

BEN SAWYER PLAZA



ONLY ONE SPACE REMAINING 1,000 SF Unit Located in Mount Pleasant, SC

- One Retail Space Available in Strip Center—Unit 4: 1,000 SF
- Lease Rate - \$18.00 PSF
- Perfect for retailers & office users
- Located on Ben Sawyer just east of the Chuck Dawley Boulevard intersection
- MLS #1124969 (1,000 SF)

DEMOGRAPHICS & TRAFFIC COUNT

<u>2010 Estimate</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Total Population:	38,737	74,155	123,250
Median Home Value:	\$ 229,656	\$ 239,938	\$ 229,342
Average Household Inc.:	\$ 85,237	\$ 79,734	\$ 75,678
Traffic Count:	22,100 (Ben Sawyer Blvd./Coleman Blvd)		

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RETAIL & INVESTMENT PROPERTY

LEASING, BROKERAGE, INVESTMENT SALES, TENANT REPRESENTATION




www.retailpropertyadvisors.com

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Rev. 2.10

1303 Ben Sawyer Blvd, Mount Pleasant, SC 29464-4589
 Ring: 3, 5, 7 Miles

Latitude: 32.79412
 Longitude: -79.85855

	3 miles radius	5 miles radius	7 miles radius
 2000 Total Population	34,149	65,691	105,476
2000 Group Quarters	664	2,852	5,899
2010 Total Population	38,737	74,155	123,250
2015 Total Population	41,540	78,808	131,948
2010 - 2015 Annual Rate	1.41%	1.22%	1.37%
 2000 Households	14,198	27,042	42,390
2000 Average Household Size	2.36	2.32	2.35
2010 Households	16,321	30,545	49,278
2010 Average Household Size	2.33	2.32	2.36
2015 Households	17,573	32,536	52,845
2015 Average Household Size	2.32	2.32	2.37
2010 - 2015 Annual Rate	1.49%	1.27%	1.41%
2000 Families	8,916	15,808	25,331
2000 Average Family Size	2.94	2.96	2.97
2010 Families	9,733	17,263	28,897
2010 Average Family Size	2.93	2.97	2.99
2015 Families	10,316	18,196	30,787
2015 Average Family Size	2.92	2.97	3
2010 - 2015 Annual Rate	1.17%	1.06%	1.28%
 2000 Housing Units	15,306	29,987	47,328
Owner Occupied Housing Units	63.9%	55.3%	54.7%
Renter Occupied Housing Units	28.9%	34.6%	34.2%
Vacant Housing Units	7.2%	10.1%	11.0%
2010 Housing Units	18,876	36,881	60,096
Owner Occupied Housing Units	57.6%	50.6%	51.2%
Renter Occupied Housing Units	28.9%	32.3%	30.8%
Vacant Housing Units	13.5%	17.2%	18.0%
2015 Housing Units	20,387	39,553	64,931
Owner Occupied Housing Units	57.7%	50.7%	51.4%
Renter Occupied Housing Units	28.5%	31.6%	30.0%
Vacant Housing Units	13.8%	17.7%	18.6%
Median Household Income			
2000	\$56,471	\$50,911	\$46,172
2010	\$67,527	\$61,983	\$58,316
2015	\$72,154	\$67,493	\$64,402
Median Home Value			
2000	\$173,856	\$186,434	\$176,542
2010	\$229,656	\$239,938	\$229,342
2015	\$270,767	\$280,642	\$268,123
Per Capita Income			
2000	\$30,280	\$28,773	\$26,385
2010	\$36,016	\$33,400	\$30,922
2015	\$38,757	\$36,135	\$33,547
Median Age			
2000	37.3	35.0	35.1
2010	39.6	37.0	36.7
2015	39.9	37.1	36.9


Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



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2000 Households by Income			
 Household Income Base	14,164	27,062	42,346
< \$15,000	8.2%	15.6%	18.8%
\$15,000 - \$24,999	8.8%	10.2%	10.7%
\$25,000 - \$34,999	10.8%	10.9%	11.1%
\$35,000 - \$49,999	14.6%	12.4%	12.1%
\$50,000 - \$74,999	24.9%	20.9%	19.4%
\$75,000 - \$99,999	13.4%	11.5%	10.9%
\$100,000 - \$149,999	11.0%	10.1%	9.4%
\$150,000 - \$199,999	3.7%	3.5%	3.2%
\$200,000+	4.7%	5.0%	4.4%
Average Household Income	\$72,597	\$68,983	\$64,734
2010 Households by Income			
Household Income Base	16,322	30,547	49,277
< \$15,000	6.5%	12.8%	15.3%
\$15,000 - \$24,999	5.9%	7.3%	7.9%
\$25,000 - \$34,999	7.2%	8.0%	8.1%
\$35,000 - \$49,999	13.4%	11.6%	11.5%
\$50,000 - \$74,999	22.7%	19.5%	18.7%
\$75,000 - \$99,999	20.6%	17.6%	16.6%
\$100,000 - \$149,999	14.5%	14.0%	13.3%
\$150,000 - \$199,999	3.8%	3.7%	3.6%
\$200,000+	5.4%	5.4%	4.9%
Average Household Income	\$85,237	\$79,734	\$75,678
2015 Households by Income			
Household Income Base	17,573	32,535	52,846
< \$15,000	5.1%	10.8%	13.0%
\$15,000 - \$24,999	5.0%	6.5%	7.1%
\$25,000 - \$34,999	5.4%	6.1%	6.3%
\$35,000 - \$49,999	10.0%	8.8%	8.7%
\$50,000 - \$74,999	26.9%	23.6%	22.7%
\$75,000 - \$99,999	20.2%	17.5%	16.6%
\$100,000 - \$149,999	17.2%	16.7%	15.8%
\$150,000 - \$199,999	4.5%	4.4%	4.4%
\$200,000+	5.8%	5.8%	5.2%
Average Household Income	\$91,363	\$86,084	\$81,958
2000 Owner Occupied HUs by Value			
Total	9,767	16,686	26,133
<\$50,000	1.3%	2.3%	4.1%
\$50,000 - 99,999	10.9%	9.8%	13.2%
\$100,000 - 149,999	25.1%	21.7%	21.6%
\$150,000 - 199,999	23.0%	21.3%	19.2%
\$200,000 - \$299,999	20.6%	19.2%	18.2%
\$300,000 - 499,999	10.7%	12.6%	12.3%
\$500,000 - 999,999	6.6%	9.9%	8.5%
\$1,000,000+	1.8%	3.3%	2.8%
Average Home Value	\$240,155	\$278,374	\$259,824
2000 Specified Renter Occupied HUs by Contract Rent			
Total	4,406	10,342	16,281
With Cash Rent	96.8%	97.2%	96.5%
No Cash Rent	3.2%	2.8%	3.5%
Median Rent	\$733	\$662	\$590
Average Rent	\$790	\$694	\$622


Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



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2000 Population by Age			
 Total	34,149	65,692	105,478
Age 0 - 4	6.2%	5.9%	5.8%
Age 5 - 9	6.3%	6.0%	6.0%
Age 10 - 14	6.7%	6.4%	6.4%
Age 15 - 19	5.4%	8.5%	8.2%
Age 20 - 24	5.6%	8.4%	9.3%
Age 25 - 34	15.8%	14.7%	14.2%
Age 35 - 44	17.2%	15.6%	15.2%
Age 45 - 54	15.5%	14.2%	13.7%
Age 55 - 64	8.6%	8.5%	8.7%
Age 65 - 74	6.0%	5.9%	6.4%
Age 75 - 84	4.7%	4.4%	4.6%
Age 85+	1.9%	1.6%	1.5%
Age 18+	77.1%	78.3%	78.2%
2010 Population by Age			
Total	38,737	74,154	123,250
Age 0 - 4	6.1%	5.9%	6.1%
Age 5 - 9	5.9%	5.8%	6.0%
Age 10 - 14	6.0%	5.8%	5.9%
Age 15 - 19	5.4%	8.4%	8.0%
Age 20 - 24	6.0%	8.3%	8.9%
Age 25 - 34	13.4%	12.9%	12.6%
Age 35 - 44	15.2%	14.1%	13.9%
Age 45 - 54	15.6%	14.4%	14.1%
Age 55 - 64	12.9%	11.7%	11.6%
Age 65 - 74	6.6%	6.5%	6.6%
Age 75 - 84	4.5%	4.2%	4.3%
Age 85+	2.4%	2.0%	2.0%
Age 18+	78.6%	79.0%	78.6%
2015 Population by Age			
Total	41,541	78,810	131,951
Age 0 - 4	6.1%	5.9%	6.1%
Age 5 - 9	6.0%	5.9%	6.1%
Age 10 - 14	6.0%	5.9%	6.1%
Age 15 - 19	5.4%	8.2%	7.8%
Age 20 - 24	5.5%	7.8%	8.4%
Age 25 - 34	14.5%	13.6%	13.1%
Age 35 - 44	14.3%	13.4%	13.3%
Age 45 - 54	14.4%	13.4%	13.3%
Age 55 - 64	12.9%	11.7%	11.7%
Age 65 - 74	8.2%	8.0%	8.0%
Age 75 - 84	4.4%	4.1%	4.1%
Age 85+	2.3%	2.0%	1.9%
Age 18+	78.5%	78.8%	78.2%
2000 Population by Sex			
Males	47.6%	47.0%	48.0%
Females	52.4%	53.0%	52.0%
2010 Population by Sex			
Males	47.7%	47.1%	48.2%
Females	52.3%	52.9%	51.8%
2015 Population by Sex			
Males	47.8%	47.1%	48.3%
Females	52.2%	52.9%	51.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

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

	3 miles radius	5 miles radius	7 miles radius
2000 Population by Race/Ethnicity			
 Total	34,150	65,690	105,476
White Alone	88.6%	81.8%	73.2%
Black Alone	9.1%	16.0%	24.5%
American Indian Alone	0.2%	0.1%	0.1%
Asian or Pacific Islander Alone	0.9%	1.0%	0.9%
Some Other Race Alone	0.4%	0.4%	0.4%
Two or More Races	0.8%	0.7%	0.8%
Hispanic Origin	1.2%	1.4%	1.5%
Diversity Index	22.6	32.4	42.1
2010 Population by Race/Ethnicity			
Total	38,738	74,155	123,250
White Alone	88.5%	81.8%	73.8%
Black Alone	8.2%	15.0%	23.0%
American Indian Alone	0.2%	0.2%	0.2%
Asian or Pacific Islander Alone	1.3%	1.3%	1.2%
Some Other Race Alone	0.6%	0.6%	0.6%
Two or More Races	1.2%	1.1%	1.2%
Hispanic Origin	2.2%	2.4%	2.6%
Diversity Index	24.5	34.1	43.3
2015 Population by Race/Ethnicity			
Total	41,541	78,808	131,948
White Alone	89.0%	82.5%	74.7%
Black Alone	7.4%	14.1%	21.7%
American Indian Alone	0.2%	0.2%	0.2%
Asian or Pacific Islander Alone	1.4%	1.5%	1.4%
Some Other Race Alone	0.7%	0.6%	0.7%
Two or More Races	1.3%	1.2%	1.3%
Hispanic Origin	2.7%	2.8%	3.0%
Diversity Index	24.4	33.9	43.0
2000 Population 3+ by School Enrollment			
 Total	32,709	63,240	101,665
Enrolled in Nursery/Preschool	2.3%	2.1%	2.1%
Enrolled in Kindergarten	1.8%	1.6%	1.6%
Enrolled in Grade 1-8	10.5%	10.2%	10.4%
Enrolled in Grade 9-12	5.2%	5.0%	5.0%
Enrolled in College	3.7%	9.6%	10.0%
Enrolled in Grad/Prof School	1.9%	2.1%	2.4%
Not Enrolled in School	74.5%	69.4%	68.5%
2010 Population 25+ by Educational Attainment			
Total	27,359	48,750	80,212
Less than 9th Grade	1.1%	1.8%	2.7%
9th - 12th Grade, No Diploma	3.1%	4.2%	5.9%
High School Graduate	16.4%	16.8%	19.2%
Some College, No Degree	16.9%	16.3%	16.3%
Associate Degree	8.1%	7.3%	7.1%
Bachelor's Degree	33.4%	32.6%	29.5%
Graduate/Professional Degree	21.0%	21.0%	19.4%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

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2010 Population 15+ by Marital Status			
 Total	31,781	61,133	101,061
Never Married	30.3%	36.8%	37.9%
Married	52.0%	47.5%	46.4%
Widowed	6.8%	6.2%	6.7%
Divorced	11.0%	9.5%	9.0%
2000 Population 16+ by Employment Status			
 Total	27,113	52,980	85,017
In Labor Force	68.3%	65.5%	63.0%
Civilian Employed	65.7%	61.8%	58.5%
Civilian Unemployed	1.7%	2.7%	3.5%
In Armed Forces	0.8%	0.9%	1.0%
Not in Labor Force	31.7%	34.5%	37.0%
2010 Civilian Population 16+ in Labor Force			
Civilian Employed	91.9%	90.5%	89.3%
Civilian Unemployed	8.1%	9.5%	10.7%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	93.4%	92.3%	91.4%
Civilian Unemployed	6.6%	7.7%	8.6%
2000 Females 16+ by Employment Status and Age of Children			
Total	14,587	28,765	44,852
Own Children < 6 Only	7.6%	6.8%	6.7%
Employed/in Armed Forces	4.9%	4.1%	3.9%
Unemployed	0.2%	0.3%	0.3%
Not in Labor Force	2.6%	2.4%	2.5%
Own Children < 6 and 6-17 Only	5.4%	5.1%	5.2%
Employed/in Armed Forces	3.1%	2.9%	2.9%
Unemployed	0.1%	0.1%	0.1%
Not in Labor Force	2.3%	2.1%	2.1%
Own Children 6-17 Only	16.2%	14.3%	14.6%
Employed/in Armed Forces	11.8%	10.0%	10.0%
Unemployed	0.3%	0.3%	0.5%
Not in Labor Force	4.1%	4.0%	4.1%
No Own Children < 18	70.8%	73.8%	73.5%
Employed/in Armed Forces	39.0%	38.5%	37.1%
Unemployed	1.1%	1.8%	2.0%
Not in Labor Force	30.8%	33.5%	34.4%
2010 Employed Population 16+ by Industry			
 Total	19,770	36,309	57,240
Agriculture/Mining	0.3%	0.3%	0.4%
Construction	7.0%	6.8%	6.9%
Manufacturing	4.1%	4.1%	4.2%
Wholesale Trade	2.3%	2.2%	2.2%
Retail Trade	10.2%	11.3%	11.0%
Transportation/Utilities	4.6%	3.9%	3.9%
Information	2.3%	2.4%	2.3%
Finance/Insurance/Real Estate	8.8%	8.0%	7.4%
Services	55.9%	56.5%	56.5%
Public Administration	4.5%	4.5%	5.4%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

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2010 Employed Population 16+ by Occupation			
Total	19,770	36,309	57,237
White Collar	74.1%	71.9%	69.4%
Management/Business/Financial	16.9%	16.5%	15.0%
Professional	32.9%	30.9%	30.5%
Sales	14.5%	14.9%	14.0%
Administrative Support	9.7%	9.6%	9.9%
Services	13.9%	16.2%	17.7%
Blue Collar	12.0%	11.9%	13.0%
Farming/Forestry/Fishing	0.3%	0.3%	0.2%
Construction/Extraction	5.0%	4.6%	4.8%
Installation/Maintenance/Repair	1.8%	1.6%	2.0%
Production	2.1%	2.2%	2.5%
Transportation/Material Moving	2.9%	3.2%	3.5%
2000 Workers 16+ by Means of Transportation to Work			
 Total	17,785	32,591	49,720
Drove Alone - Car, Truck, or Van	85.4%	77.2%	75.5%
Carpooled - Car, Truck, or Van	7.8%	8.5%	9.2%
Public Transportation	0.5%	1.5%	2.8%
Walked	1.1%	6.5%	6.3%
Other Means	1.1%	2.1%	2.1%
Worked at Home	4.1%	4.3%	4.0%
2000 Workers 16+ by Travel Time to Work			
Total	17,783	32,590	49,719
Did Not Work at Home	95.9%	95.7%	96.0%
Less than 5 minutes	3.3%	4.2%	3.5%
5 to 9 minutes	12.7%	14.0%	12.8%
10 to 19 minutes	35.3%	34.5%	36.4%
20 to 24 minutes	18.5%	16.8%	16.1%
25 to 34 minutes	18.5%	18.4%	18.5%
35 to 44 minutes	2.5%	2.5%	2.9%
45 to 59 minutes	1.7%	2.0%	2.4%
60 to 89 minutes	1.4%	1.5%	1.7%
90 or more minutes	2.0%	2.0%	1.7%
Worked at Home	4.1%	4.3%	4.0%
Average Travel Time to Work (in min)	20.8	20.4	20.6
2000 Households by Vehicles Available			
Total	14,192	27,050	42,431
None	5.3%	11.5%	14.4%
1	32.5%	33.4%	33.3%
2	47.8%	42.9%	40.2%
3	11.3%	9.5%	9.4%
4	2.6%	2.3%	2.3%
5+	0.5%	0.5%	0.5%
Average Number of Vehicles Available	1.7	1.6	1.5

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

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2000 Households by Type			
 Total	14,197	27,040	42,390
Family Households	62.8%	58.5%	59.8%
Married-couple Family	50.9%	45.3%	43.5%
With Related Children	24.0%	20.5%	19.4%
Other Family (No Spouse)	11.9%	13.2%	16.2%
With Related Children	7.2%	8.4%	10.1%
Nonfamily Households	37.2%	41.5%	40.2%
Householder Living Alone	27.7%	30.1%	29.8%
Householder Not Living Alone	9.6%	11.5%	10.5%
Households with Related Children	31.3%	28.9%	29.6%
Households with Persons 65+	19.4%	19.9%	22.4%
2000 Households by Size			
Total	14,198	27,042	42,390
1 Person Household	27.7%	30.1%	29.8%
2 Person Household	36.7%	35.7%	35.1%
3 Person Household	16.0%	15.4%	15.8%
4 Person Household	13.1%	12.3%	12.3%
5 Person Household	4.9%	4.6%	4.8%
6 Person Household	1.3%	1.4%	1.5%
7+ Person Household	0.4%	0.6%	0.7%
2000 Households by Year Householder Moved In			
Total	14,191	27,051	42,433
Moved in 1999 to March 2000	26.1%	28.4%	26.0%
Moved in 1995 to 1998	30.4%	31.0%	31.2%
Moved in 1990 to 1994	16.2%	15.3%	14.4%
Moved in 1980 to 1989	15.1%	13.7%	13.1%
Moved in 1970 to 1979	6.6%	6.4%	7.5%
Moved in 1969 or Earlier	5.7%	5.3%	7.8%
Median Year Householder Moved In	1996	1996	1996
2000 Housing Units by Units in Structure			
 Total	15,290	30,062	47,691
1, Detached	66.3%	57.8%	59.6%
1, Attached	7.4%	7.0%	5.9%
2	2.0%	5.2%	7.1%
3 or 4	6.4%	8.1%	8.0%
5 to 9	9.2%	9.2%	7.3%
10 to 19	3.6%	4.1%	4.1%
20+	3.6%	6.4%	6.1%
Mobile Home	1.5%	2.1%	1.9%
Other	0.0%	0.1%	0.1%
2000 Housing Units by Year Structure Built			
Total	15,300	29,985	47,367
1999 to March 2000	4.0%	3.5%	3.6%
1995 to 1998	7.5%	8.2%	8.8%
1990 to 1994	12.6%	11.6%	9.7%
1980 to 1989	31.8%	23.3%	19.0%
1970 to 1979	19.7%	16.8%	14.6%
1969 or Earlier	24.4%	36.6%	44.3%
Median Year Structure Built	1982	1978	1974

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

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	3 miles radius	5 miles radius	7 miles radius
Top 3 Tapestry Segments			
1.	In Style	In Style	In Style
2.	Metropolitans	Boomburbs	Boomburbs
3.	Urban Chic	Urban Chic	Metropolitans



2010 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$33,560,815	\$60,195,281	\$91,998,118
Average Spent	\$2,056.30	\$1,970.71	\$1,866.92
Spending Potential Index	86	82	78
Computers & Accessories: Total \$	\$4,484,227	\$8,093,892	\$12,225,794
Average Spent	\$274.75	\$264.98	\$248.10
Spending Potential Index	125	120	113
Education: Total \$	\$25,319,439	\$47,434,865	\$72,009,761
Average Spent	\$1,551.34	\$1,552.95	\$1,461.30
Spending Potential Index	127	127	120
Entertainment/Recreation: Total \$	\$65,981,892	\$115,067,488	\$175,709,066
Average Spent	\$4,042.76	\$3,767.15	\$3,565.67
Spending Potential Index	125	117	111
Food at Home: Total \$	\$85,932,992	\$152,458,986	\$235,407,132
Average Spent	\$5,265.18	\$4,991.29	\$4,777.12
Spending Potential Index	118	112	107
Food Away from Home: Total \$	\$63,603,097	\$113,462,512	\$174,235,861
Average Spent	\$3,897.01	\$3,714.60	\$3,535.77
Spending Potential Index	121	115	110
Health Care: Total \$	\$70,457,436	\$120,828,222	\$189,213,701
Average Spent	\$4,316.98	\$3,955.74	\$3,839.72
Spending Potential Index	116	106	103
HH Furnishings & Equipment: Total \$	\$36,951,809	\$64,514,674	\$98,105,004
Average Spent	\$2,264.07	\$2,112.12	\$1,990.85
Spending Potential Index	110	103	97
Investments: Total \$	\$35,761,747	\$60,245,564	\$89,915,591
Average Spent	\$2,191.15	\$1,972.35	\$1,824.66
Spending Potential Index	126	113	105
Retail Goods: Total \$	\$467,916,917	\$820,839,620	\$1,261,280,577
Average Spent	\$28,669.62	\$26,873.13	\$25,595.21
Spending Potential Index	115	108	103
Shelter: Total \$	\$328,256,664	\$574,972,740	\$871,713,437
Average Spent	\$20,112.53	\$18,823.79	\$17,689.71
Spending Potential Index	127	119	112
TV/Video/Audio: Total \$	\$24,019,758	\$42,863,272	\$66,211,368
Average Spent	\$1,471.71	\$1,403.28	\$1,343.63
Spending Potential Index	119	113	108
Travel: Total \$	\$40,443,458	\$69,191,228	\$104,139,758
Average Spent	\$2,478.00	\$2,265.22	\$2,113.31
Spending Potential Index	131	120	112
Vehicle Maintenance & Repairs: Total \$	\$18,620,654	\$32,712,113	\$50,201,077
Average Spent	\$1,140.90	\$1,070.95	\$1,018.73
Spending Potential Index	121	114	108

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2005 and 2006 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI.