



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



# MONTAGUE CORNERS

*5060 Dorchester Rd | North Charleston, SC*



Montague Corners, formerly known as Oak Ridge Plaza is a retail shopping center located at 5060 Dorchester Road, one of the most prominent intersections in North Charleston at the intersection of Dorchester Road and Montague Avenue. It caters to area residents and a substantial daytime population from many nearby businesses. Some of these businesses include: Boeing, Bosch, North Charleston City Hall, The Charleston County Office Complex, Faber Place Office Park, and many others in this area of North Charleston.

With an abundant field of parking, excellent visibility, and convenient access off of Dorchester Road (3 curb cuts), Montague Corners is ideal for businesses that wish to cater to this area of North Charleston. With the addition of several new restaurants, it is becoming a cultural worldwide cuisine destination.





## Site Highlights

5060 Dorchester Rd  
North Charleston, SC

- **Property Subtype**  
Restaurant, Street Retail
- **Total Available**  
13,940 SF
- **Gross Building SF**  
97,315 SF
- **Lease Rate**  
\$20 - \$26 PSF
- **Lease Type**  
NNN

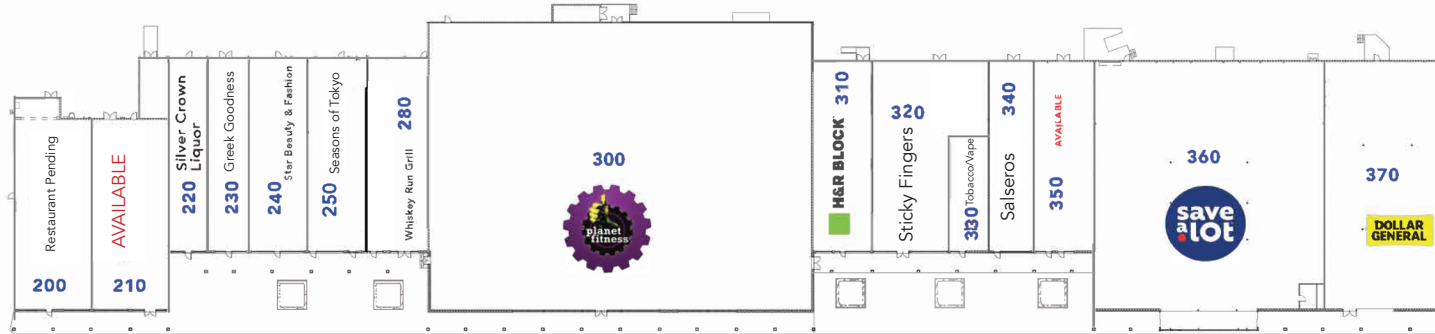




# MONTAGUE CORNERS

5060 Dorchester Rd | North Charleston, SC

SCARSDALE AVENUE



<b>100</b> 1,800 SF	<b>110</b> 1,200 SF	<b>120</b> 800 SF	<b>130</b> 2,200 SF
Celebrityz Barbershop	Gullah Roots	5th Avenue Couture	Nail Salon



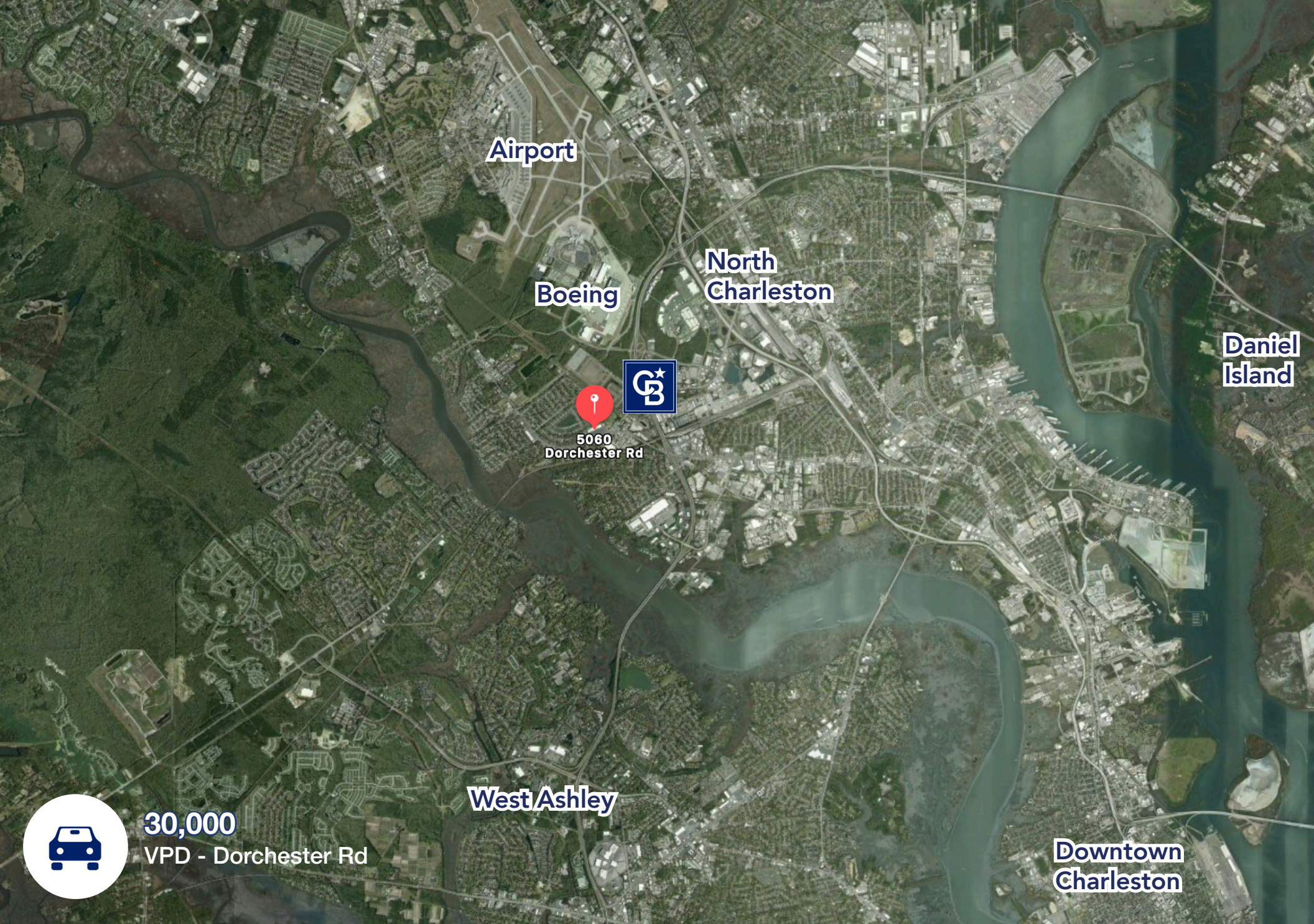
SUITE	TENANT	SQFT
100	Celebrityz	1,800 SF
110	Gullah Roots	1,200 SF
120	5th Avenue Couture	800 SF
130	Nail Salon	2,200 SF

SUITE	TENANT	SQFT
200	Restuarant Pending	4,300 SF
210	AVAILABLE	4,000 SF
220	Silver Crown Liquor	2,100 SF
230	Greek Goodness	2,134 SF
240	Star Beauty & Fashion	3,066 SF
250	Seasons of Tokyo	2,656 SF
280	Whiskey Run Grill	3,709 SF
300	Planet Fitness	30,180 SF
310	H&R Block	3,075 SF
320	Sticky Fingers	4,785 SF
330	Tobacco/Vape	1,250 SF
340	Salseros	2,325 SF
350	AVAILABLE	3,115 SF
360	Save-A-Lot	16,060 SF
370	Dollar General	8,560 SF

DORCHESTER ROAD







**Airport**

**Boeing**

**North  
Charleston**

**Daniel  
Island**



**5060  
Dorchester Rd**



**West Ashley**

**Downtown  
Charleston**



**30,000**

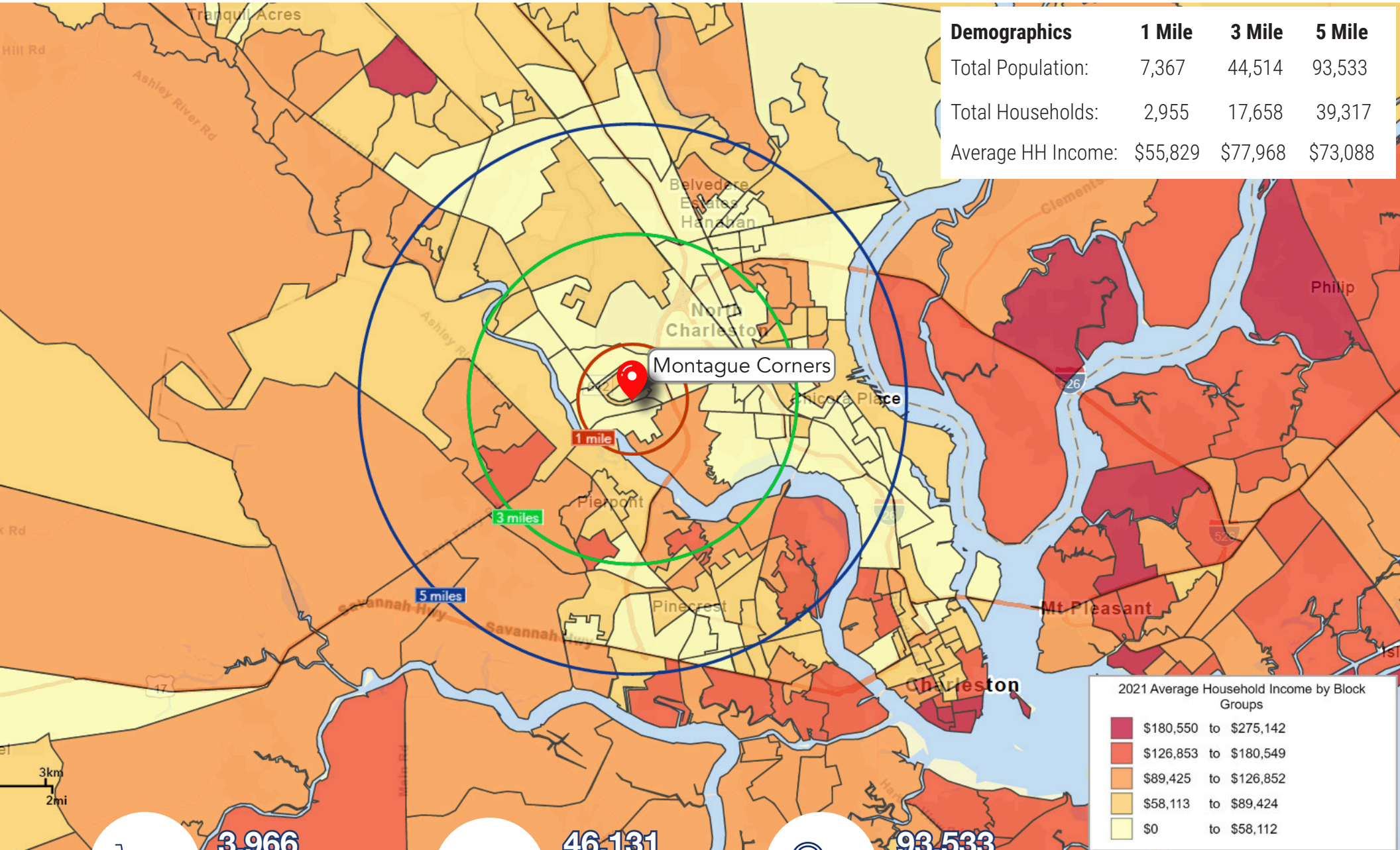
**VPD - Dorchester Rd**





# DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
Total Population:	7,367	44,514	93,533
Total Households:	2,955	17,658	39,317
Average HH Income:	\$55,829	\$77,968	\$73,088



2021 Average Household Income by Block Groups

Dark Red	\$180,550 to \$275,142
Red	\$126,853 to \$180,549
Orange	\$89,425 to \$126,852
Light Orange	\$58,113 to \$89,424
Yellow	\$0 to \$58,112



**3,966**  
Businesses  
within 5 Miles



**46,131**  
Employees  
within 5 Miles



**93,533**  
Population  
within 5 Miles

All demographics based on Esri forecasts for 2021



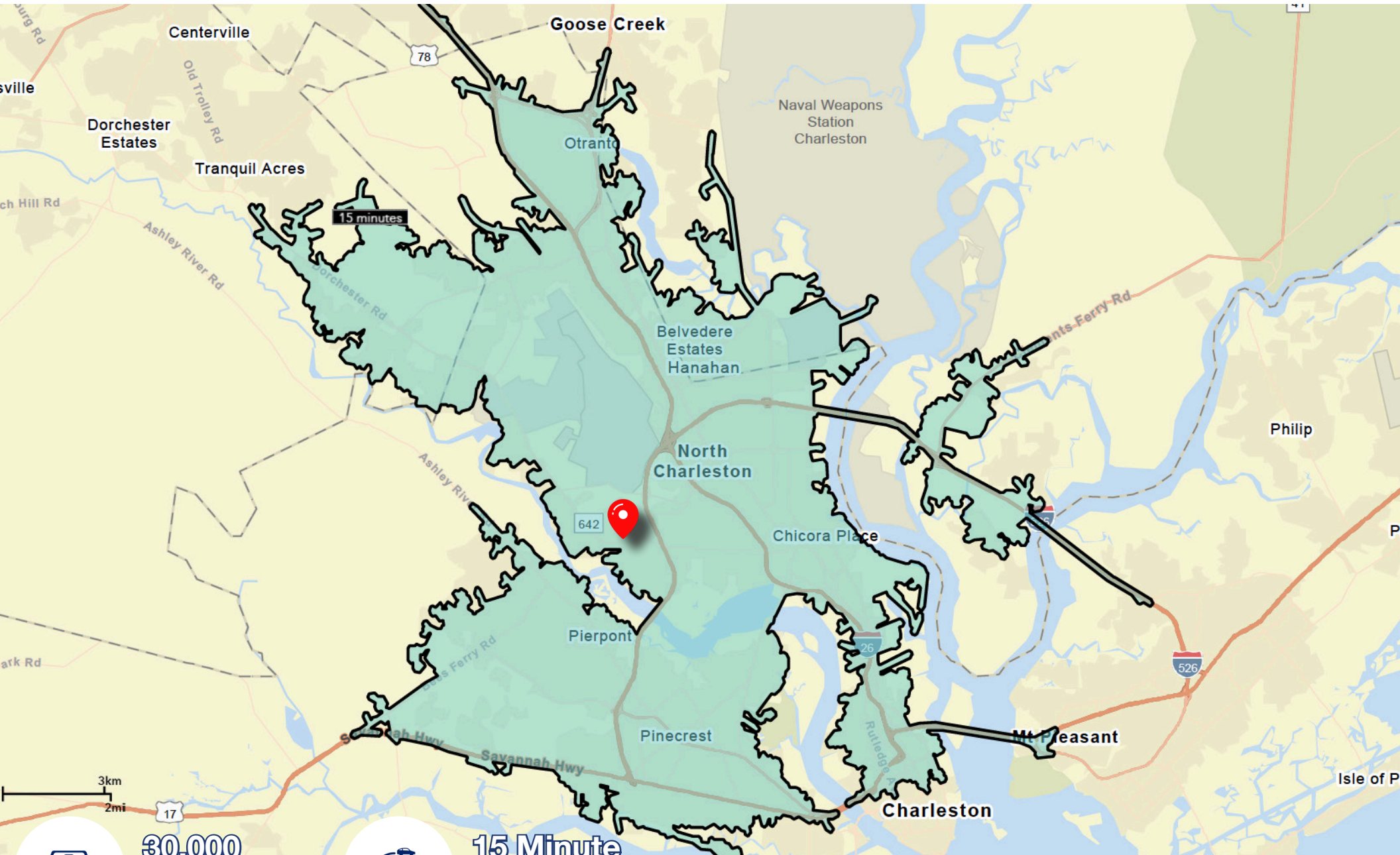
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MONTAGUE CORNERS I



# DRIVE TIME STUDY



**30,000**  
Vehicles per  
Day



**15 Minute**  
Drive Time  
Study

All demographics based on Esri forecasts for 2021  
VPD - Kalibrate Technologies (Q4 2021) 2019



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# Area Retailers

5060 Dorchester Rd  
North Charleston, SC













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