

1769 STATE ROAD

SUMMERVILLE, SC 29486



Located in the heart of the Cane Bay area. Explosive and sustained residential growth coupled with the announcements of large employment opportunities near the Volvo plant will continue the need for retail services along State Road (Hwy 176).

FOR MORE INFORMATION:

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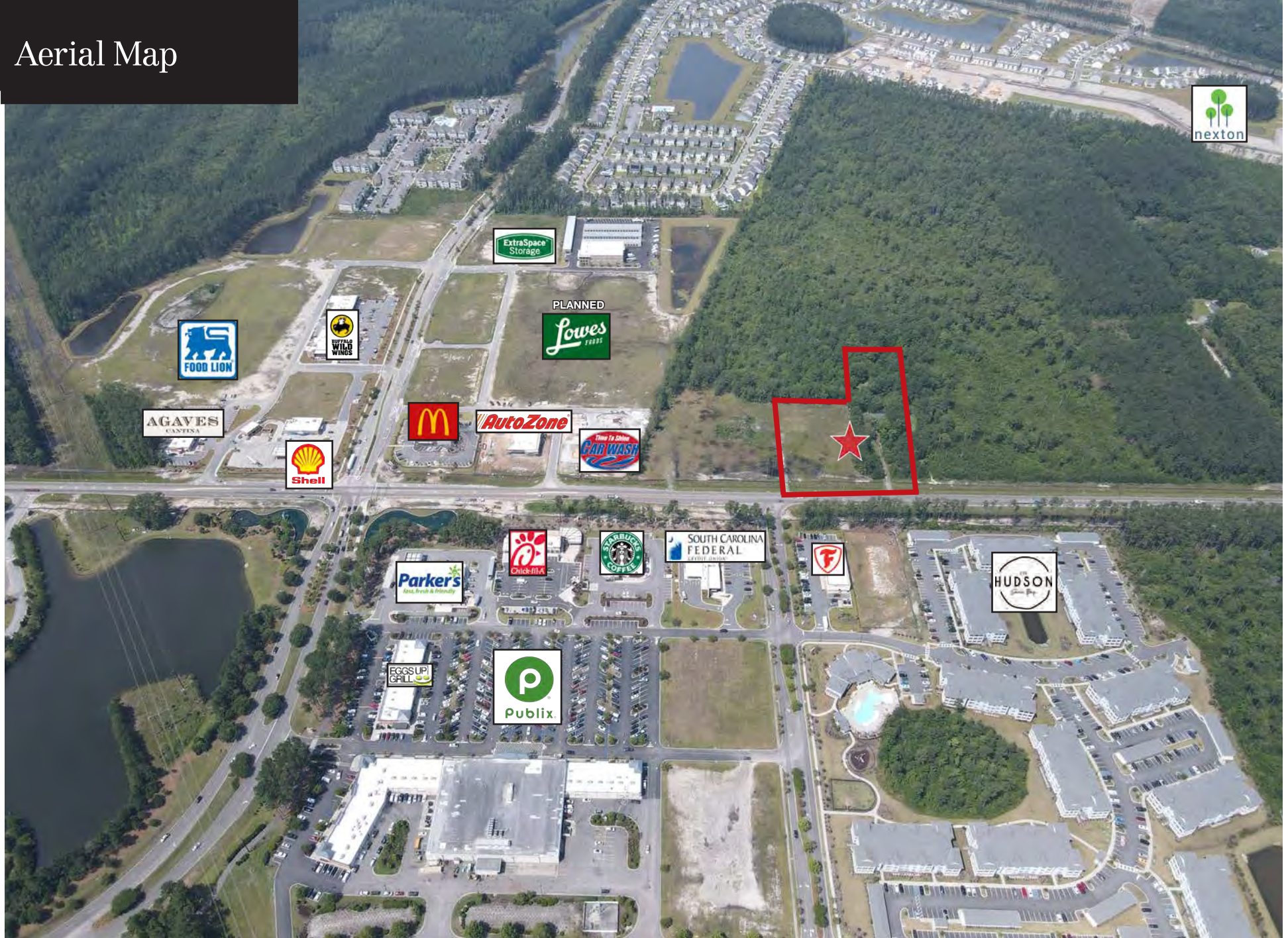
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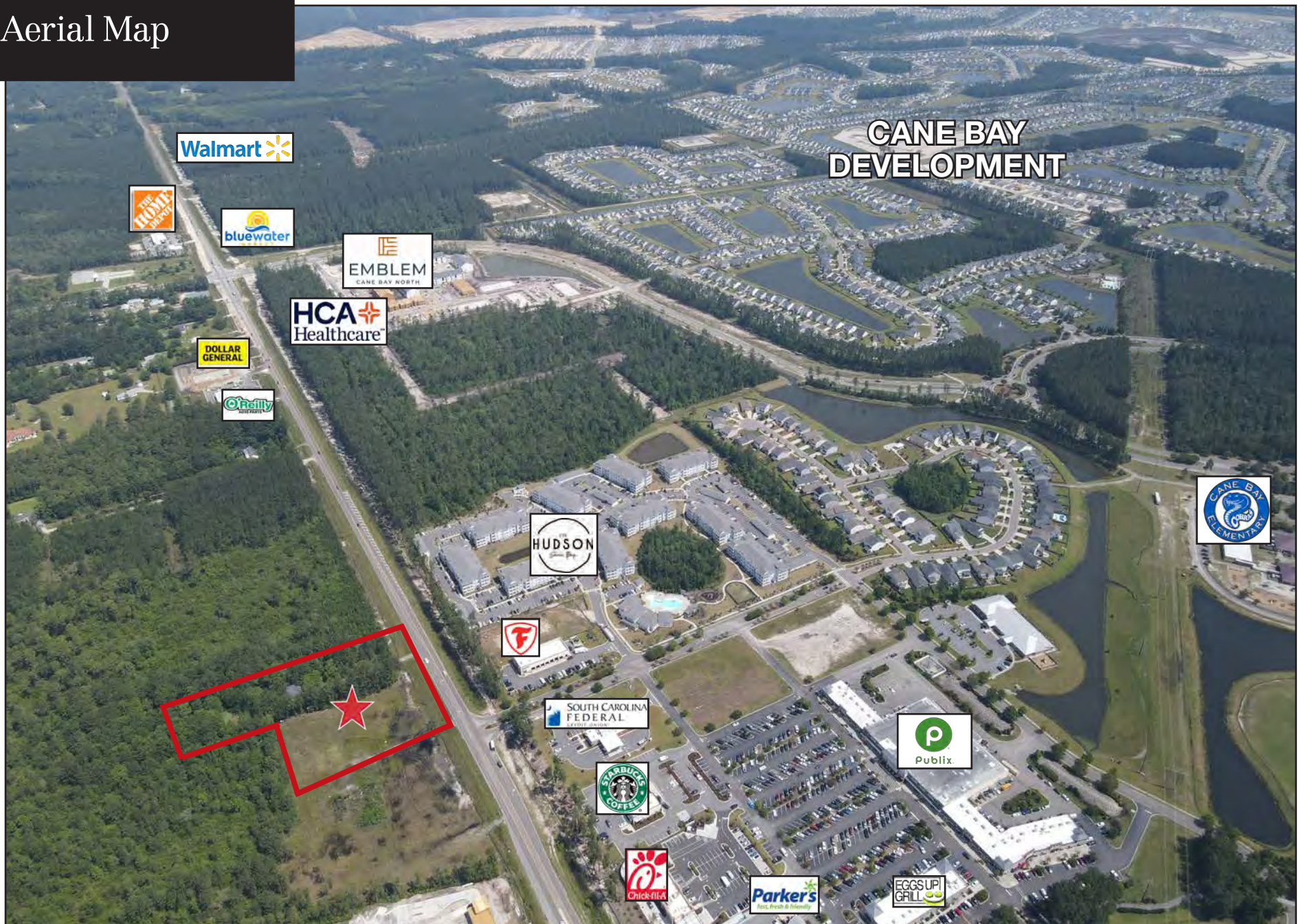
PROPERTY DESCRIPTION:

- Approximately ±6,204 SF of new retail serving the Cane Bay market
- Suites from ±1,302 - 6,204 SF available for lease
- Endcap with drive-thru available
- Excellent visibility along State Road for retail development
- Full access to State Road with median break
- Zoning: GC (General Commercial) - Berkeley County
- Anticipated delivery date: Q1/Q2 of 2027
- **LEASE RATE: \$42/SF, NNN**

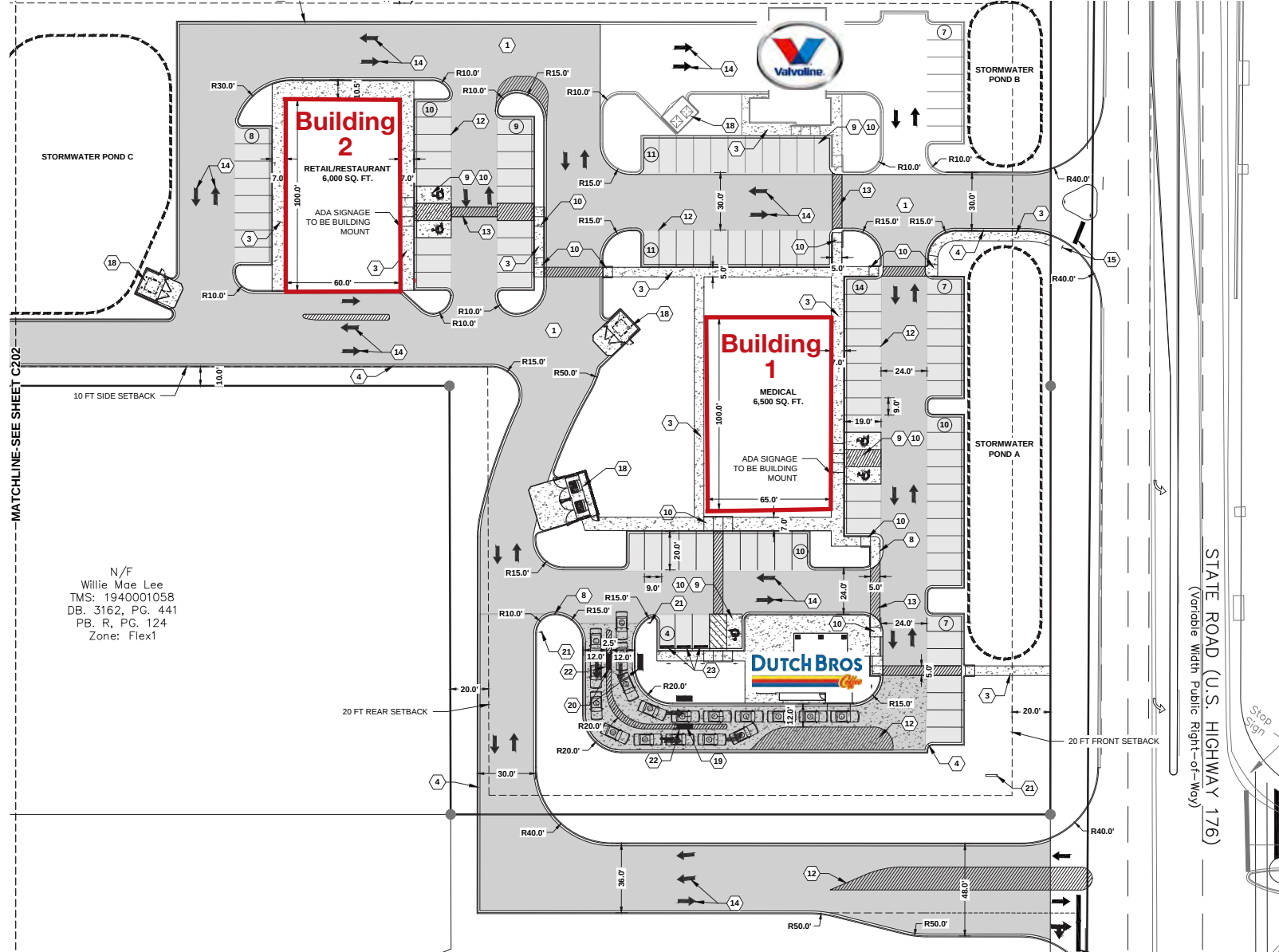
Aerial Map



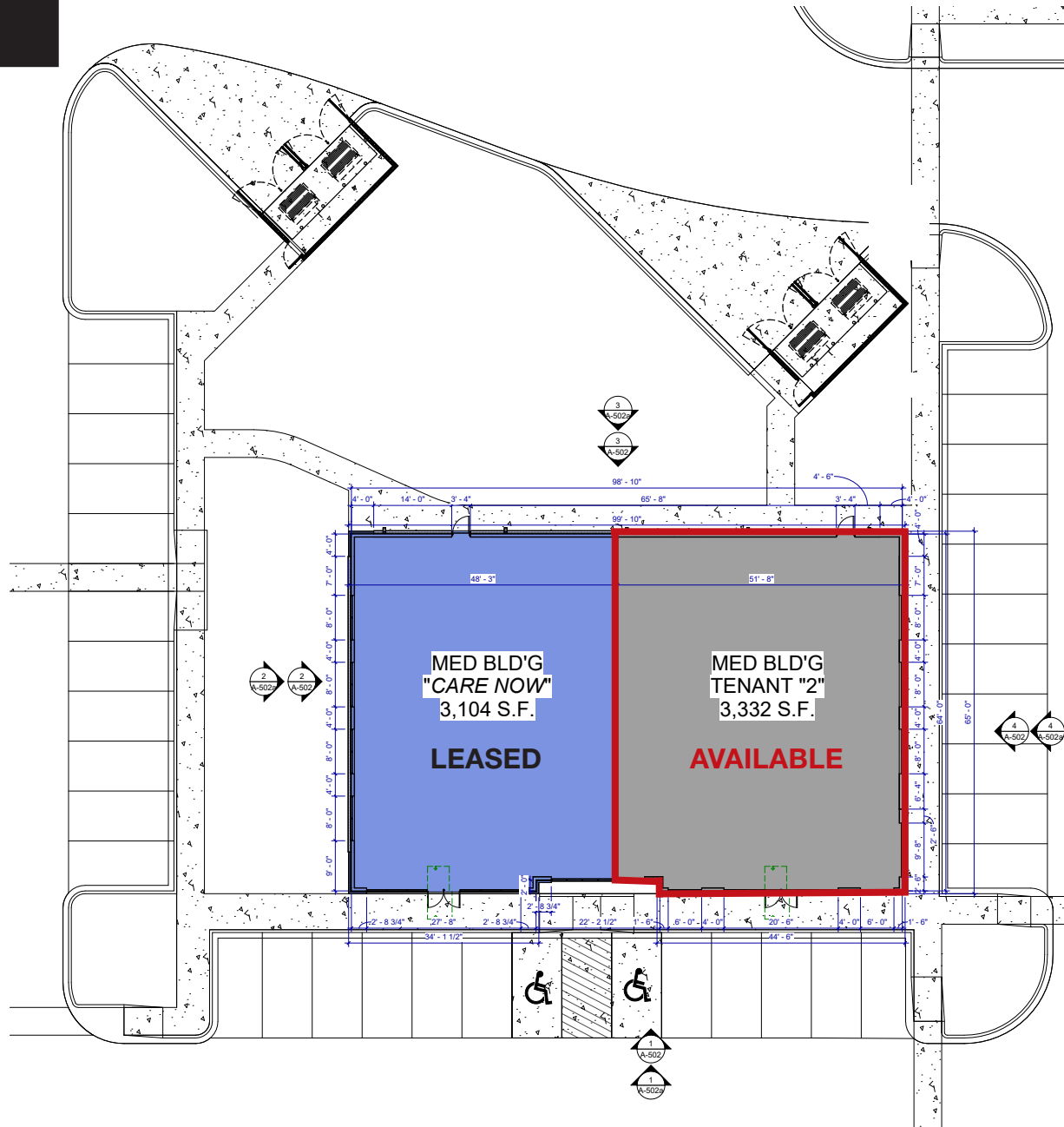
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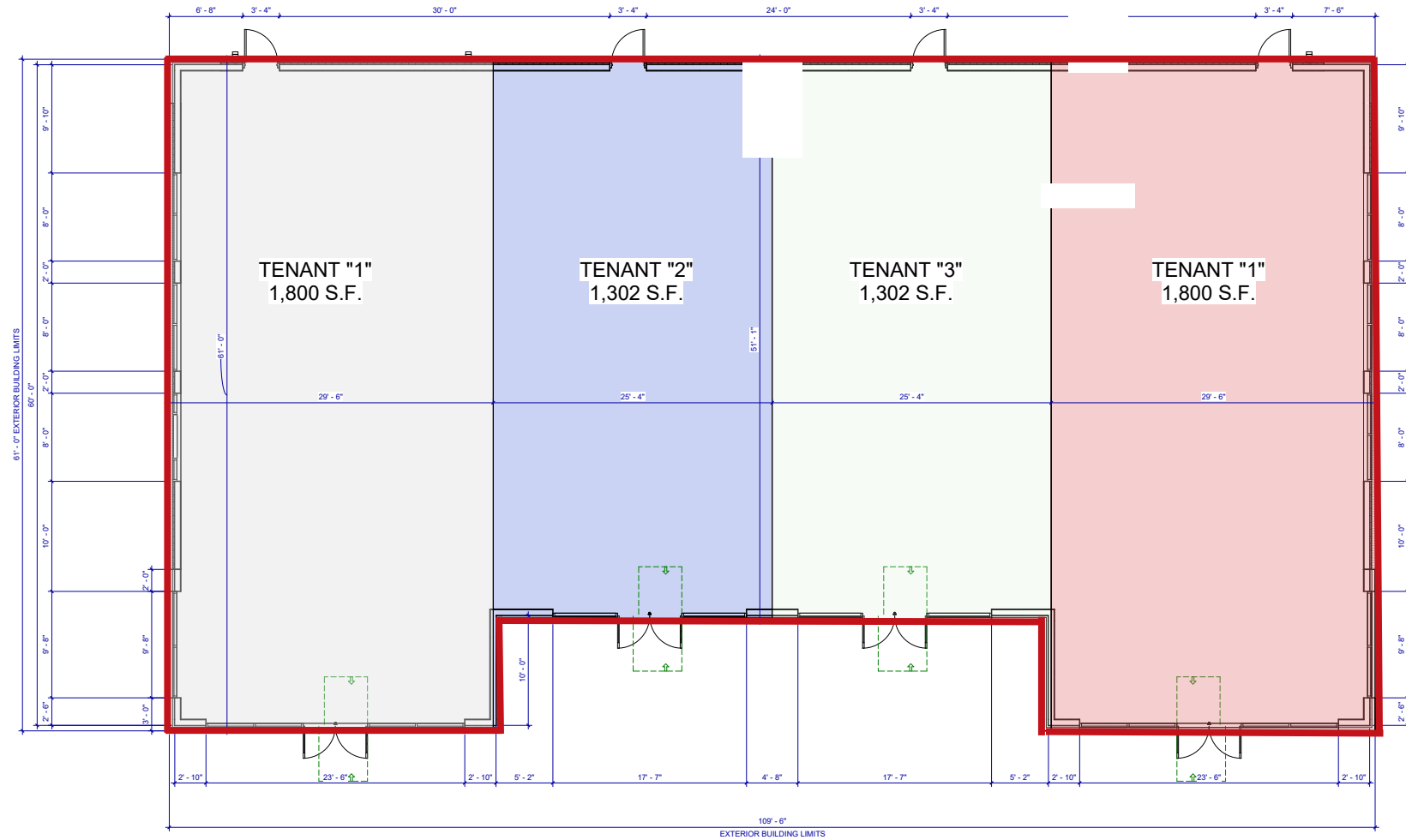
Overall Site Plan



Building Plan 1



Building Plan 2



Demographic Profile

	5 minutes	10 minutes	15 minutes
Census 2020 Summary			
Population	6,923	28,002	78,739
Households	2,173	10,203	28,886
Average Household Size	3.18	2.74	2.71
2024 Summary			
Population	8,164	35,251	91,178
Households	2,637	12,981	33,800
Families	2,079	9,591	24,487
Average Household Size	3.09	2.71	2.68
Owner Occupied Housing Units	2,201	9,278	24,447
Renter Occupied Housing Units	436	3,703	9,353
Median Age	38.2	36.8	36.9
Median Household Income	\$101,923	\$89,693	\$84,140
Average Household Income	\$117,243	\$104,996	\$99,403
2029 Summary			
Population	9,742	42,787	103,323
Households	3,194	16,005	38,992
Families	2,515	11,793	28,196
Average Household Size	3.05	2.67	2.64
Owner Occupied Housing Units	2,558	10,783	27,503
Renter Occupied Housing Units	635	5,222	11,489
Median Age	38.7	37.7	38.0
Median Household Income	\$112,344	\$101,892	\$95,542
Average Household Income	\$136,993	\$122,024	\$115,542