

SOUTHWIND STATION

NEW DEVELOPMENT ON JOHNS ISLAND, SC

LEASE RATE: \$30-40/SF, NNN



LIVE OAK
SQUARE



Slack Tide Dr

Maybank Highway



For more information:

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PROPERTY HIGHLIGHTS:

- New build-to-suit opportunity on Maybank Highway
- Located on the major thoroughfare of rapidly expanding Johns Island between River Road and Bohicket Road
- Up to 58,136 SF of new construction for medical/professional office or retail
- Construction anticipated to begin in the 3rd Quarter of 2024
- The development is located at the entrance to the future Lowtide Brewery
- Surrounded by multiple new developments, restaurants, and retail
- High visibility & frontage on Maybank and ample parking
- Zoned: PD- Planned Development - City of Charleston
- TMS #: 313-00-00-306, 307 & 031



Site Plan

BUILDING	SQUARE FEET
BUILDING A	±5,215 SF
BUILDING B	±2,750 SF
BUILDING C	±3,929 SF
BUILDING D	±14,100
BUILDING E	±12,730
BUILDING F	±19,412
TOTAL	±58,136 SF

SITE NOTES:

1. VERIFY DISTANCE VISIBILITY AT ALL EXITS AND/OR THROUGH ROADSIDE MANAGEMENT MANUAL.
2. THE SITE SHALL MEET THE ACCESSIBILITY REQUIREMENTS OF THE ADA.
3. THE PUBLIC RIGHT-OF-WAY MUST REMAIN ADA COMPLIANT.
4. RADIUS DIMENSIONS REFER TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
5. ROADS SPEED LIMIT = 25 MPH.
6. SEE LANDSCAPE PLANS FOR STREET LIGHT LOCATIONS.
7. ALL PROPOSED STREET LIGHTING REQUIRES AN APPROVED AND SIGNED LIGHTING PLAN FROM BEC PRIOR TO ANY ASSOCIATED LIGHTING CONDUIT INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL CONDUIT IN ACCORDANCE WITH BEC SPECIFICATIONS.
8. DEMOLITION/CONSTRUCTION ROUTE TO AND FROM THE SITE WILL BE VIA MAYBANK HWY.
9. FOR EASEMENT INFORMATION SEE SHEET 7.
10. FOR STRIPING & SIGNAGE INFORMATION SEE SHEET 7.
11. IF A RETAIL USE IS NEEDED IN THE FUTURE A LOADING ZONE BASED ON THE TOTAL SQUARE FOOTAGE OF THE COMMERCIAL SPACE WILL BE REQUIRED.
12. EACH BUILDING AND BUSINESS LICENSE APPLICATION WILL NEED TO PROVIDE THE MINIMUM NUMBER OF PARKING SPACES.
13. ALL SIGNS REQUIRE A SEPARATE PERMIT, CONTACT A PRESERVATION PLANNER AT 724-3791 FOR MORE INFORMATION.



SITE LAYOUT PLAN
SOUTHWIND STATION
 CITY OF CHARLESTON, CHARLESTON COUNTY, SC.

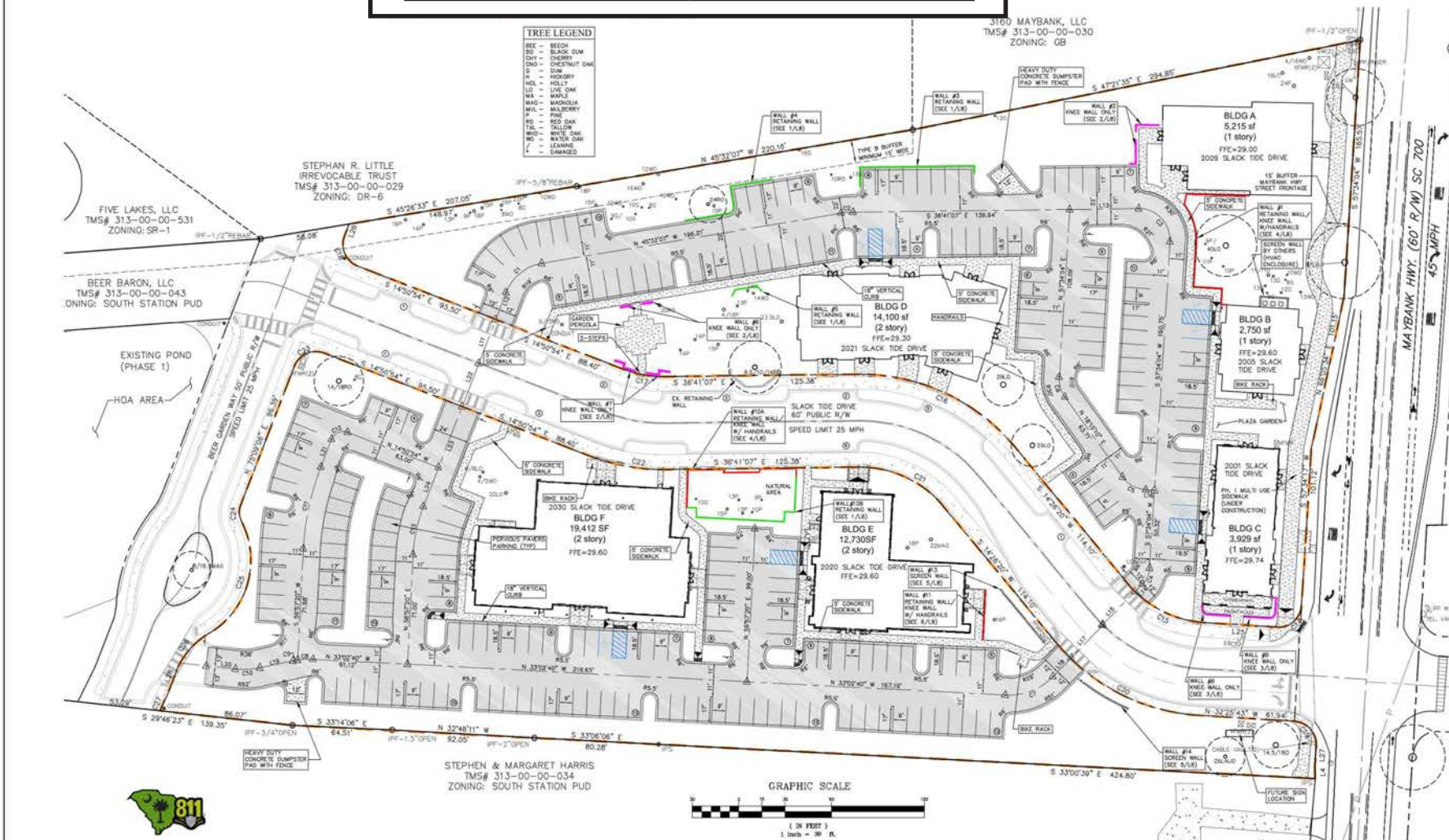
PROJECT	08100.11
DATE:	10/26/2022
SCALE:	1" = 30'
DESIGN:	KRM/JAR/C
DRAWN:	JAW
CHECK:	KRN
REVISIONS	
SHEET	6 of 23

LEGEND

	BOUNDARY LINE (AS DESCRIBED)		PROJECT LIMITS
	ADJACENT BOUNDARY LINE		NEW SIDEWALK
	RIGHT OF WAY LINE		EX. SIDEWALK (SP. 1)
	EASEMENT LINE (AS DESCRIBED)		SCREEN WALL BY OTHERS (SEE ARCHITECT PLANS)
	CENTERLINE		KNEE WALL BY OTHERS (SEE ARCHITECT PLANS)
	SETBACK LINE		NEW RETAINING WALL (PRIZE WALL)
	GRAND TREE TO REMAIN		
	GRAND TREE TO BE REMOVED		
	ADA RAMP		
	ASPHALT PAVEMENT		

TREE LEGEND

BE	BEECH
BL	BLACK OLM
CH	CHERRY
CO	CHESTNUT OAK
CU	CUM
HO	HOLLY
HO	HONEYLOC
LO	LIVE OAK
MA	MAGNOLIA
MA	MALBERRY
PI	PINE
PO	RED OAK
SL	SILVER
WA	WHITE OAK
WA	WATER OAK
LE	LEANNING
DA	DAMAGED











Aerial 2



Retailer Map

