

FOR SALE OR  
LEASE

1953 SAVANNAH HIGHWAY  
CHARLESTON, SC



OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE



5,474 SF Restaurant | 1.6 Acres | Savannah Highway | 45,300 VPD | DuWap Overlay Improvements

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## DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

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OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

# 1953 Savannah Highway Charleston, SC

LEASE RATE	\$40/SF/NNN
SALE PRICE	\$3,595,000
LOT SIZE	1.6 Acre
TMS	350-05-00-061
CURRENT TENANT	Ruby Tuesday
LEASE EXPIRATION	AVAILABLE - February 1, 2027
BUILDING SIZE	5,474 SF
PATIO AREA	Space Available
MUNICIPALITY	City of Charleston
ZONING	General Business (DuWap Overlay)
USES	Variety of commercial uses including banks with drive-thru
MAX BUILDING HEIGHT	7-Stories

Oswald Cooke & Associates is excited to offer a prominently positioned on 1.6 acres - 5,474 SF restaurant in the heart of the Savannah Highway 526 interchange. The property is surrounded by a vibrant mix of retail, hospitality, and both local and national businesses. Situated within an overlay district, the site permits a maximum building height of 7-stories, offering significant development potential.

Additionally, the West Ashley Greenway sits directly behind the parcel, has secured additional funding for upgrades and expansion. The area boasts a diverse range of retailers, including Chick Fil A, The Citadel Mall, McDonald's, Cook Out, Costco, Taco Bell, CVS, Food Lion, Piggly Wiggly, Target, Belk, Whole Foods, Best Buy, Michaels, and many more, making this a prime location for retail development.



# AERIAL

## Dupont/Stinson Road Improvement Plan

Planned enhancements include adding a left-turn lane, removing concrete island to create a dedicated right turn lane, realigning Dupont Road with Stinson Drive, installing a new sidewalk along Dupont Road, and adding stamped crosswalks at the Savannah Highway intersection.

More information: <https://www.savannahhighway.com/dupontandstinson>



Stono River

West Ashley Greenway

Dunbar Street

Stinson Drive



Access to traffic light



SITE



Savannah Hwy 45,300 VPD

# AERIAL



CVS pharmacy

FOOD LION

Hampton Inn & Suites by HILTON

COSTCO WHOLESALE

PET SMART

TARGET. belk

ROSS DRESS FOR LESS  
BED BATH & BEYOND  
COST PLUS  
WORLD MARKET.  
Party City

Toyota

Comfort SUITES

INTERSTATE SOUTH CAROLINA 526

McDonald's

TACO BELL

MUSC Medical University of South Carolina  
The Citadel Mall

Panera BREAD

COOK OUT

piggly wiggly

TownePlace SUITES Marriott

HOME 2 SUITES BY HILTON

Savannah Hwy 45,300 VPD

Access to traffic light

TOWN & COUNTRY INN AND SUITES

BEST BUY  
Michaels

SITE

Holiday Inn Express

CHS GOLF

Seel's OUTBOARD

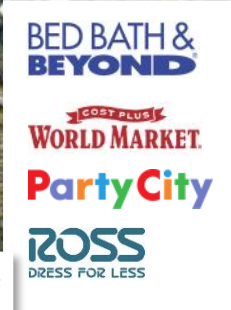
AIR HARBOR VETERINARY CLINIC

West Ashley Greenway

Dunbar Street



Epic Center West Ashley  
[More Information](#)



Sam Rittenberg



Proposed 200 Room Hotel Convention Center  
[More Information Here](#)



54,500 VPD



Savannah Hwy



**SITE**

West Ashley Greenway



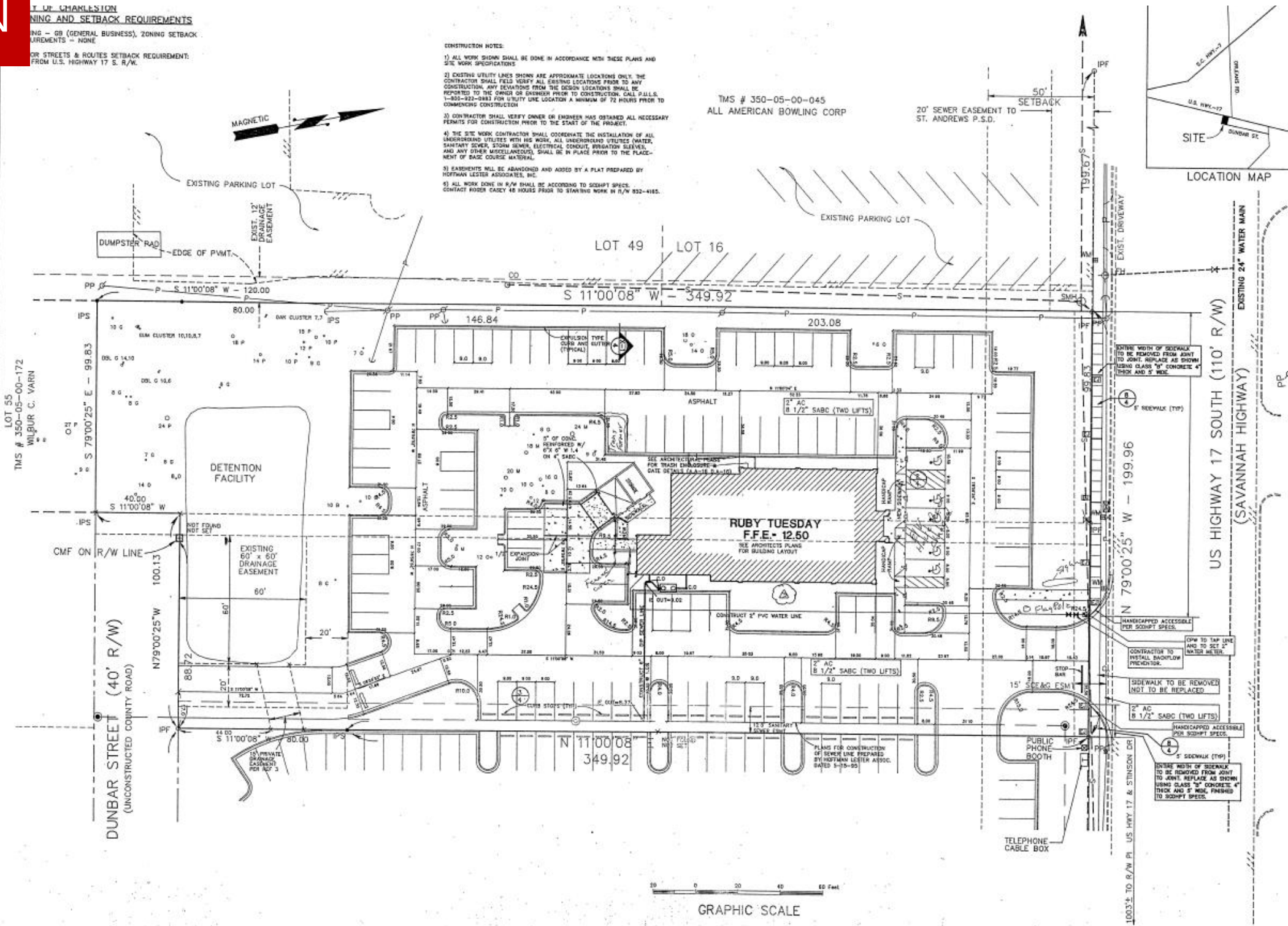
Charleston Peninsula



# SITE PLAN

TMS # 350-05-00-172  
 ZONING AND SETBACK REQUIREMENTS  
 ZONING - GB (GENERAL BUSINESS), ZONING SETBACK  
 REQUIREMENTS - NONE  
 SETBACKS FROM STREETS & ROUTES SETBACK REQUIREMENT:  
 FROM U.S. HIGHWAY 17 S. R/W.

- CONSTRUCTION NOTES:
- 1) ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
  - 2) EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION. CALL 811 OR 1-800-922-9883 FOR UTILITY USE LOCATION A MINIMUM OF 72 HOURS PRIOR TO COMMENCING CONSTRUCTION.
  - 3) CONTRACTOR SHALL VERIFY OWNER OR ENGINEER HAS OBTAINED ALL NECESSARY PERMITS FOR CONSTRUCTION PRIOR TO THE START OF THE PROJECT.
  - 4) THE SITE WORK CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS, SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
  - 5) EASEMENTS WILL BE ABANDONED AND ADDED BY A PLAT PREPARED BY HOFFMAN LESTER ASSOCIATES, INC.
  - 6) ALL WORK DONE IN R/W SHALL BE ACCORDING TO SCDMPT SPECS. CONTACT ROGER CASEY 48 HOURS PRIOR TO STARTING WORK IN R/W 922-4185.



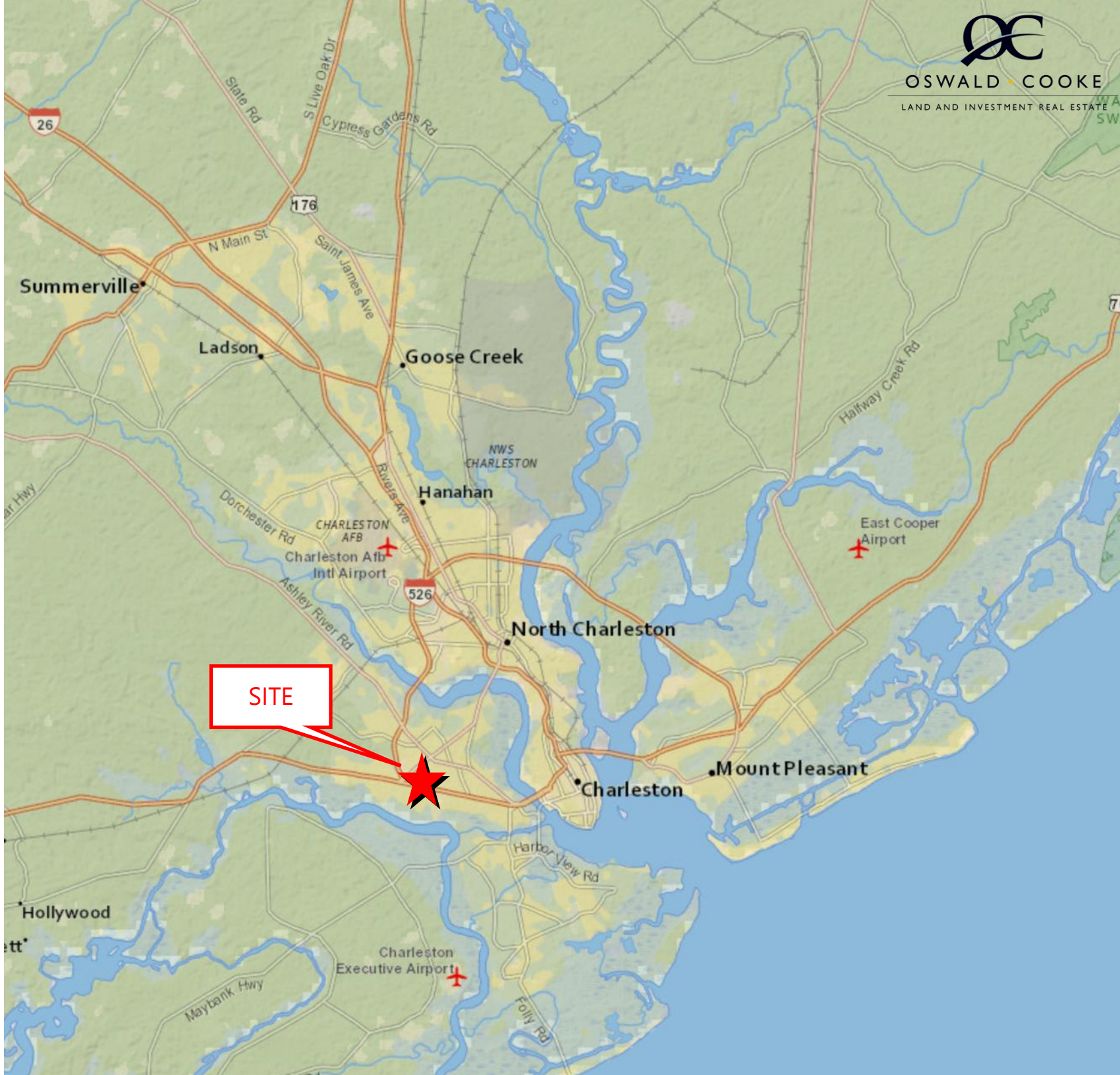
# VICINITY

 0.3 Miles to Interstate 526

 5 Miles to Charleston Peninsula

 8 Miles to Downtown Charleston

DEMOGRAPHICS			
	ONE MILE	THREE MILE	FIVE MILE
2024 Population	6,835	51,377	129,975
Population Growth (2024-2029)	6.09%	6.55%	7.03%
2023 Average HH Income	\$95,948	\$89,300	\$92,154
Daytime Employments	7,877	27,349	95,802
Households (2023)	3,195	24,037	57,701
Traffic Count	45,300 VPD Savannah Highway		





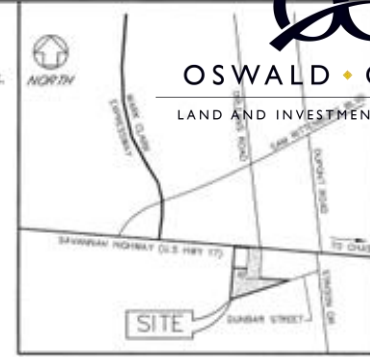
### LEGEND

- BOUNDARY LINE & 4" x 4" CONC. MONUMENT
- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- CENTERLINE
- OVERHEAD POWER LINE
- EX. POWER POLE

LINE	BEARING	LENGTH
L1	S 78°19'07" W	58.76'
L2	S 78°02'39" W	49.61'
L3	N 11°03'06" E	39.90'
L4	NOT USED	
L5	S 11°00'08" W	81.92'
L6	S 11°00'08" W	40.00'

### REFERENCES

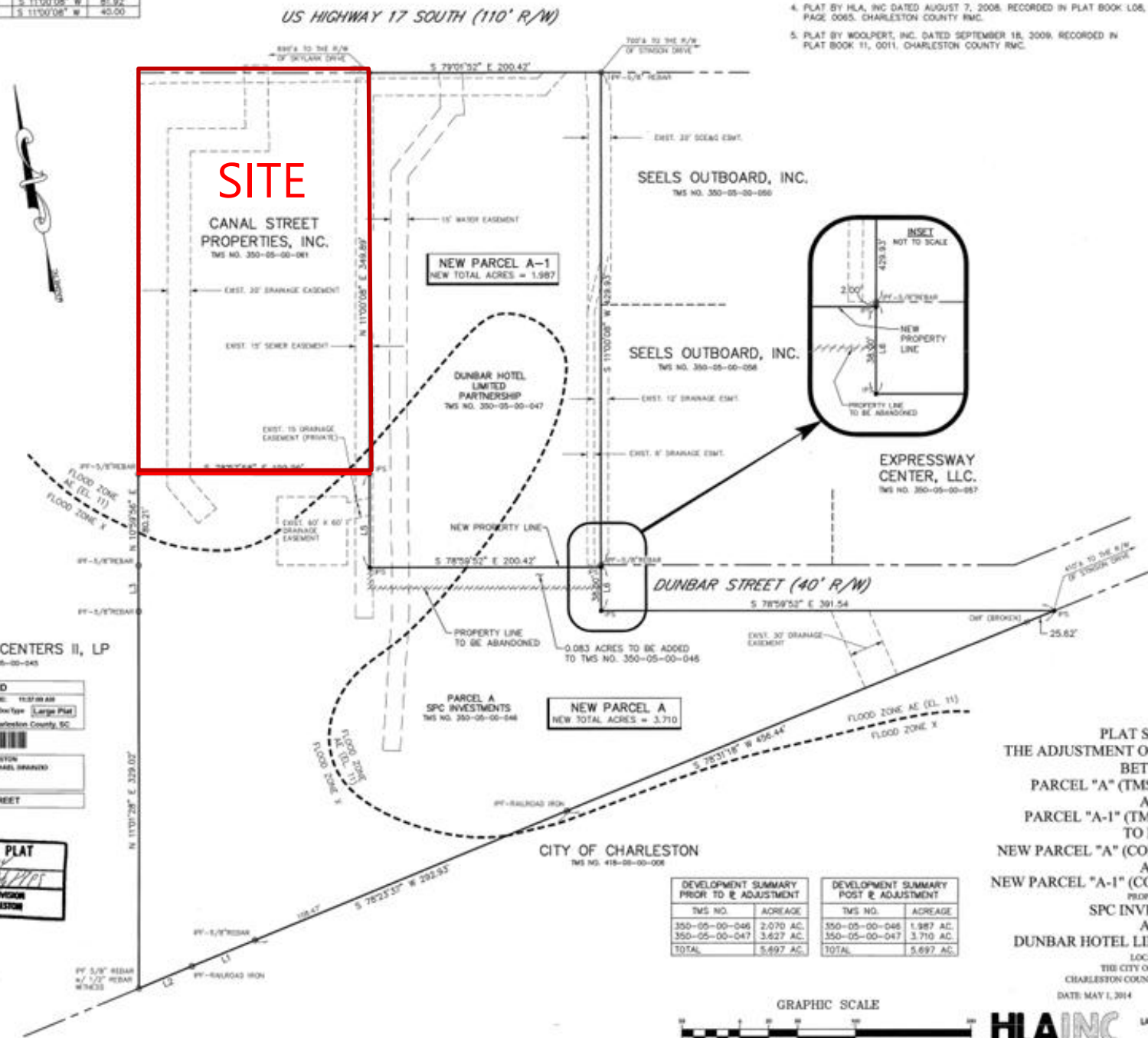
1. PLAT BY HOFFMAN LESTER ASSOCIATES, INC. DATED JUNE 27, 1996, RECORDED IN PLAT BOOK EB, PAGE 229, CHARLESTON COUNTY RMC.
2. DEED RECORDED IN DEED BOOK 0261, PAGE 710, CHARLESTON COUNTY RMC.
3. PLAT BY HLA, INC. DATED MARCH 14, 2008, RECORDED IN PLAT BOOK EL, PAGE 436, CHARLESTON COUNTY RMC.
4. PLAT BY HLA, INC. DATED AUGUST 7, 2008, RECORDED IN PLAT BOOK L08, PAGE 0065, CHARLESTON COUNTY RMC.
5. PLAT BY WOOLPERT, INC. DATED SEPTEMBER 18, 2009, RECORDED IN PLAT BOOK 11, 0011, CHARLESTON COUNTY RMC.



LOCATION MAP  
NOT TO SCALE

### NOTES

1. TMS NO. 350-05-00-046 & 047.
2. PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 11) AND X, AS PER FEMA MAP NUMBER 45019C04923, COMMUNITY PANEL 455412 0492 J. EFFECTIVE DATE NOVEMBER 17, 2004.  
FLOOD ZONE AE, BASE FLOOD ELEVATIONS DETERMINED  
FLOOD ZONE X AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
3. AREA DETERMINED BY COORDINATE METHOD
4. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.



ISTAR BOWLING CENTERS II, LP  
TMS NO. 350-05-00-045

RECORDED	
DATE: 6/16/2014	TIME: 11:37:00 AM
Book Page: 154   0221	Doc Type: Large Plat
Charleston, Register, Charleston County, SC	
Record Fee: \$17.00	TAX: CITY OF CHARLESTON
Postage: \$12.00	ATTENTION: MICHAEL SWANSON
Doc Fee: \$1.00	
City: Charleston	Location: DUNBAR STREET

**APPROVED PLAT**  
DATE: 5/14/2014  
Richard D. Lacey, S.C.P.L.S. 16120

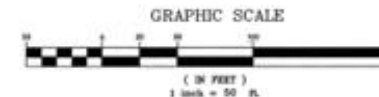
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Richard D. Lacey*  
RICHARD D. LACEY, S.C.P.L.S. 16120

DEVELOPMENT SUMMARY PRIOR TO E ADJUSTMENT		DEVELOPMENT SUMMARY POST E ADJUSTMENT	
TMS NO.	ACREAGE	TMS NO.	ACREAGE
350-05-00-046	2.070 AC.	350-05-00-046	1.987 AC.
350-05-00-047	3.627 AC.	350-05-00-047	3.710 AC.
<b>TOTAL</b>	<b>5.697 AC.</b>	<b>TOTAL</b>	<b>5.697 AC.</b>

PLAT SHOWING  
THE ADJUSTMENT OF THE PROPERTY LINE  
BETWEEN  
PARCEL "A" (TMS NO. 350-05-00-046)  
AND  
PARCEL "A-1" (TMS NO. 350-05-00-047)  
TO FORM  
NEW PARCEL "A" (CONTAINING 3.710 ACRES)  
AND  
NEW PARCEL "A-1" (CONTAINING 1.987 ACRES)  
PROPERTY OF  
SPC INVESTMENTS  
AND  
DUNBAR HOTEL LIMITED PARTNERSHIP

LOCATED IN  
THE CITY OF CHARLESTON  
CHARLESTON COUNTY SOUTH CAROLINA  
DATE: MAY 1, 2014 SCALE: 1" = 50'

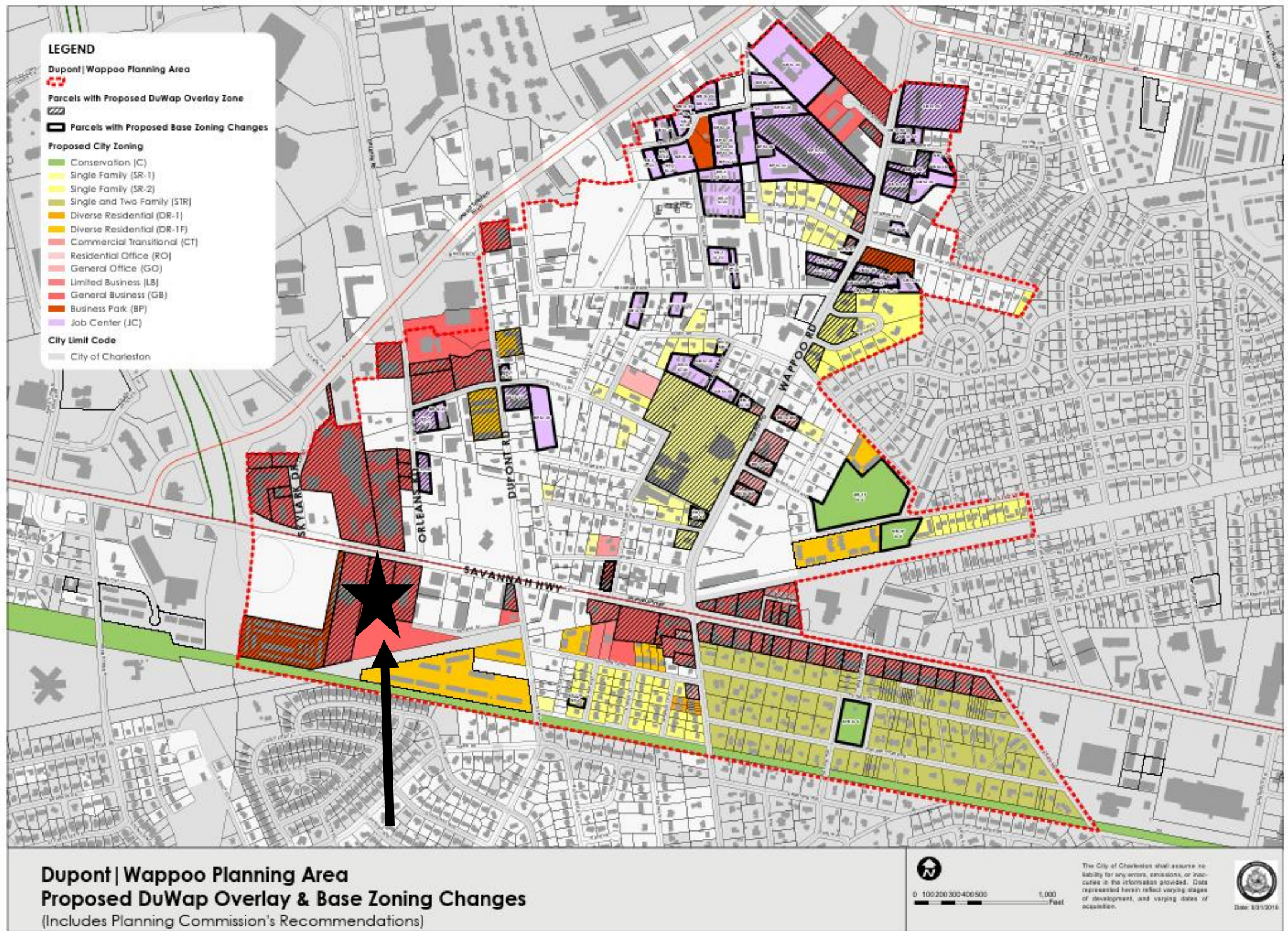


**HLA INC** LAND PLANNING LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING SURVEYING  
29 Lebbeth Drive, A2, Charleston SC 29407-6988  
tel 843.763.1166 fax 843.763.1909

# DUWAP OVERLAY

The intent of the Dupont Wappoo Planning Area and DuWap Overlay Zone is to preserve the existing development patterns while providing land use and design standards that enable new attractive development appropriate to and in scale with the community and to build upon the existing entrepreneurial and small light industrial uses as well as other existing commercial, office, retail and residential uses in the area.

[Click here](#) for more information.



# ABOUT CHARLESTON MSA

## Population Growth

- The Charleston–North Charleston MSA has nearly **870,000 residents as of 2024**, reaching an all-time high.
- This region’s population has grown **rapidly over recent years**, consistently outpacing many U.S. metros and is projected to reach ~1 million residents by the early 2030s.
- The metro area’s population growth rate is **about three times the U.S. average**, driven by strong in-migration and job opportunities.

## Job & Workforce Growth

- Overall employment in the Charleston MSA has been expanding, adding tens of thousands of workers annually with strong labor force growth.
- From June 2024 to June 2025, the Charleston metro added about 17,600 jobs, ranking it among the top U.S. metro areas for employment growth rate (~4.1%).
- Civilian labor force figures show continued expansion, with labor force numbers rising year-over-year.

## Tourism

In 2024, tourism delivered a record **\$14.03 billion** in total economic impact to the Charleston region — up about 7 % year-over-year.

The area welcomed approximately **7.9 million visitors in 2024**, fueling hospitality, retail, dining, and entertainment sectors.

Average visitor spending was roughly **\$1,105 per adult**, reinforcing the high-value nature of tourism demand.

Tourism supports tens of thousands of jobs and contributed to a record level of hospitality employment (~54,900 jobs)

## Charleston MSA Largest Employers (#of Employees)

The Boeing Company	9,059
Roper St. Francis Healthcare	7,100
Walmart Inc.	4,300
Trident Health System	3,100
Volvo Car USA LLC	2,400
Mercedes-Benz Vans, LLC	1,800
Robert Bosch LLC	1,800
Breeze Airways (Breeze Aviation Group) Operating Base	1,600
Publix Supermarkets	1,600
Kiawah Island Golf Resort/The Sanctuary at Kiawah	1,400
Harris Teeter Supermarkets	1,350
T-Mobile USA	1,200
Nucor Steel	1,000
Scientific Research Corporation	1,000

# ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

## Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

## Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

## The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail
- Four major commercial airports in addition to 50 municipal airports
- Four ports, two of which are inland: the Port of Charleston, which has five terminals and has received worldwide recognition for its innovative design and productivity; the Port of Georgetown, which includes specialty cargo-handling facilities; and the inland ports in Greer and Dillon, which connect South Carolina to the majority of the East Coast via I-85 and I-95.

## HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth place in 2018 under "Best States for Business."
- South Carolina is a right-to-work state with one of the lowest unionization rates in the nation.
- 3rd Fastest growing state in the US in 2022 according to the US Census.

*You won't find a more hospitable or business-friendly climate than South Carolina.*

## For more information contact:

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