
moultrie
PLAZA
EDENS

Charleston, SC



Charleston Overview

Demographics

Current **population of 870K** has **increased 21%** since 2014.

44 net new people move to Charleston each day. By 2031, the Charleston population is estimated to **reach 1M**.

42.2% of adults have at least a bachelor's degree, compared to 35.7% nationally

Employment

Charleston's labor market remains strong with **record employment and a 3.8% unemployment rate**

The labor force is **growing 3X faster than the U.S. average**.

Volvo ($1.3B) and Boeing ($1B) have invested in large scale production facilities in the region now **employing over 10,000 people**

Charleston generated **over $14B from tourism in 2024**, which is a 7.1% increase from the previous year, **welcoming 8M people to the city**.

Port Access

The Port of Charleston is the **8th largest seaport in the country,** having **$8B economic** impact on the Charleston area economy and creating **32k jobs in the Charleston area, and 260k jobs across South Carolina.**

The Port of Charleston sees over **$87 billion in economic activity each year** and serves 150+ countries worldwide.

The port has the deepest water on the US East Coast at 52 feet, making it a premier gateway for the SE.

Eds & Meds

Charleston is home to **over 15K undergraduate students** through The Citadel, College of Charleston, and Charleston Southern

MUSC is the **highest ranked medical school in South Carolina,** with 175 degrees awarded annually.

MUSC operates a 700-bed hospital system which employs nearly **30,000 and has a $2.6B+ annual budget**

Retail / Resi Landscape

Retail **occupancy rate of 96.8% across 49.1M SF** (Q2'25).

202K SF of retail space under construction.

Median Home Sales price of $622K, compared to the national average of $422K.

2,484 multifamily units under construction (Q2'25). **1,680 net multifamily units** absorbed (Q2'25).

TTM investment volume of **$1.2B with an average price per unit of $202K.**

Trade Area

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,371	34,727	107,030
Households	3,582	15,584	47,804
Daytime Pop.	11,116	44,910	171,114
Avg. HH Income	$165,819	$174,458	$153,693
Education Attn.+	70.32%	71.00%	68.32%



GROWING TRADE AREA: Mt. Pleasant is the **fourth largest** municipality and largest town in South Carolina, and one of the state's fastest-growing areas, doubling in population between 1990 and 2020.

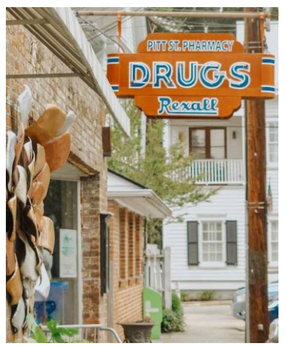
ACCESS: Mount Pleasant to Charleston is 9.3 miles via HWY 17, with a drive time of 15 mins in normal traffic

The Neighborhood









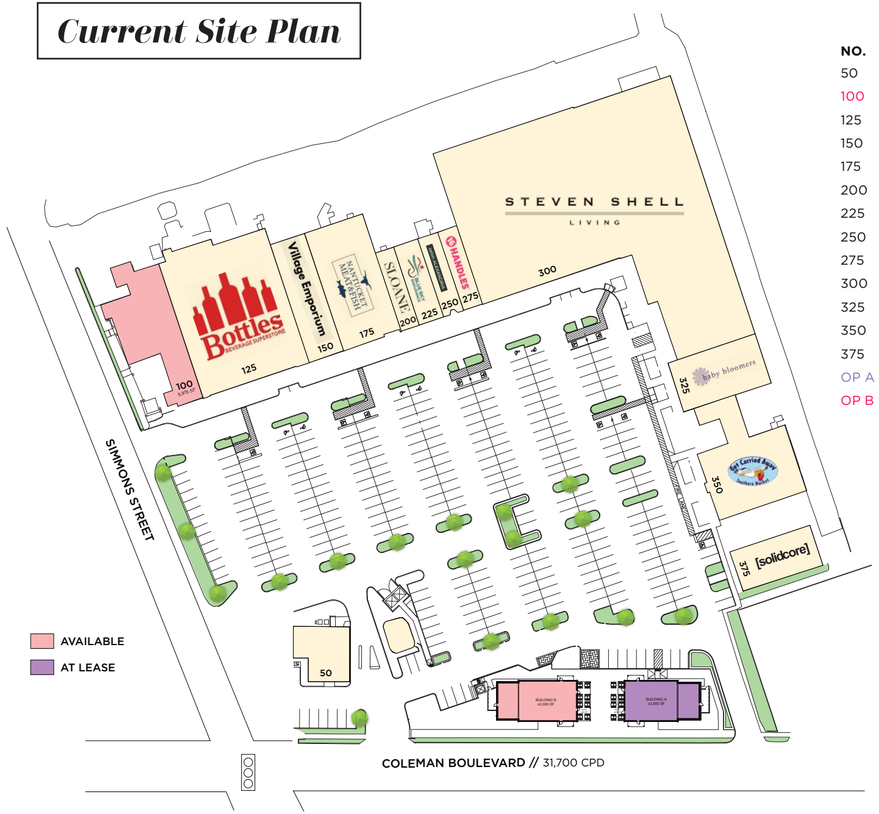








Current Site Plan



NO.	RETAILERS	SF
50	First United Bank	2,898
100	Available	5,915
125	Bottles	15,070
150	Village Emporium	4,200
175	Nantucket Meat & Fish Market	7,200
200	Blue Sky Endurance	1,600
225	Sloane Boutique	2,000
250	Salon Alexandria	1,765
275	16 Handles	1,600
300	Steven Shell	46,630
325	Baby Bloomers	4,500
350	Get Carried Away	7,065
375	Solidcore	3,200
OP A	At Lease	2,800
OP B	Available	3,000

Center Images





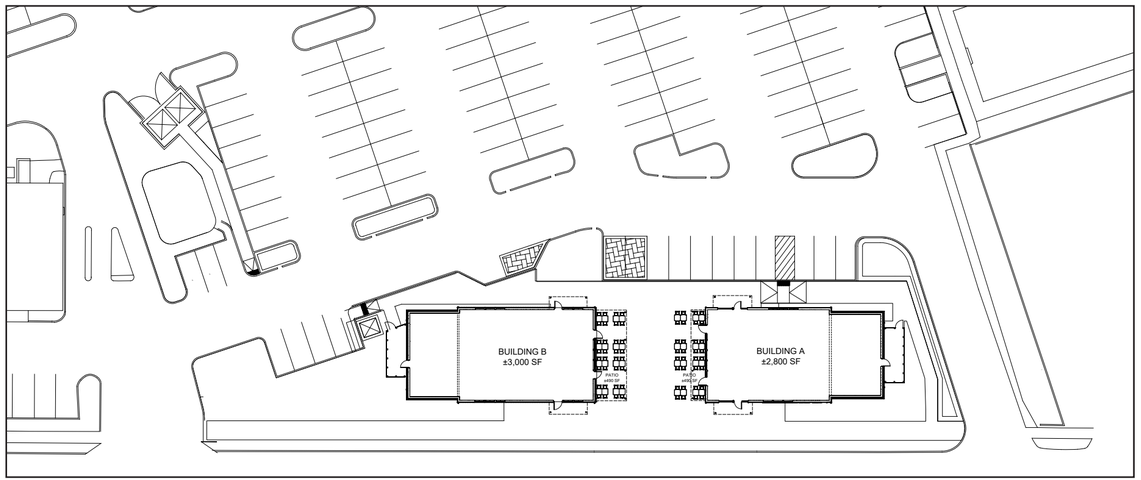








Outparcel Opportunities



Outparcel Elevations



OUTPARCEL BUILDING A

OUTPARCEL BUILDING B



SW 7006 Extra White | SW 6520 Honest Blue | SW 6519 Hinting Blue | SW 6112 Biscuit | Palmetto Brick Riviera (modular)

Retailer Spotlight

STEVEN SHELL LIVING

Steven Shell Living is a distinctive home furnishings and design destination established in 2013. Known for its expansive 50,000 square foot showroom, the store offers a mix of unique indoor and outdoor furniture, lighting, rugs, art, and accessories sourced from around the world and made to fit a wide range of styles and spaces.

Bottles BEVERAGE SUPERSTORE

Bottles is a locally owned wine, beer and spirits destination that's beloved by locals and visitors alike. Bottles is committed to supporting local breweries and distilleries, with dedicated shelves and regular tastings that help you discover new favorites.

NANTUCKET MEAT&FISH

Nantucket Meat & Fish Market is a family owned and operated specialty food market that brings an upscale shopping experience to coastal South Carolina. Known for its fresh seafood, prime cuts of meat, sushi, prepared foods, and curated grocery selection, it's a go-to destination for quality ingredients whether you're planning a dinner party or stocking up on everyday essentials.

VE VILLAGE EMPORIUM

Village Emporium is a local home decor destination known for its eclectic mix of vintage finds, antiques, furniture, and artwork. It's a favorite spot for design lovers and collectors seeking one-of-a-kind items to elevate their space.

Get CARRIED AWAY SOUTHERN MARKET & TAKEOUT

Get Carried Away is a lively Southern-style market and café offering fresh, grab-and-go meals and prepared Southern favorites, alongside a selection of wine, craft beer, groceries, and gifts. The market features The Perch, an indoor/outdoor patio and bar where guests can linger for lunch, drinks, and casual social time.

SLOANE BOUTIQUE

Sloane Boutique is a charming local women's clothing boutique known for its curated collection of stylish dresses, tops, sweaters, jewelry and accessories. The shop offers both trendy and timeless pieces perfect for everyday wear or special occasions

Retailer Spotlight

SALON ALEXANDRIA

Salon Alexandria is a well-established luxury hair salon, known for its expert stylists and personalized approach to hair care. Since opening in 2006, the salon has built a reputation for delivering gorgeous results.

BLUE SKY ENDURANCE

Blue Sky Endurance is a local sports shop offering high-performance gear, apparel, bikes, shoes and accessories designed to help athletes train smarter, all with a "Fit First" philosophy that prioritizes proper fit and expert guidance. More than just a retail store, it fosters a community of active locals with weekly group runs and rides, and personalized coaching and training support.

16 HANDLES

Since 2008, **16 Handles** has redefined what frozen yogurt can be— delivering unmatched flavor, quality, and innovation. Our self-serve format gives guests the freedom to customize every cup

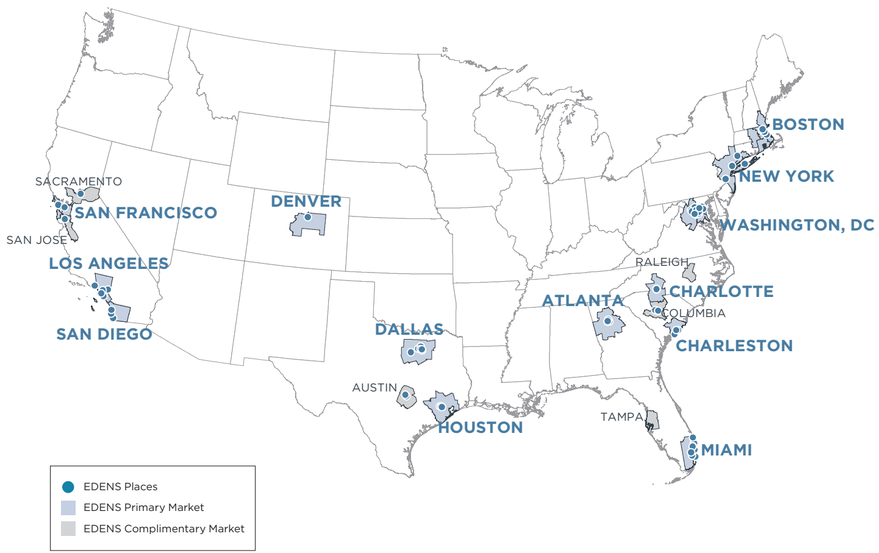
[solidcore]

solidcore is a high-intensity, low-impact strength training boutique that uses custom reformer machines. The 50-minute classes require slow, controlled movements under constant tension to break down muscles to the point of failure, triggering deep muscle growth and definition.

baby bloomers

Baby Bloomers is a long-standing baby boutique and nursery store that's been serving local families since 2003. Known for its curated selection of nursery furniture, bedding, baby gear, clothing, toys, and gifts, the shop helps parents design beautiful and functional spaces for little ones and find high-quality essentials for every stage of childhood.

EDENS Overview



60
YEARS OF EXPERIENCE

$6.9B
IN REAL ESTATE ASSETS

96
COMMUNITY-FOCUSED PLACES

$9.4B
IN AVERAGE BUYING POWER*

15M
DAILY REACH AT OUR PLACES

13
MAJOR MARKETS

209
TEAM MEMBERS

3
INSTITUTIONAL INVESTORS

Blackstone

JPMorgan Chase & Co.

New York State Teachers' Retirement System

**Average buying power within 3-mile radius of EDENS centers*
***All figures as of 12.31.25*



EDENS Purpose
Enrich Community

EDENS purpose is to enrich community through human engagement. We are the owner, developer and steward of a nationally leading portfolio of 96 open-air retail and mixed-use places in high-growth markets coast to coast.

We design our places to achieve 3.5 trips per week and 5 hours of dwell time, reaching over 15 million people daily. We know that when people come together, they feel a part of something bigger than themselves and prosperity follows – economically, socially, culturally and soulfully.



CONVENIENCE



ENGAGEMENT



EMOTIONAL CONNECTION

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PLAZA

604 Coleman Blvd // Mt. Pleasant, SC

LEASING

Morgan Parker // 843.984.3321 // MParker@edens.com

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