

HANAHAN CROSSING



*Preliminary—Subject to Change

Super BI-LO Anchored Retail Center Hanahan, South Carolina

- Located at the traffic light at the intersection of Tanner Ford Blvd. and North Rhett Ave.
- Ideally located only 3 miles from I-526.
- Anchored by a successful and busy Super BI-LO
- **Lease Rate: \$19.00 PSF, NNN**
- **Newly Renovated Spaces:**
 - Suite 350 - 1,200sf
 - Suite 360 - 1,200sf
 - Suite 370 - 1,200sf
 - Suite 380 - 1,200sf
- **Available August 1st:**
 - Suite 210 - 1,800sf
- **Only One Outparcel Left For Sale:**
 - Outparcel: 1.31 Acres - \$875,000 #29852943
- Other tenants include Subway, a Pediatric Dentist, Vet Clinic, Mexican Restaurant, Dance Studio, etc

1,580 existing homes in Tanner Plantation
5,035 existing homes in surrounding subdivisions
1,760 proposed mixed use development

DEMOGRAPHICS & TRAFFIC COUNT

<u>2017 Estimate</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Total Population	49,170	96,809	186,846
Median Home Value:	\$168,659	\$154,689	\$160,924
Avg. Household Income:	\$57,720	\$54,649	\$59,970
2016 Traffic Count:	24,700 VPD (North Rhett Ext.) (North Rhett Ext. near Tanner Ford Blvd.)		

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