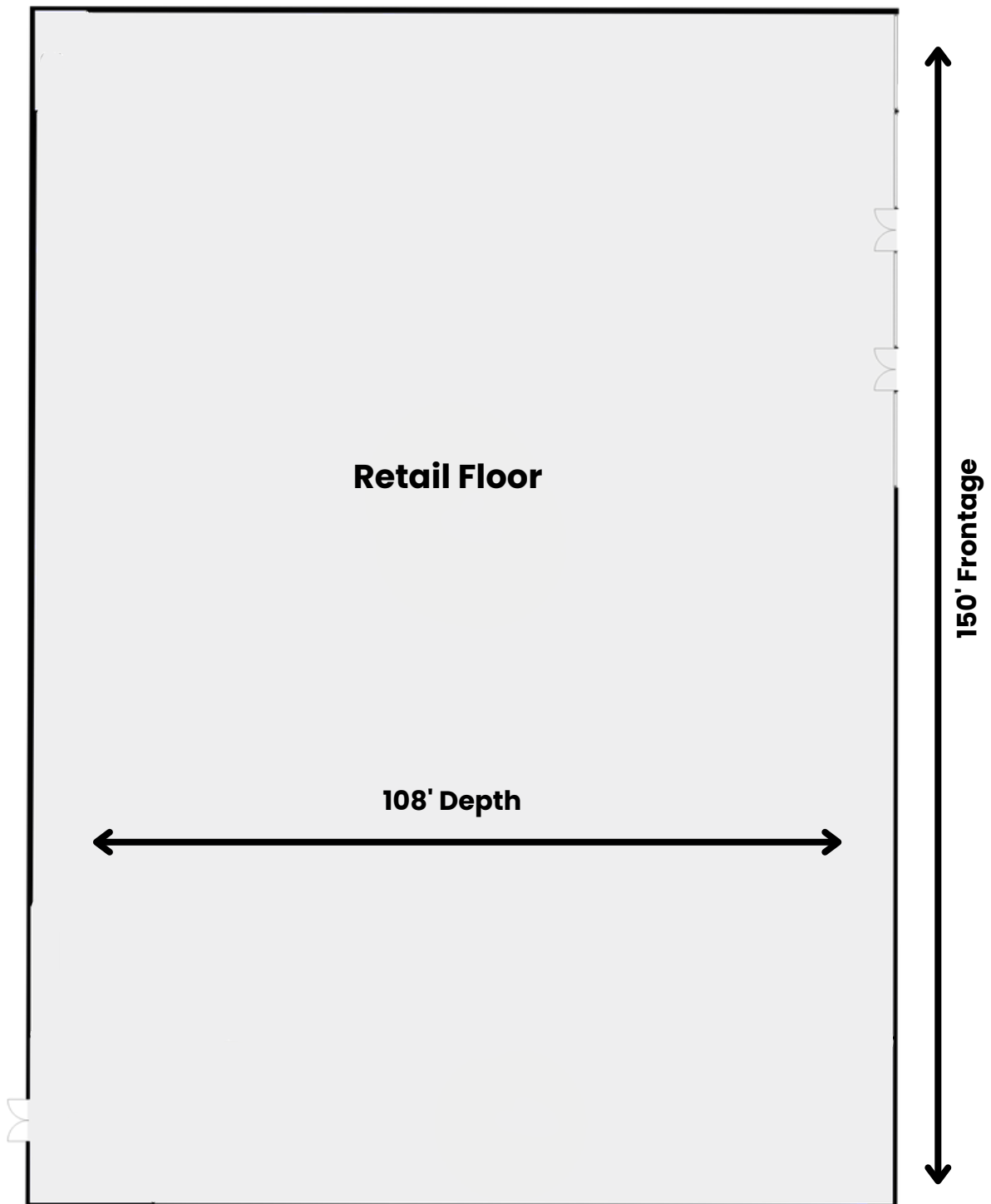
✉ willn@norvellgroup.com

Drayton Calmes

📞 843-991-0404

✉ draytonc@norvellgroup.com

FLOORPLAN - UNIT 204 B&C



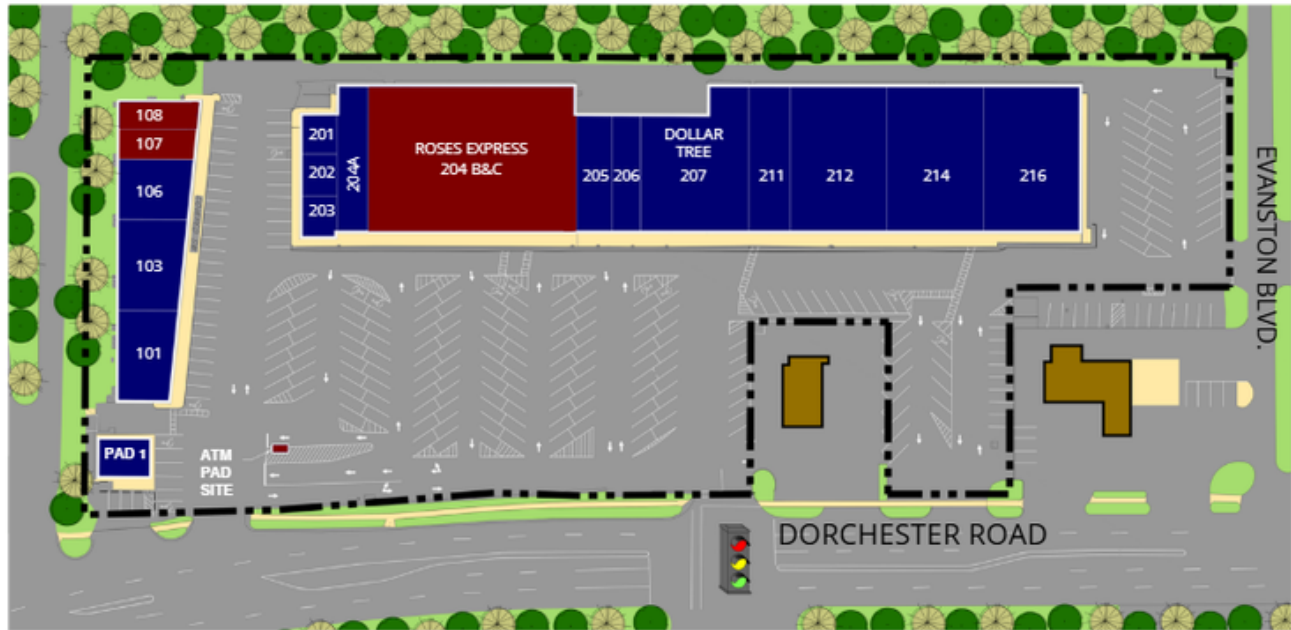
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Floor plan is approximate and subject to errors and omissions

SITE PLAN

EVANSTON PLAZA SHOPPING CENTER

5335 & 5341 DORCHESTER ROAD
NORTH CHARLESTON, SC 29418



LEGEND

■ AVAILABLE
■ OCCUPIED

TENANT INFORMATION

UNIT#	SQ.FT. TENANT	
PAD 1	1,200	CHINA PALACE
ATM	N/A	BANK ATM
101	2,478	POLLO LORO
103	3,880	MEXICAN SUPERMARKET
106	2,348	LAUNDROMAT
107	1,390	AVAILABLE
108	1,390	AVAILABLE

UNIT # SQ. FT. TENANT

201	840	RECONDITIONED APPLIANCES
202	790	STYLOS BANGER SHOP
203	820	CRICKET WIRELESS
204A	2,400	DISCOUNT STORE
204B&C	18,390	ROSES EXPRESS
205	2,200	NAIL FRIENDS
206	1,730	WORLD FINANCE
207	10,780	DOLLAR TREE
211	3,240	HOLLY MATTRESS
212	6,480	BINGO
214	6,480	STAN BEAUTY
216	6,810	LINKS LIQUOR

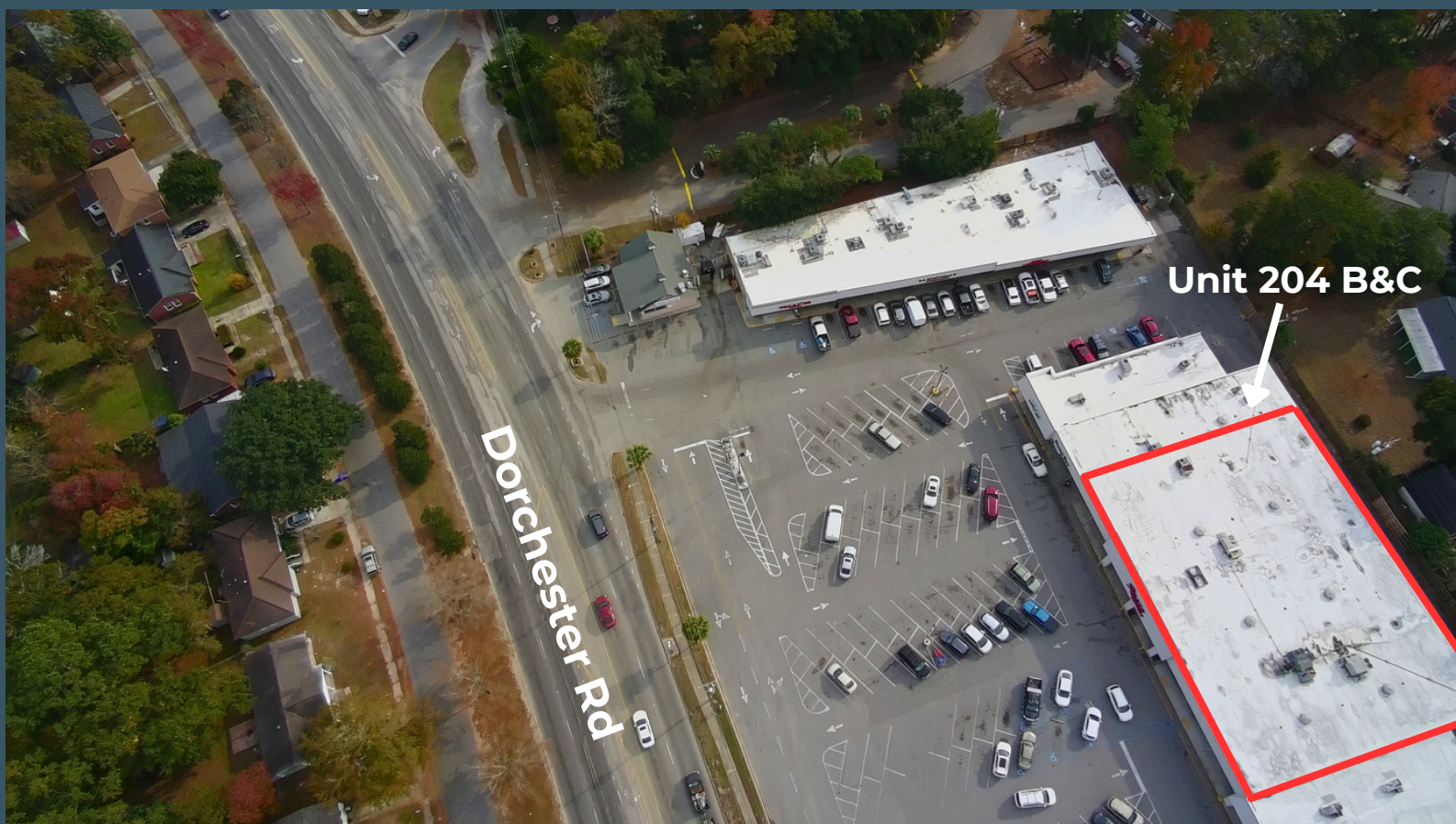
OWNED & OPERATED BY:
BENBROOKE

FOR INFORMATION CONTACT
PRETIUM
Property Management
www.PretiumPM.com

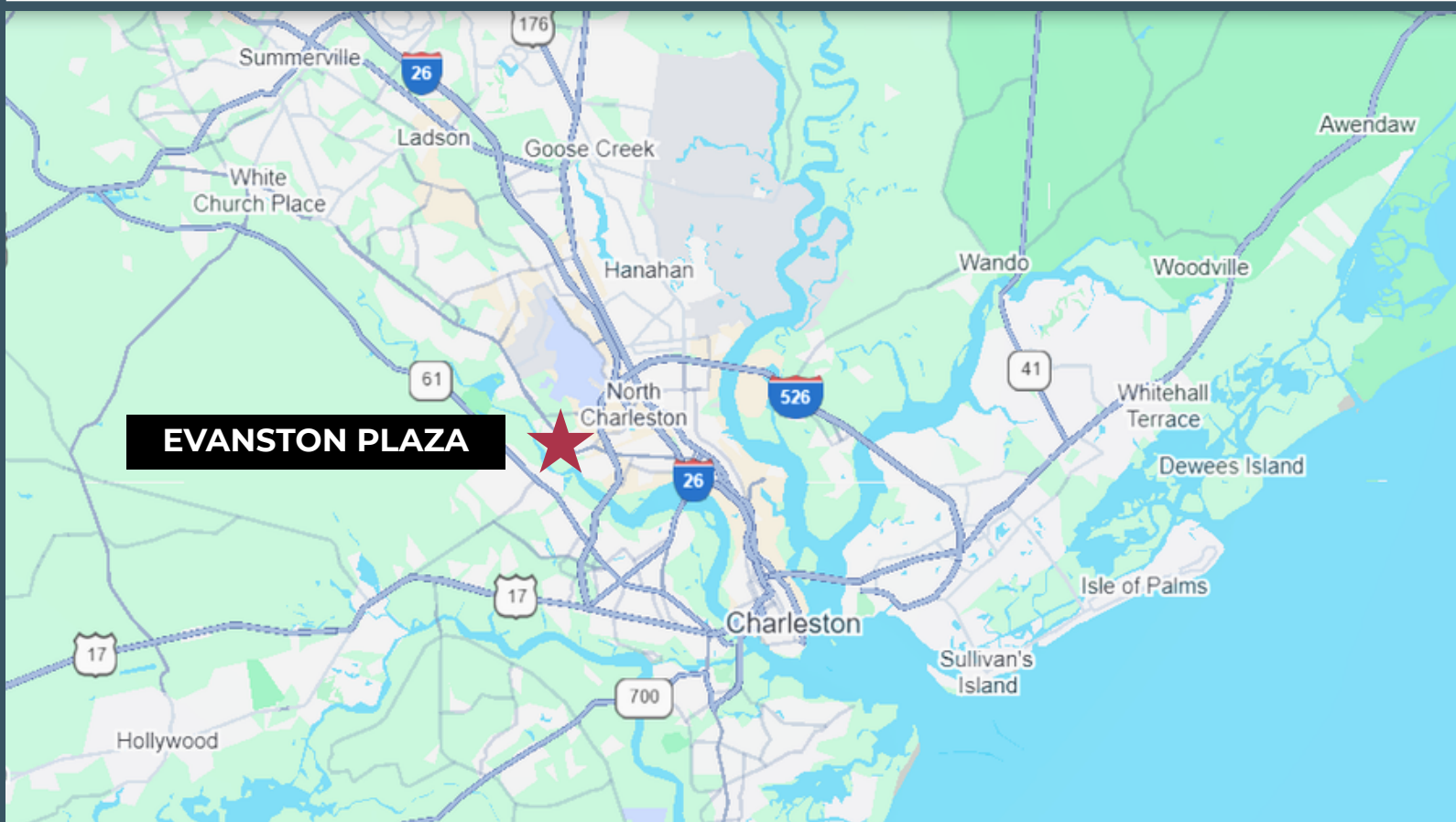
DATE REVISED: April, 2026



AERIAL



LOCATION OVERVIEW



DEMOGRAPHICS

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Dorchester Rd	Gwinnett St SE	25,979	2024	0.50 mi
Dorchester Road	Leslie St NW	28,346	2025	0.63 mi
Dorchester Road	Gwinnett St SE	26,021	2025	0.63 mi
Withers Drive	Holbird St SW	141	2025	0.65 mi
Withers Dr	Holbird St SW	142	2024	0.66 mi
Withers Drive	Dorsey Ave N	108	2025	0.83 mi
Withers Dr	Dorsey Ave N	88	2024	0.84 mi
Flynn Dr	Plum St NE	75	2025	0.92 mi
Michaux Pkwy	International Blvd E	25,032	2024	0.95 mi
Michaux Parkway	International Blvd E	23,820	2025	0.96 mi

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$94,080	\$92,892	\$104,455
Median Household Income	\$74,674	\$72,370	\$81,322
< \$25,000	941	8,782	21,682
\$25,000 - 50,000	1,294	11,099	24,479
\$50,000 - 75,000	1,708	12,137	29,391
\$75,000 - 100,000	1,116	7,797	22,936
\$100,000 - 125,000	796	7,181	19,685
\$125,000 - 150,000	885	5,655	14,140
\$150,000 - 200,000	575	3,959	12,168
\$200,000+	525	4,601	18,223

Population

	2 miles	5 miles	10 miles
2020 Population	19,559	138,080	365,616
2025 Population	19,403	144,004	390,595
2030 Population Projection	20,027	150,947	415,927
Annual Growth 2020-2025	-0.2%	0.9%	1.4%
Annual Growth 2025-2030	0.6%	1.0%	1.3%
Median Age	40.7	38.4	37.3
Bachelor's Degree or Higher	30%	31%	37%
U.S. Armed Forces	159	2,309	9,679

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