

**Walmart**  
 WALMART DISTRIBUTION FACILITY  
 16 MILES NORTH OF NEXTON  
 \$220M INVESTMENT  
 1,000 JOBS

**VOLVO**  
 VOLVO U.S. OPERATIONS  
 12 MILES NORTH OF NEXTON  
 OPENED 2018 | 4,000 NEW JOBS

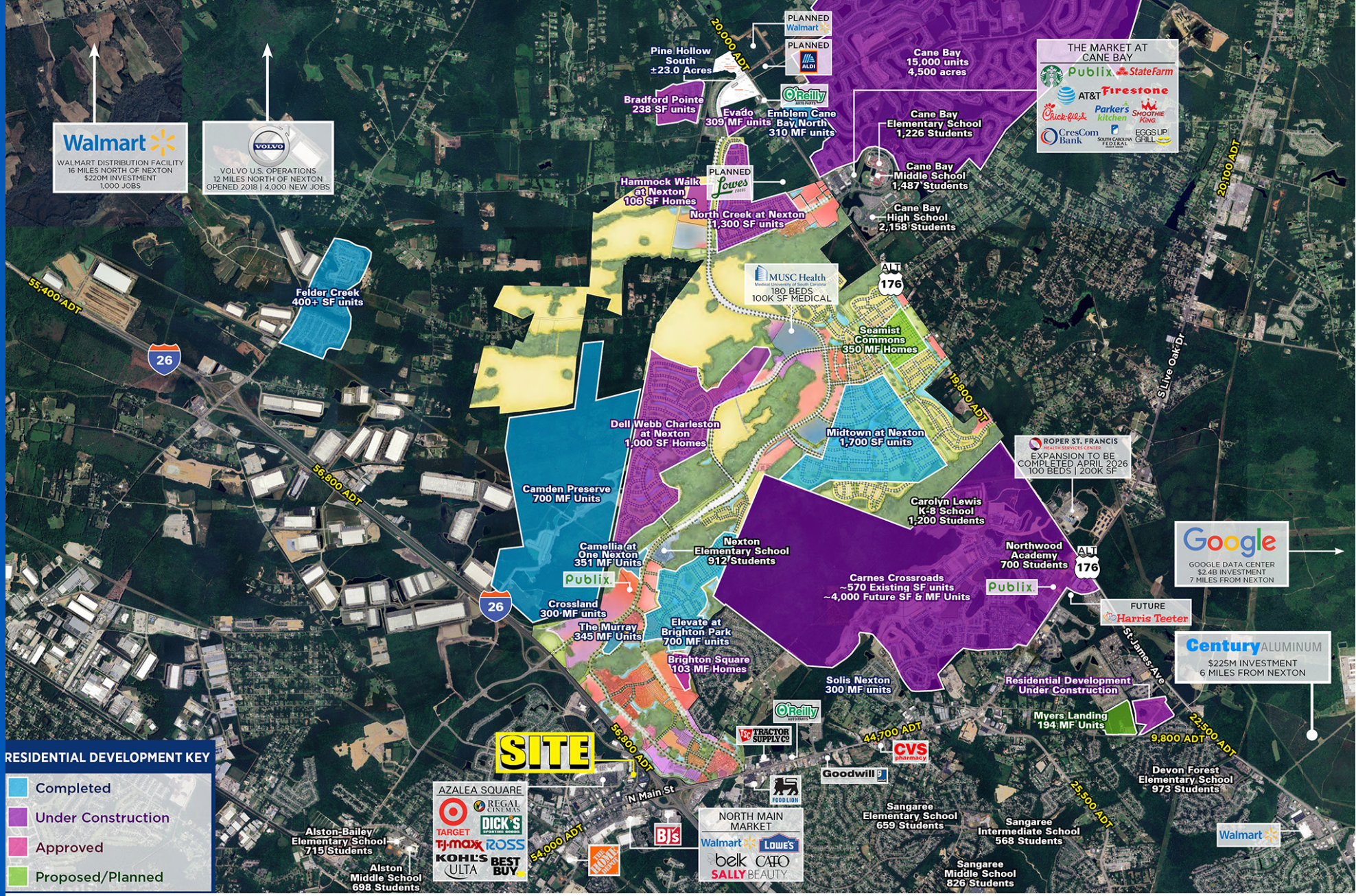
**THE MARKET AT CANE BAY**  
 Publix State Farm  
 AT&T Firestone  
 Chick-fil-A Parker's Kitchen Smoothie King  
 CresCom Bank SOUTH CAROLINA FEDERAL EGGSUP GRILL

**Google**  
 GOOGLE DATA CENTER  
 \$2.4B INVESTMENT  
 7 MILES FROM NEXTON

**Century ALUMINUM**  
 \$225M INVESTMENT  
 6 MILES FROM NEXTON

**RESIDENTIAL DEVELOPMENT KEY**

- Completed
- Under Construction
- Approved
- Proposed/Planned



SUMMERVILLE, SC

# 125 HOLIDAY DR

PAD SITE | 1.82 ACRES | UP TO 11,501 SF AVAILABLE FOR LEASE



PROJECT  
DETAILS

AVAILABLE SPACE

Pad Site | 1.82 Acres | Up to 11,501 SF

PROPERTY HIGHLIGHTS

- Up to 11,051 SF available for lease
- End-Cap with Drive-Thru and inline space available
- Premier location in the heart of Summerville's dominant retail corridor with direct access to N Main St/US-17A
- Excellent visibility & connectivity to major regional routes including North Main St, Berlin G. Myers Pkwy & Azalea Square Blvd
- Dense residential growth surrounding the site, including major master-planned communities such as Nexton, Cane Bay, Carnes Crossroads & Brighton Park
- Surrounded by a powerful retail node anchored by Azalea Square and other top-performing centers

LEASE RATE

Call to discuss

COUNTY

Dorchester

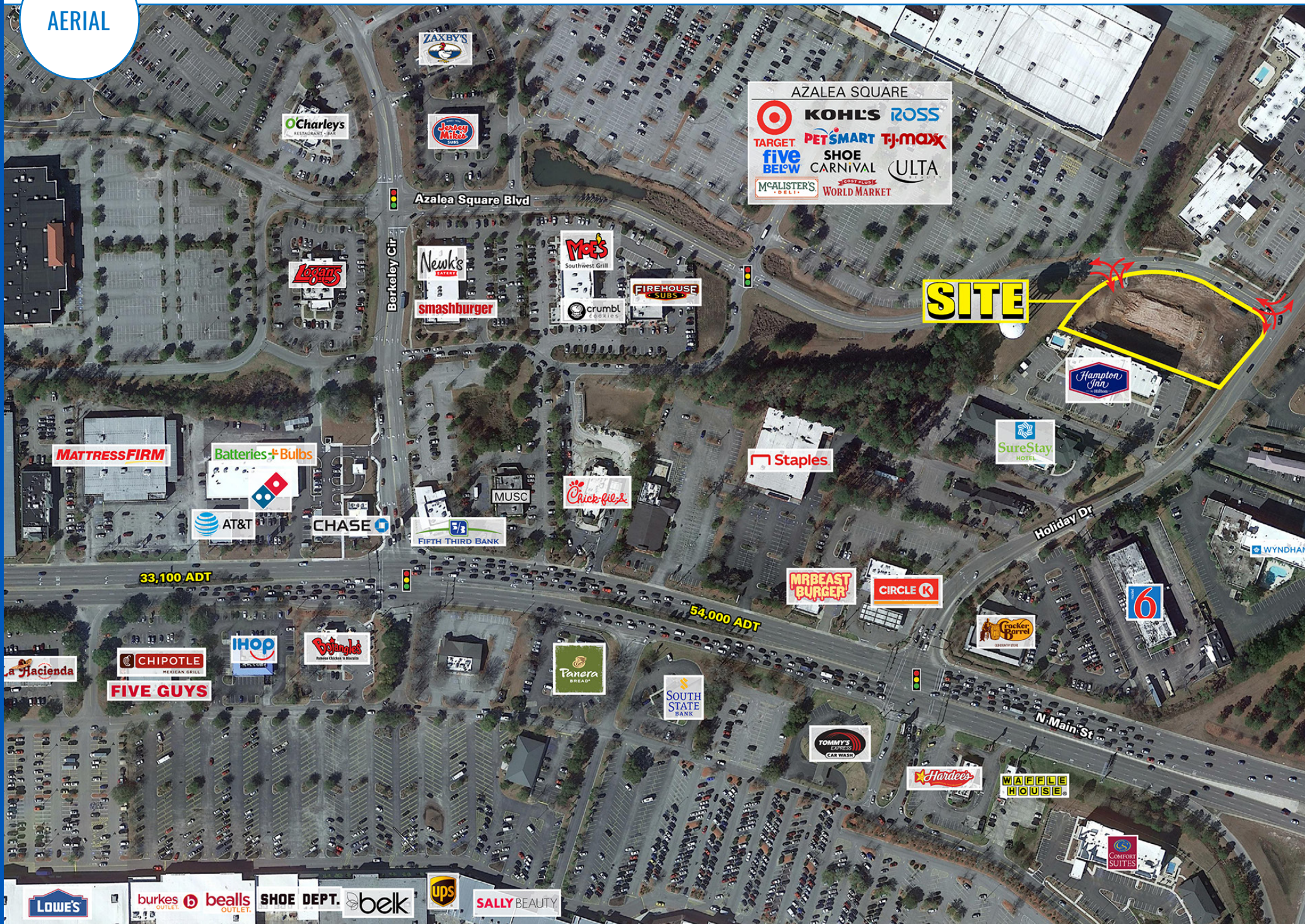


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,414	28,343	70,434
TOTAL POPULATION	7,045	67,322	166,036
MEDIAN HH INCOME	\$101,446	\$71,501	\$55,905





AERIAL



AERIAL

OHLS

HOME 2  
SUITES BY HILTON

Azalea Square Blvd

Holiday Dr

spark  
by Hilton

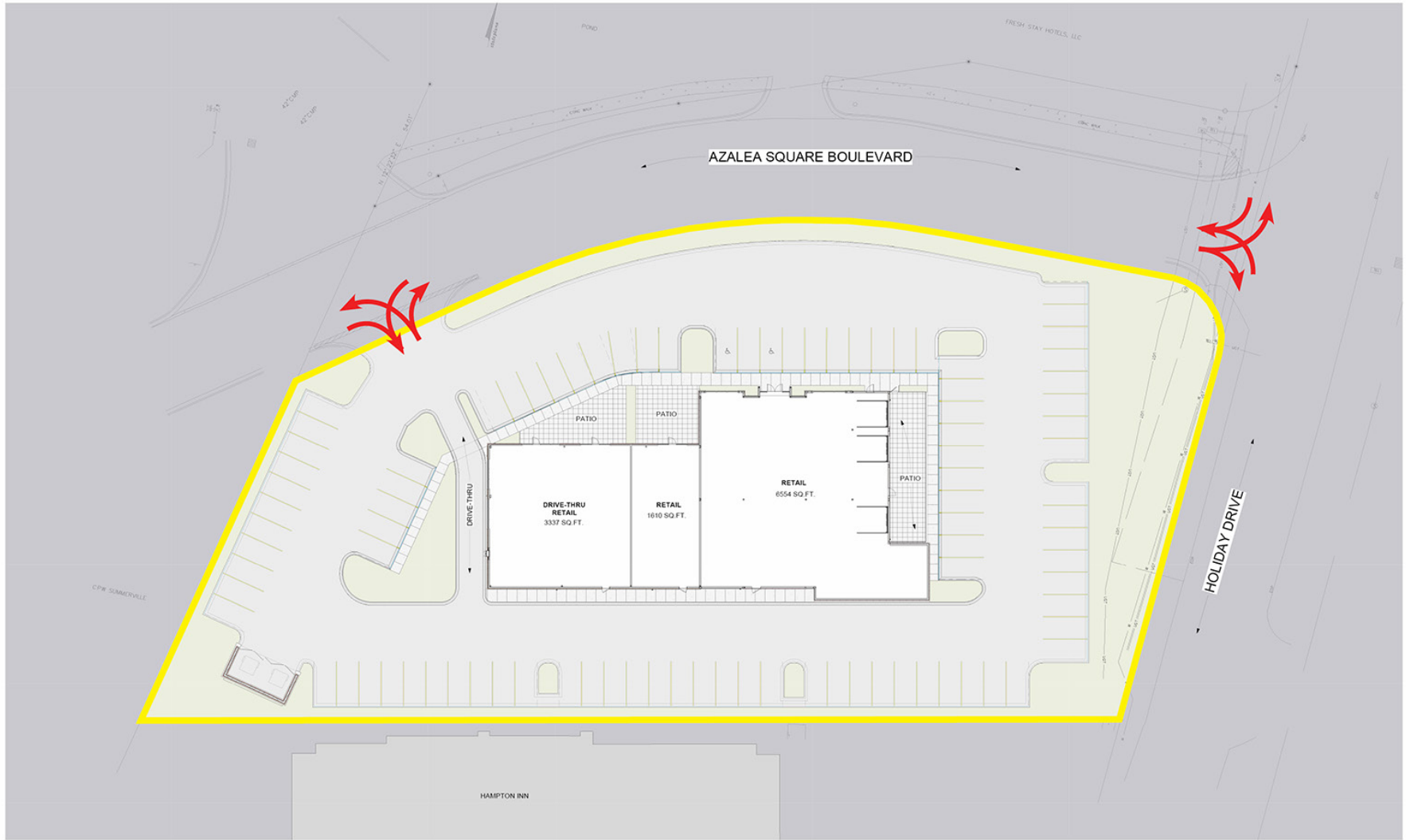
**SITE**

ECONOMY  
INN

Hampton Inn  
by Hilton

WYNDHAM

SITE PLAN



1  
ASPP  
CONCEPTUAL SITE PLAN  
SCALE: 1/8" = 1'-0"  
0 5 10 15 20 40

SITE DATA	
TMS# : 221-00-00-097	
LOT SIZE (TOTAL)	2.12 ACRES
ZONED	B-3
PROPOSED RESTAURANT :	6500 SQ FT /100, 65 SPACES REQUIRED
PROPOSED RETAIL :	5000 SQ FT /250, 20 SPACES REQUIRED
SPACES PROVIDED	85





SOUTH CAROLINA

# SUMMERVILLE

In the heart of the Lowcountry, there is a place where flowers bloom by the acre and history lives on every corner. Where world-class cuisine is served with a side of Southern charm, sweet tea is measured by the gallon, and it's a short ride to Rainbow Row, the Edge of America and gardens galore. Just a short drive from Charleston, savvy travelers know Summerville as a charming spot with small-town coziness, a wide array of attractions and world-class cuisine.

Roughly 27 miles from Charleston's southernmost tip, you can reach the Low Country's many beaches, including popular Sullivan's Island, in less than 45 minutes with no traffic. However, Summerville residents have access to beautiful outdoor escapes in their own backyard, too, with the city's Azalea Park, famed for its vibrant blooms, tranquil ponds, and walking trails. And the annual YMCA Flowertown Festival, a local favorite, is a three-day weekend event showcasing arts and crafts, live music, and delicious food.

Summerville is the birthplace of sweet tea, a Southern staple. But that's simply one aspect of the town's culinary scene. Whether you prefer shrimp and grits or classic barbecue, there's a Summerville restaurant just for you.

SUMMERVILLE, SC

## 125 HOLIDAY DR

**PAD SITE | 1.82 ACRES | UP TO 11,501 SF  
AVAILABLE FOR LEASE**

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