

1859 SUMMERVILLE AVE



LUMBERYARD

N. CHARLESTON, SC





**VIBRANT WORK ENVIRONMENT WITH
ABUNDANT NATURAL LIGHT**



**7 OFFICE SPACES
TOTALING ±13,925 SF**



**1 RETAIL SPACE
TOTALING ±5,670 SF**



**OVER 3 SPACES/1,000 RSF
SURFACE ON-SITE PARKING**



**VISIBILITY AND BRANDING
OPPORTUNITY ON I-26 & KING ST**



**SURROUNDED BY NEIGHBORHOOD
RESTAURANTS AND CHARLESTON
BREWERY DISTRICT**



**14'-16' EXPOSED CEILING
HEIGHTS, BRICK & BEAM**





AERIAL



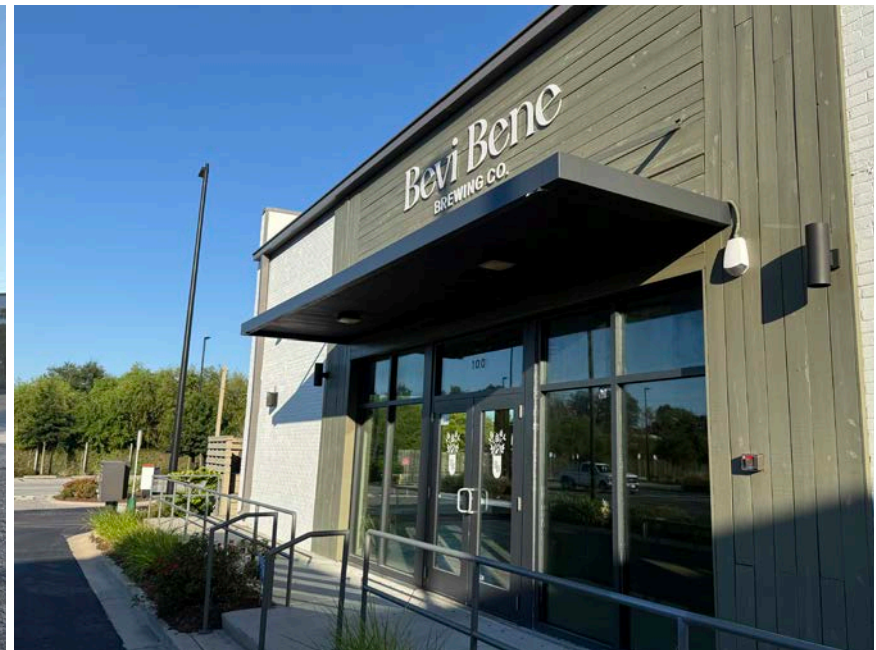
Lumberyard is a reclaimed warehouse in the Upper Peninsula District of Downtown Charleston that will set the standard for adaptive re-use environments in this thriving submarket of Charleston. Ideally situated between the two major thoroughfares of King Street and I-26.

With open floor plans and creative designs, there are a multitude of options for innovative businesses of every shape and size. With over 6,000 square feet of space, the project includes unique layouts and mixed-use opportunities for retail space.



LUMBERYARD





POINTS OF INTERESTS | DEVELOPMENTS



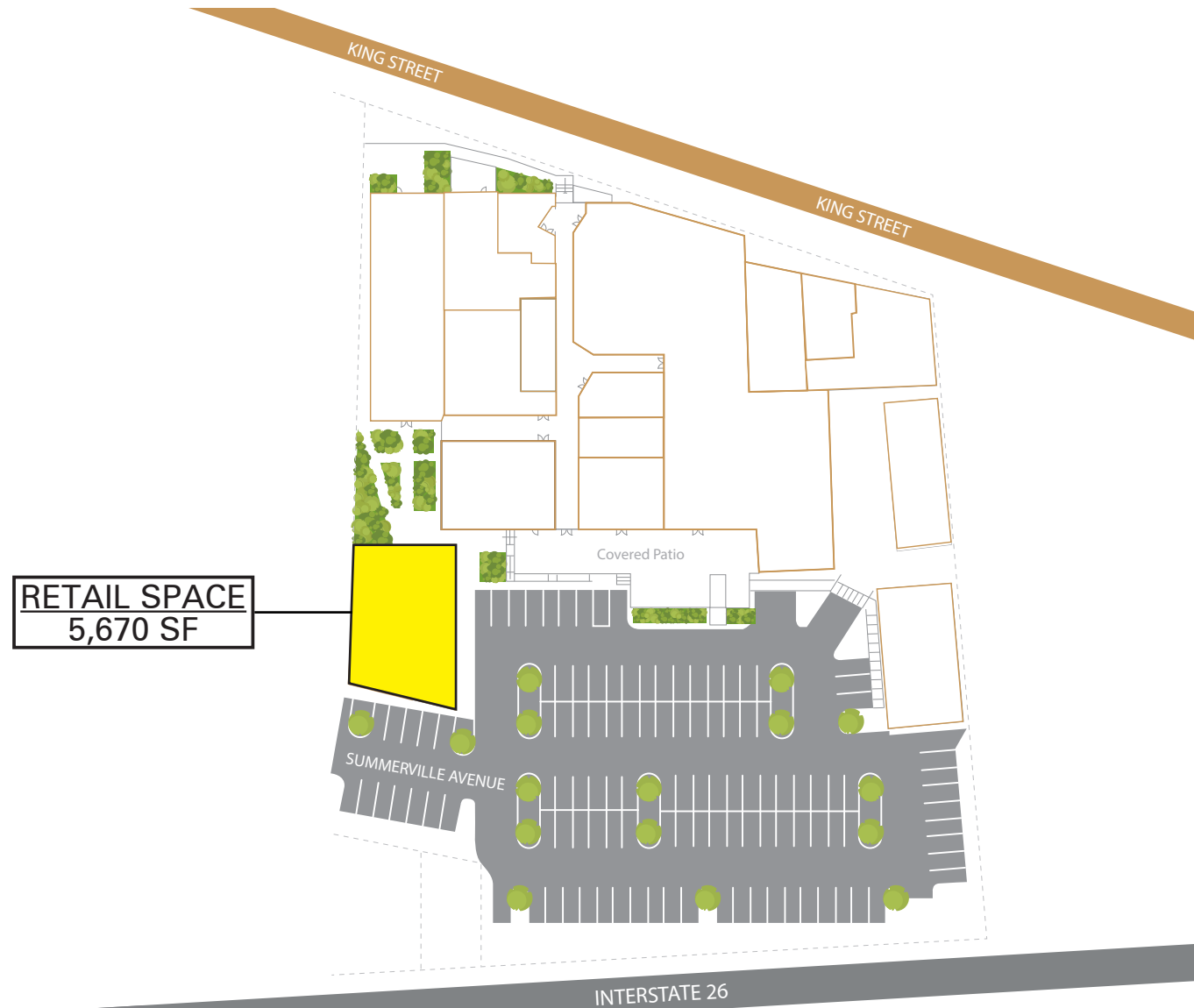


- 1 The Wonderer
- 2 The Refinery
- 3 Munkle Brewing
- 4 Pacific Box & Crate
Rancho Lewis | Sushi Wa
Edmond's Oast Brewery
- 5 Half Mile North
- 6 Fattys Beer Works
- 7 Container Bar
- 8 Santis
- 9 Rutledge Cab Co.
- 10 Heavy's Burger Bar
- 11 Pale Horse Crossfit
- 12 Big Work Fitness
- 13 Goat Sheep Cow
- 14 The Daily
- 15 Edmund's Oast
- 16 Home Team BBQ
- 17 Lewis Barbecue
- 18 Revelry Brewing Co.
- 19 Lofi Brewing
- 20 Taco Boy

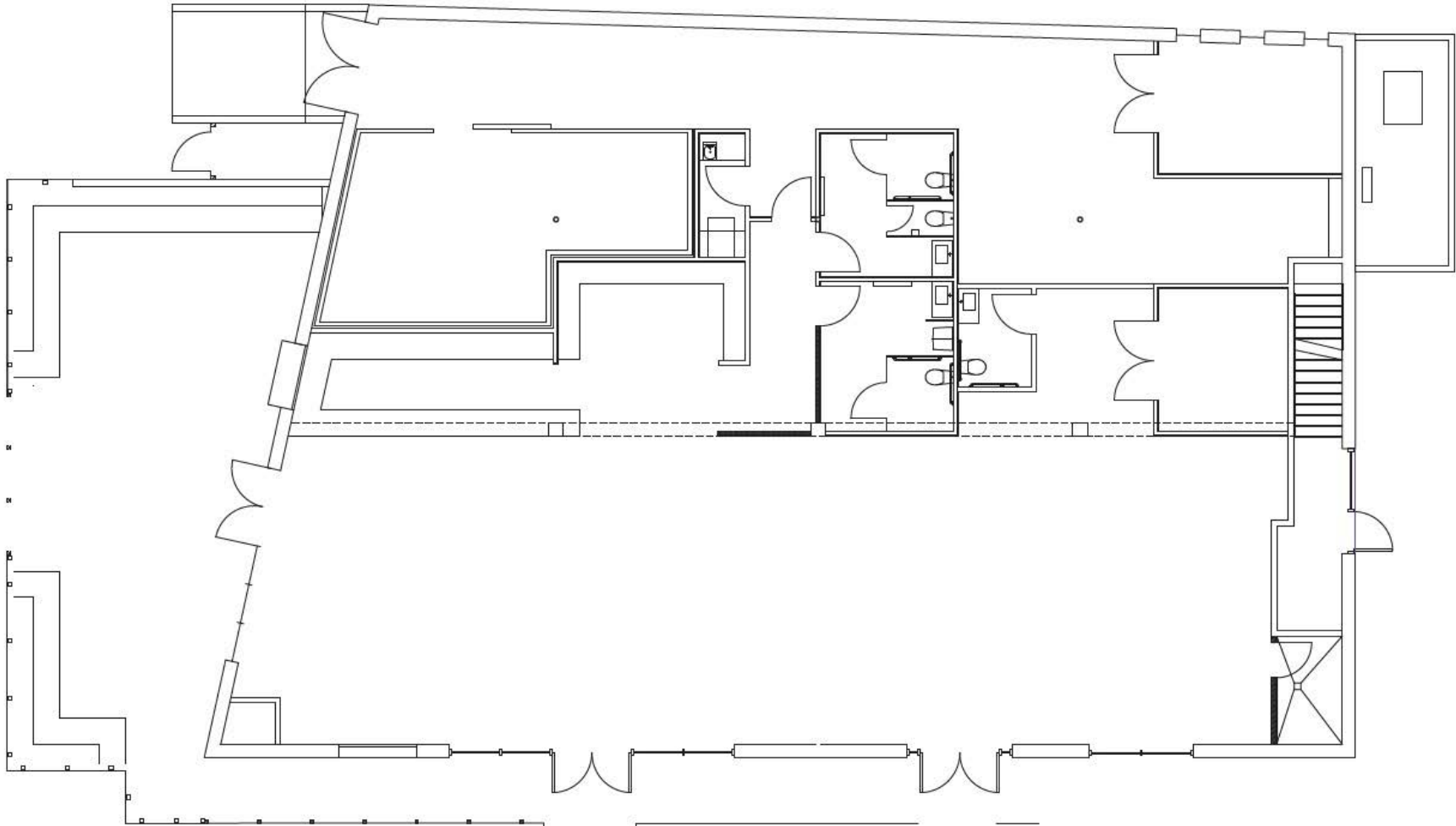
MULTI-FAMILY DEVELOPMENT + HOTELS

- | | |
|--------------------------|----------------------------|
| A Magnolia Site | D Morrison Yard Residences |
| B The Atlantic on Romney | E The Moxy |
| C Foundry Point | |

SITE PLAN & CURRENT AVAILABILITY



RETAIL SPACE FLOOR PLAN

SUBDIVISION OPTIONS AVAILABLE

Locations Facts

.25

miles to main artery
King Street

2

right-hand turns to I-26

.5

miles to new Meeting
Street I-26 Interchange



DEMOGRAPHICS

10k VPD

King St Ext



0.96%

Annual Growth Rate



380,000

Employee Population



1 MILE

3 MILES

5 MILES



Total Population

1,932

46,728

131,192



Total Households

738

20,908

61,168



Daytime Population

4,162

54,958

213,657

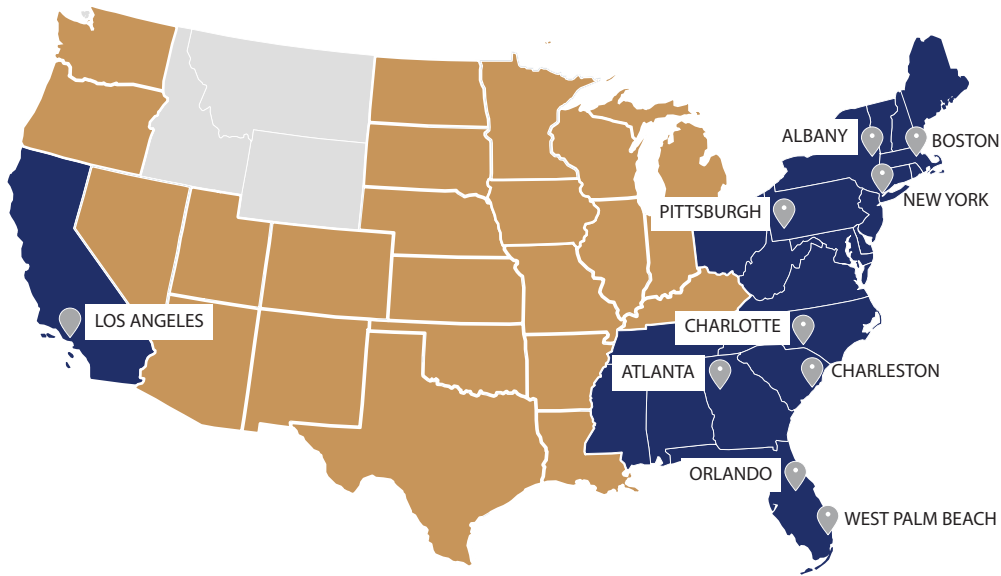


Median Household
Income

\$52,045

\$69,175

\$83,842



CHARLESTON

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