

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.The sign for Moe's Southwest Grill is mounted on the brick facade of the building. It features the word "MOE'S" in large, white, stylized letters with a blue arrow pointing left, and "SOUTHWEST GRILL" in smaller, orange, sans-serif letters with a blue arrow pointing right.The sign for toby frozen yogurt is mounted on the brick facade. It features the word "toby" in a pink, lowercase, rounded font, and "frozen yogurt" in a smaller, grey, sans-serif font.The sign for Brazilian Wax is mounted on the brick facade. It features the words "Brazilian Wax" in a pink, stylized font, with "Brazilian" above "Wax".

RETAIL FOR LEASE

±1,405-SF Retail
Space Available in
the Azalea Square
Shopping Center

214 Azalea Blvd, Summerville, SC 29483

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Property Summary

Azalea Square is a ±12,000-SF multi-tenant retail center strategically positioned in Summerville's most dominant retail corridor along US Highway 17-A near I-26, with traffic counts exceeding ±50,000 vehicles per day. The center features strong national and regional co-tenants including Moe's Southwest Grill, Chicken Salad Chick, Firehouse Subs, and Ultra Tan, and is shadow-anchored by the ±348,000-SF Azalea Square power center — home to Target, Kohl's, TJ Maxx, Best Buy, Dick's Sporting Goods, Ross, PetSmart, Ulta, and Regal Cinemas.

Directly across N. Main Street sits Walmart and Lowe's Home Improvement. Suite B offers 1,405 SF and is the only vacancy in the center. The space is built out as a yogurt shop but can readily be modified for other retail or service uses.

Key Specifications

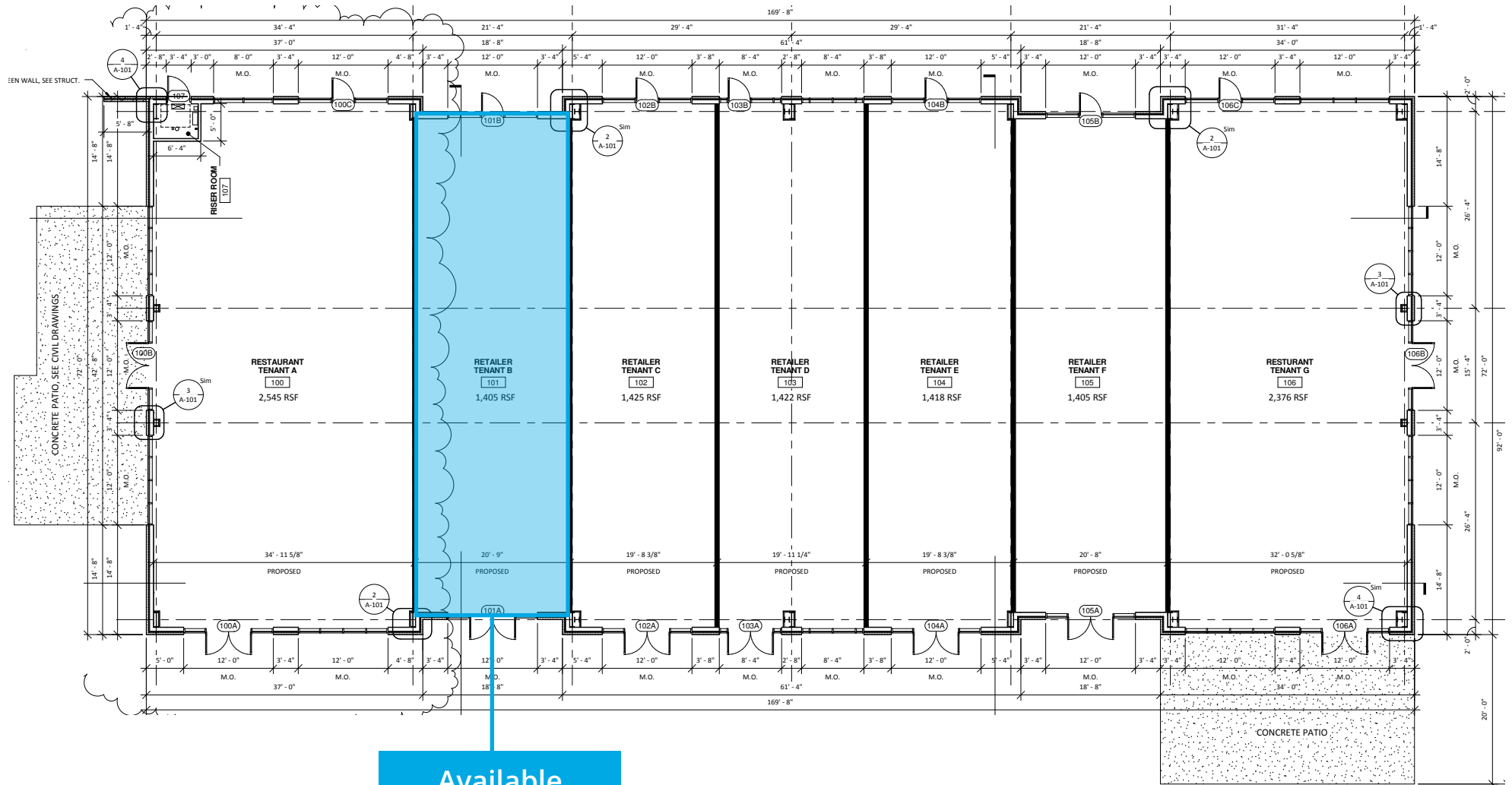
Address	214 Azalea Blvd Summerville, SC 29483
TMS #	221-00-00-126
Space Available	±1,405 SF
Total Building Size	±12,000 SF
Parking	5 / 1,000 SF
Class	Class A - Unanchored strip center
Lease Rate	\$40.00 PSF, NNN
CAM	Est. \$18.02 PSF



Property Photos



Building Floor Plan



Available
Suite B | $\pm 1,405$ SF
\$40.00 PSF

Market Overview



Location Overview

Demographics

Total population (5 mi)	137,847
Avg household income (5 mi)	\$113,977
Total households (5 mi)	55,383
VPD (N Main Street)	±50,000
Median age (5 mi)	38.3
Total Businesses (5 mi)	3,596

Drive Times

I-26	3 min
I-526	16 min
Charleston INT'L Airport	24 min
Ladson	7 min
North Charleston	12 min
Charleston	24 min
Mount Pleasant	28 min
West Ashley	23 min
Highway 17	25 min



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