

Summerville Industrial Portfolio

Summerville SC



OFFERING MEMORANDUM





01 Investment Summary

Investment Highlights

Portfolio Map

INVESTMENT OVERVIEW

Portfolio Overview

Location	Summerville SC
Sale Price	\$ 6,500,000
Number of Buildings	5
Number of Properties	6
Total Building SF	24540
Total Land Size	4.14

- Presenting a rare opportunity to acquire a multi-asset industrial portfolio totaling ±24,540 square feet across ±4.02 acres, strategically positioned within the high-growth Summerville submarket of the Charleston MSA.

The portfolio consists of five industrial buildings across multiple parcels, including both Airport Road and Thorpe Road assets, offering a unique combination of scale, functionality, and flexibility. The properties are improved with multiple structures, excess yard area, and shared three-phase power, supporting a wide range of industrial users including contractors, fabrication shops, logistics operators, and service-based businesses.

- Collectively, the portfolio features numerous slab-grade roll-up doors, including multiple oversized vertical fold doors (up to ±44' wide)—a rare attribute that significantly enhances usability for large equipment, fleet operations, and specialized industrial applications. All buildings are insulated, heated, and cooled, providing immediate operational capability for tenants or owner-users.

The diverse building sizes allow for multi-tenant leasing strategies or a single-user industrial campus, creating optionality for both investors and owner-occupants. The inclusion of additional land parcels (±0.22 acres) further enhances the portfolio's functionality, offering opportunities for outdoor storage, equipment staging, or future expansion. With limited supply of small-bay industrial product and increasing demand for outdoor storage, the portfolio is well-positioned to capture continued rental growth and long-term appreciation within one of the region's fastest-growing industrial corridors

- Building 1 – 198 Thorpe Road

- * ±10,838 SF on ±2.0 acres

- * Clear Height: ±13'

- * Roll-Up Doors:

- * (1) 13' x 13'

- * (2) 12'4" x 10'

- * (1) 10' x 10' (with ramp)

Building 2 – 116 Airport Road

- * ±1,666 SF on ±0.12 acres

- * Clear Height: ±12'7"

- * Roll-Up Doors: (1) 44' x 9' vertical fold

Building 3 – 115 Airport Road, Suite B

- * ±1,498 SF on ±0.91 acres

- * Clear Height: ±10'4"

- * Roll-Up Doors: (1) 10' x 9'

Building 4 – 115 Airport Road, Suite A

- * ±4,657 SF (included within above parcel)

- * Clear Height: ±12'7"

- * Roll-Up Doors:

- * (1) 44' x 9' vertical fold

- * (1) 41' x 9' vertical fold

- * (1) 8' x 6'10"

Building 5 – 110 Airport Entrance Road

- * ±5,881 SF on ±0.89 acres

- * Clear Height: ±11'4"

- * Roll-Up Doors:

- * (1) 10'8" x 14'

- * (1) 21' x 10'4"

Additional Land

- * Two parcels totaling ±0.22 acres

- * Suitable for outdoor storage, equipment staging, or future expansion

REDWOOD
MATERIALS



Walmart
Distribution Center



Scout
BOATS



amazon
fulfillment



NEXTON
8,500 Approx. HH



**INDUSTRIAL PORTFOLIO
SUMMERVILLE**

198 Thorpe Rd.
Summerville, SC 29483





02 Individual Properties



5881 SqFt Warehouse on .89 ac in Summerville SC

ADDRESS	110 airport road Summerville SC 29483
BUILDING SF	5,881 SF
LAND SF	38,768 SF
LAND ACRES	.89
YEAR BUILT	1997
APN	122-00-00-100.000
# OF PARCELS	1





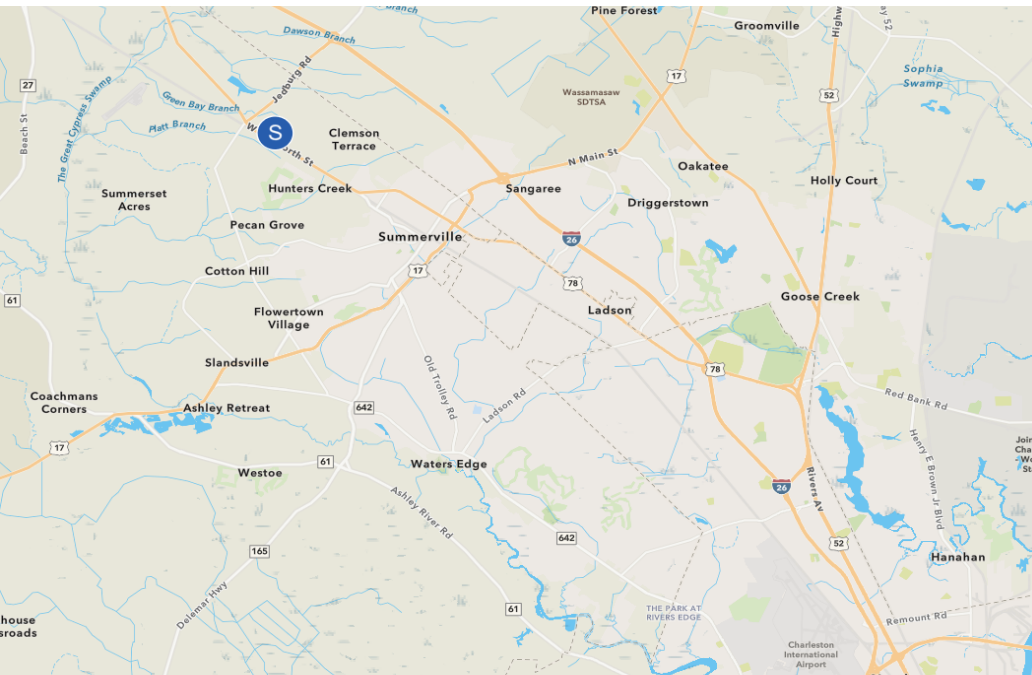


Three Warehouses | 1.25 Acres Summerville

ADDRESS	115 Entrance airport road Summerville SC 29483
BUILDING SF	7,821 SF
LAND SF	54,450 SF
LAND ACRES	1.25
YEAR BUILT	1997
APN	1220000025.000
# OF PARCELS	1







198 Thorpe| Freestanding Warehouse Summerville

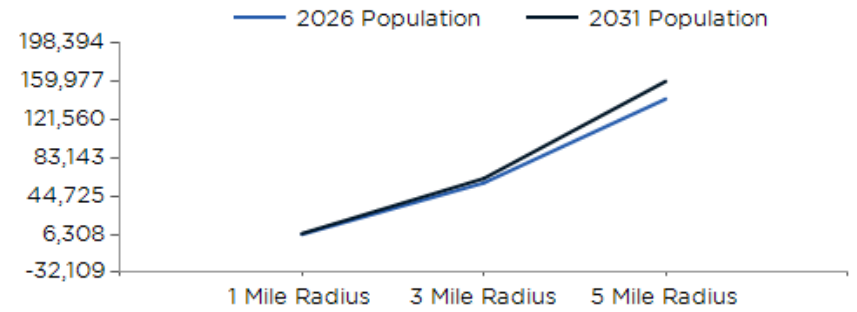
ADDRESS	198 Thorpe St Summerville SC 29483
BUILDING SF	10,838 SF
LAND SF	87,120 SF
LAND ACRES	2
YEAR BUILT	1985
APN	122-00-00-063
# OF PARCELS	1



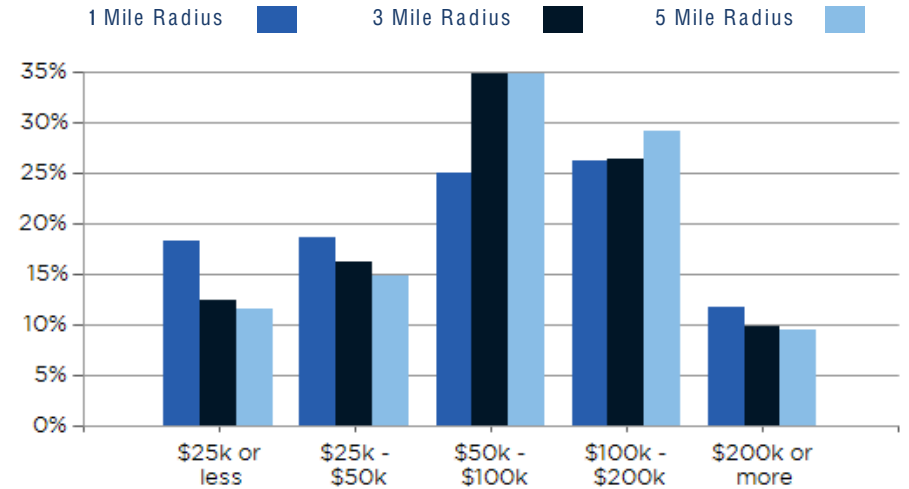
03 General
General Demographics
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,180	38,225	82,556
2010 Population	5,356	48,808	111,925
2026 Population	6,308	58,041	142,259
2031 Population	7,106	62,459	159,977
2026 African American	1,797	13,069	31,604
2026 American Indian	27	316	938
2026 Asian	62	890	2,673
2026 Hispanic	371	4,456	12,900
2026 Other Race	178	1,812	5,974
2026 White	3,784	36,950	88,392
2026 Multiracial	454	4,917	12,455
2026-2031: Population: Growth Rate	12.05%	7.40%	11.90%

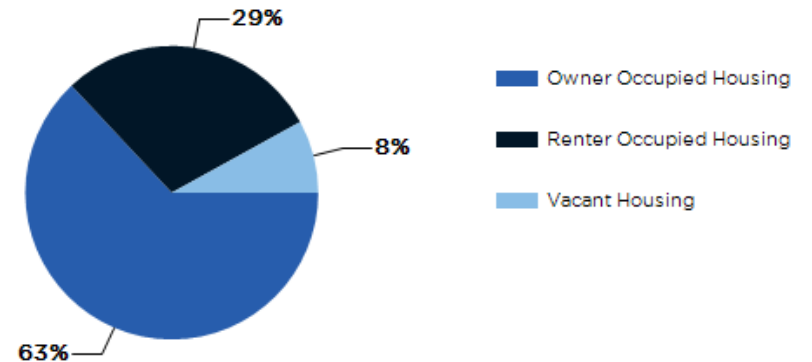
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	295	1,743	3,845
\$15,000-\$24,999	193	1,220	2,635
\$25,000-\$34,999	227	1,825	3,952
\$35,000-\$49,999	267	2,021	4,378
\$50,000-\$74,999	396	4,334	10,161
\$75,000-\$99,999	268	3,921	9,353
\$100,000-\$149,999	439	4,379	11,689
\$150,000-\$199,999	257	1,895	4,671
\$200,000 or greater	311	2,346	5,389
Median HH Income	\$68,239	\$78,374	\$81,530
Average HH Income	\$101,036	\$101,766	\$103,204



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

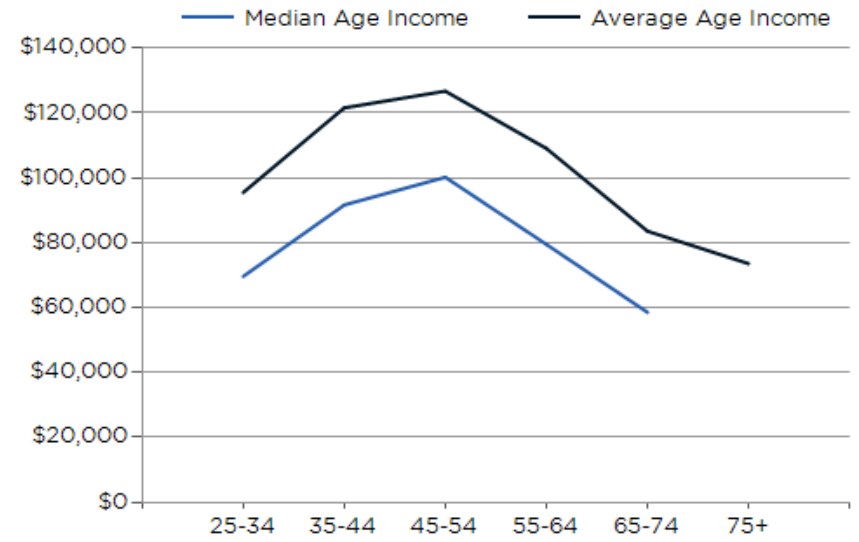
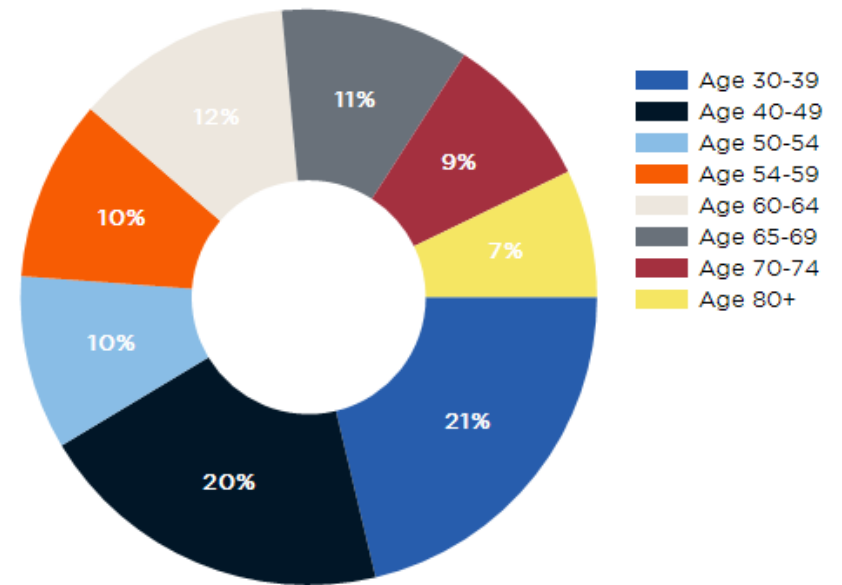


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	390	4,124	10,352
2026 Population Age 35-39	413	4,184	10,305
2026 Population Age 40-44	422	4,061	10,293
2026 Population Age 45-49	337	3,407	8,786
2026 Population Age 50-54	369	3,414	8,394
2026 Population Age 55-59	384	3,424	8,238
2026 Population Age 60-64	459	3,724	8,457
2026 Population Age 65-69	399	3,302	7,558
2026 Population Age 70-74	330	2,797	6,091
2026 Population Age 75-79	271	2,243	4,783
2026 Population Age 80-84	174	1,269	2,782
2026 Population Age 85+	136	987	1,949
2026 Population Age 18+	4,919	45,081	108,891
2026 Median Age	42	40	38
2031 Median Age	42	41	39

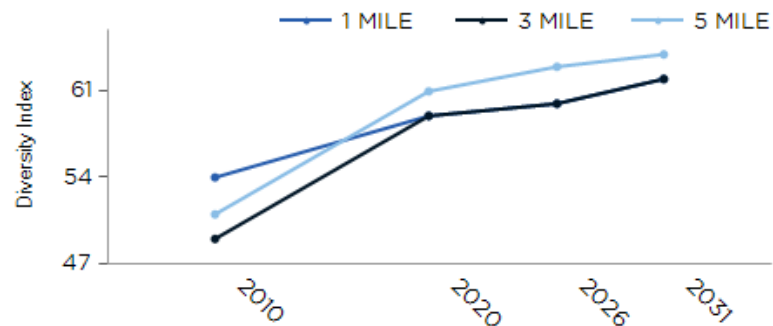
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$ 69,599	\$ 80,281	\$ 83,621
Average Household Income 25-34	\$ 95,477	\$ 98,663	\$ 101,359
Median Household Income 35-44	\$ 91,641	\$ 92,401	\$ 96,617
Average Household Income 35-44	\$ 121,587	\$ 118,302	\$ 118,952
Median Household Income 45-54	\$ 100,194	\$ 92,376	\$ 98,784
Average Household Income 45-54	\$ 126,737	\$ 118,316	\$ 119,156
Median Household Income 55-64	\$ 79,492	\$ 84,530	\$ 87,083
Average Household Income 55-64	\$ 109,078	\$ 110,865	\$ 110,512
Median Household Income 65-74	\$ 58,530	\$ 68,434	\$ 67,921
Average Household Income 65-74	\$ 83,570	\$ 89,557	\$ 89,882
Average Household Income 75+	\$ 73,559	\$ 70,810	\$ 69,954

Population By Age

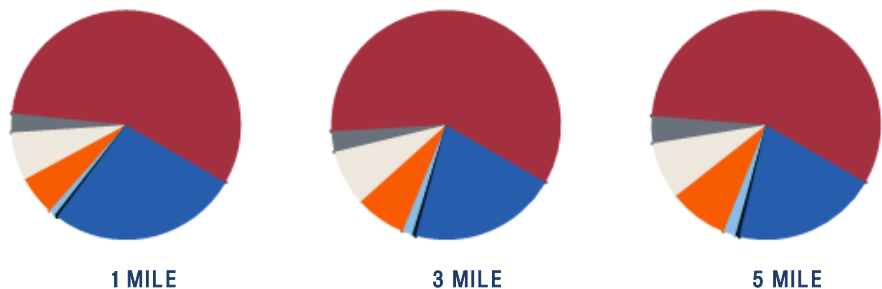


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	62	62	65
Diversity Index (current year)	60	60	63
Diversity Index (2020)	59	59	61
Diversity Index (2010)	54	49	51

POPULATION DIVERSITY



POPULATION BY RACE

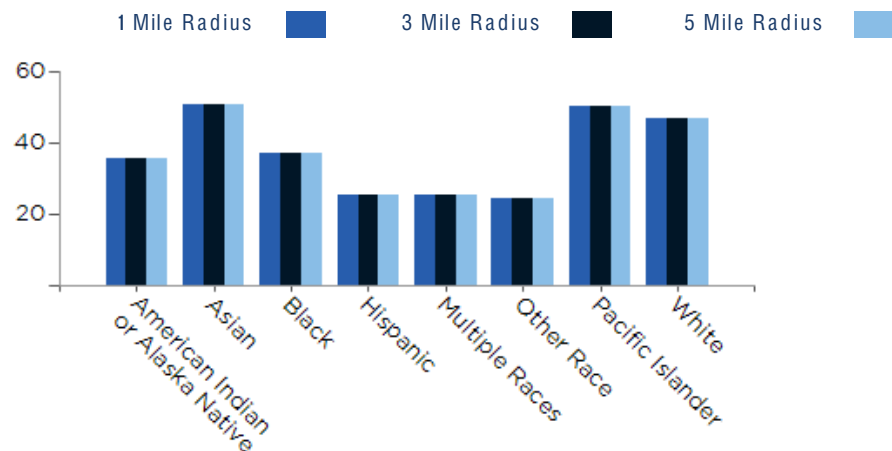


2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	36	37
Median Asian Age	51	42	41
Median Black Age	37	35	35
Median Hispanic Age	26	27	27
Median Multiple Races Age	26	27	26
Median Other Race Age	24	29	28
Median Pacific Islander Age	50	39	35
Median White Age	47	44	42

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	27%	21%	20%
American Indian	0%	1%	1%
Asian	1%	1%	2%
Hispanic	6%	7%	8%
Multiracial	7%	8%	8%
Other Race	3%	3%	4%
White	57%	59%	57%

2026 MEDIAN AGE BY RACE



Summerville Industrial Portfolio

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Charleston

Mount Pleasant

James Island

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ALIGN'D
PROPERTIES

CHARLESTON

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