

For Sale or Lease



597 OLD MOUNT HOLLY ROAD
GOOSE CREEK, SC

11,323 - 23,537+/- SF AVAILABLE



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

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.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property.

Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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AVAILABLE UNITS

Suite 206

Suites 301 & 302

| | | | |
|------------|---|------------|--|
| Size | 11,323+/- SF | Size | 12,214+/- SF |
| Sale Price | \$1,981,525 (\$175/SF) | Sale Price | \$1,526,750 (\$125/SF) |
| Lease Rate | \$19/SF NNN | Lease Rate | \$18/SF NNN <i>*TI Allowance Negotiable</i> |
| Condition | Fully built out for former Highway patrol offices. | Condition | Cold dark shell |

HIGHLIGHTS

- Corner intersection
- New developments in every direction
- Private balconies on Suite 206
- Suites have a staircase to connect each floor
- Abundant parking (160 Spaces)
- Vast parking garage
- Large common area restrooms
- Common area elevators
- Generator services to suite 206
- Other tenants include: Pinnacle Financial, Lifestance Health, Edward Jones, Check N Go, Cane Bay Orthodontics, The Lovely Law Firm, Colleen Taylor Law, Sensational Smiles of Charleston, Modern Woodmen and more.



Retail Aerial

Northwood Church/Academy
700 Students

Roper St. Francis
Berkeley Campus
90 Acre - 50 bed Hospital and
80,000 SF MOB

Carnes Crossroads Development
2,300 Acres | 4,500 Homes



CenturyALUMINUM

AZURE
CARNES CROSSROADS



Cobblestone Village Apartments

St. James Avenue



Devon Forest Elementary School



SITE

Vicinity

 6.4 Miles to Downtown Summerville, SC

 15 Miles to Charleston International

 22 Miles to Downtown Charleston

DEMOGRAPHICS

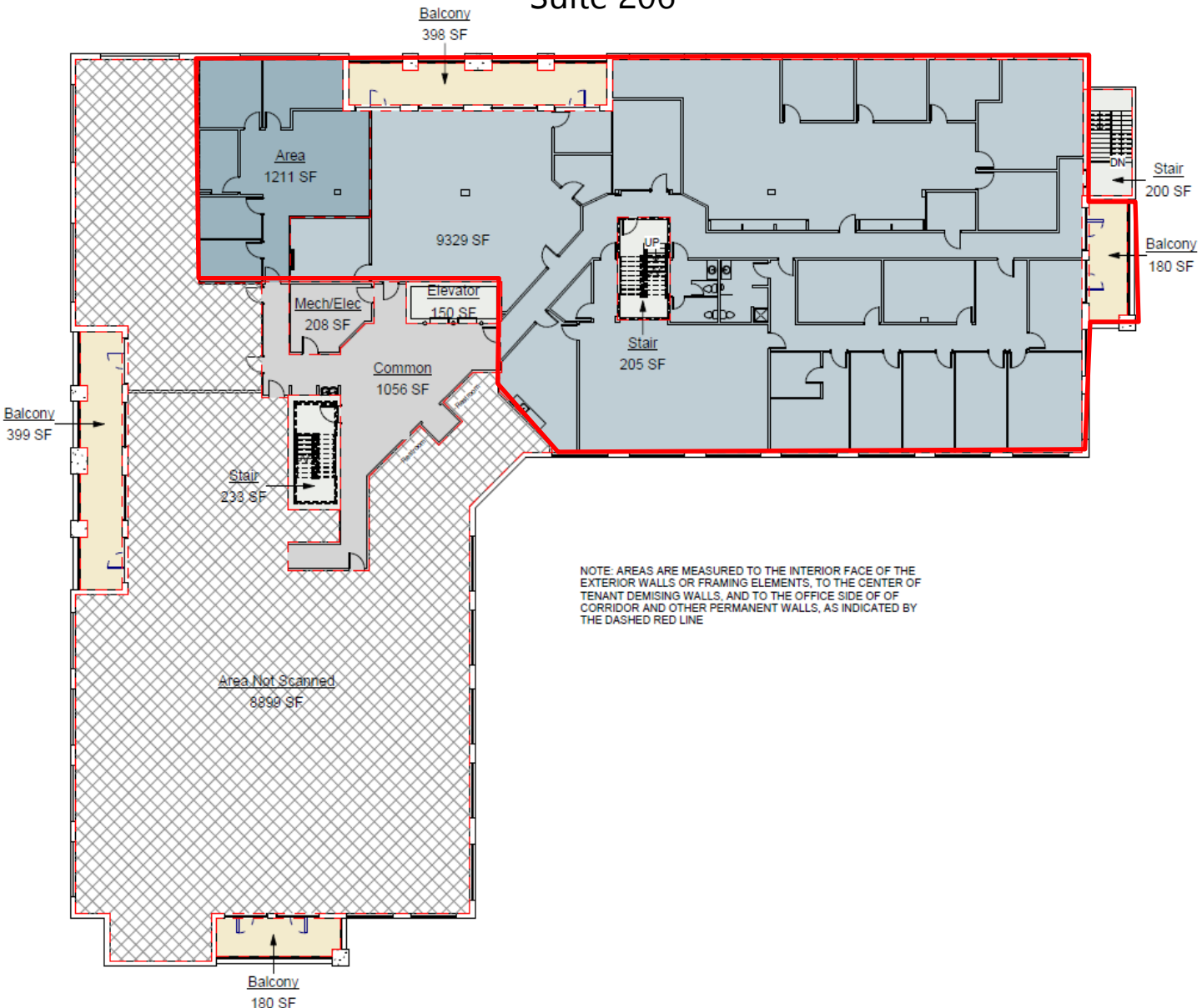
| | ONE MILE | THREE MILE | FIVE MILE |
|----------------------------------|---|------------|-----------|
| 2023 Population | 8,035 | 53,019 | 111,998 |
| Population Growth (2010-2023) | 7.97% | 21.19% | 27.42% |
| 2023 Average HH Income | \$72,232 | \$85,463 | \$82,926 |
| Daytime Employments | 2,138 | 9,762 | 26,651 |
| Households (2023) | 2,960 | 19,109 | 40,976 |
| Traffic Count | 31,700 VPD (St. James Avenue) 9,900 VPD (Old Mount Holly Road) | | |



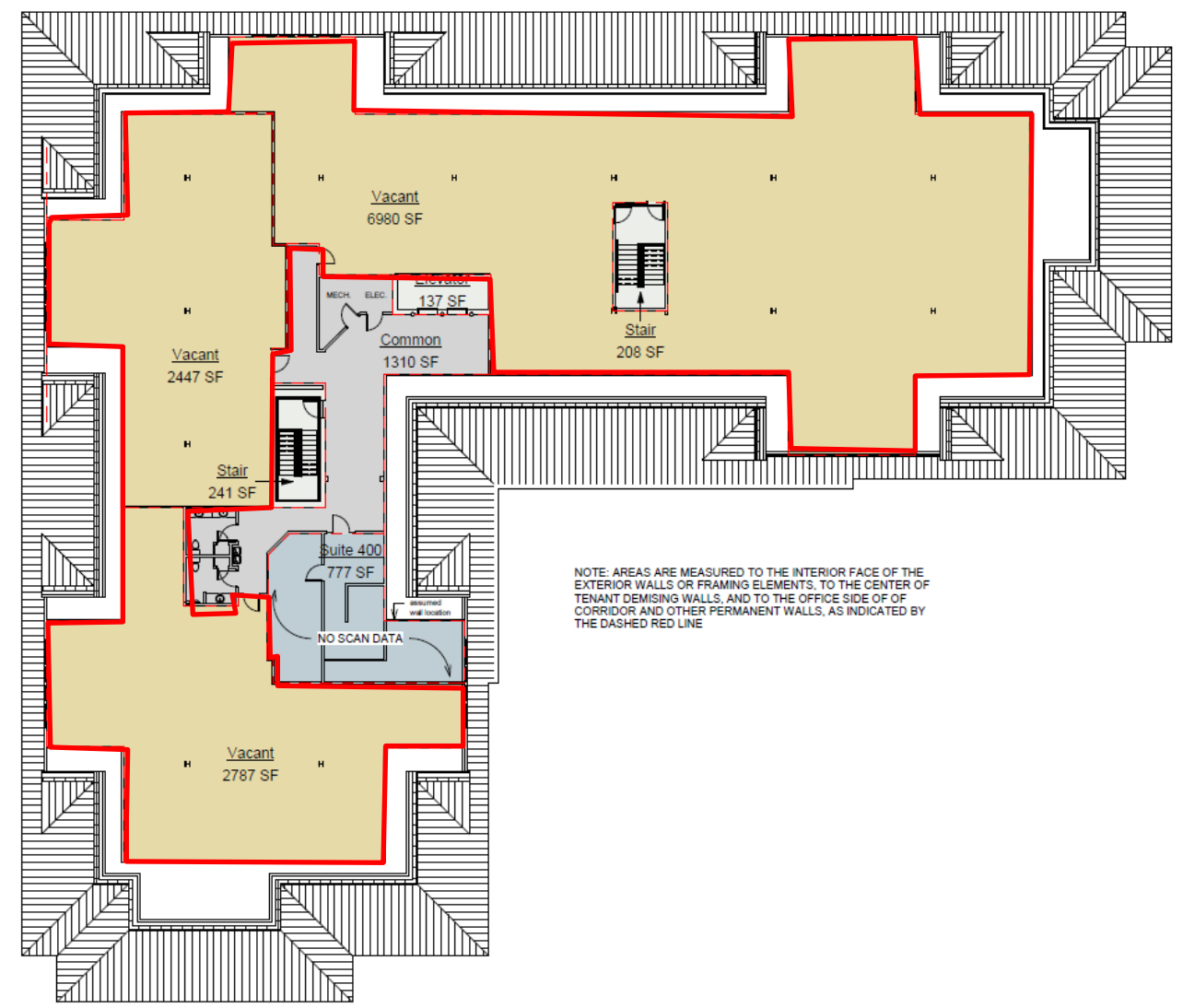
Floor Plan



Suite 206



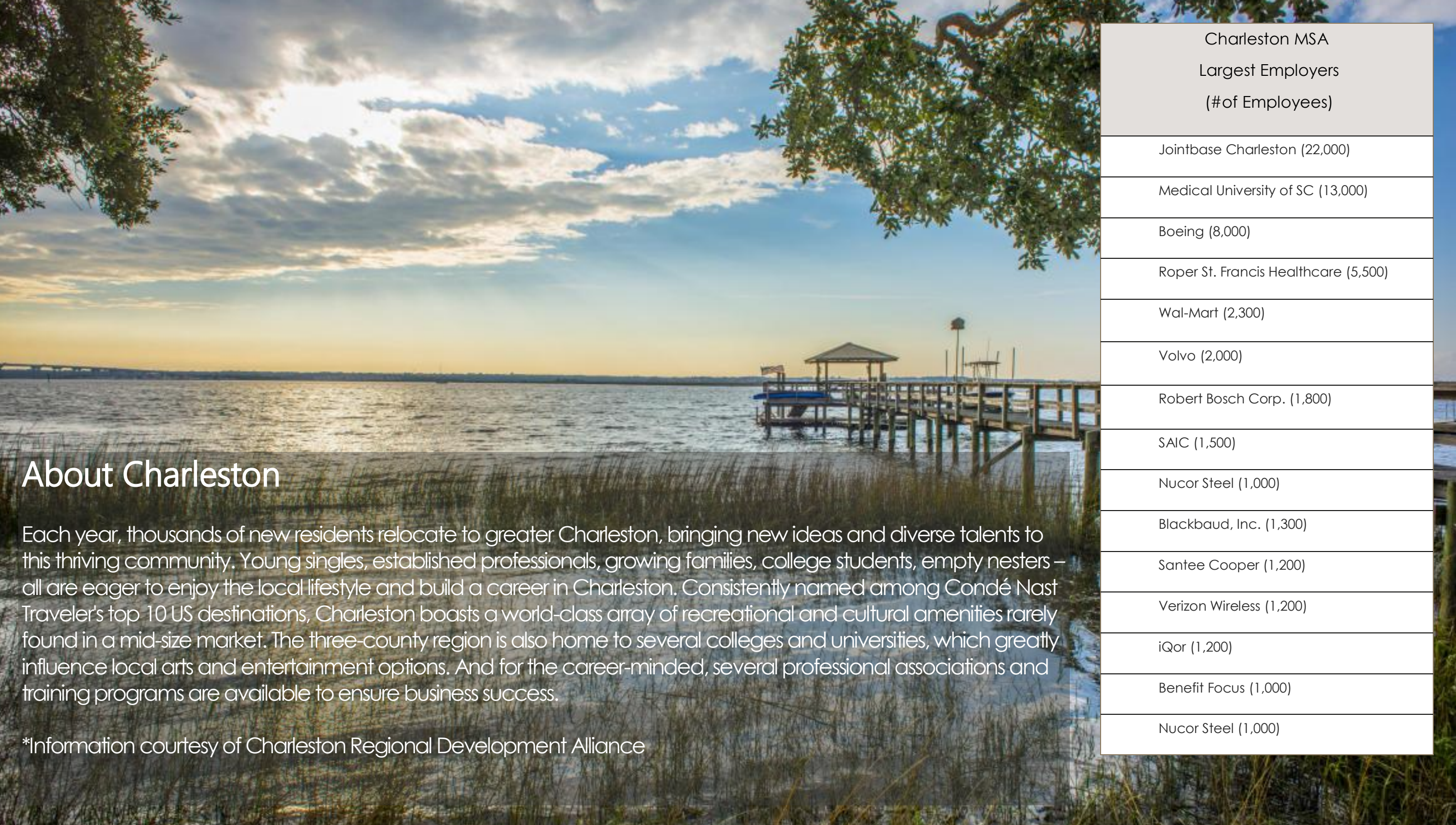
Suite 301 & 302





Suite 301 & 302





About Charleston

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

*Information courtesy of Charleston Regional Development Alliance

| Charleston MSA Largest Employers (#of Employees) |
|--|
| Jointbase Charleston (22,000) |
| Medical University of SC (13,000) |
| Boeing (8,000) |
| Roper St. Francis Healthcare (5,500) |
| Wal-Mart (2,300) |
| Volvo (2,000) |
| Robert Bosch Corp. (1,800) |
| SAIC (1,500) |
| Nucor Steel (1,000) |
| Blackbaud, Inc. (1,300) |
| Santee Cooper (1,200) |
| Verizon Wireless (1,200) |
| iQor (1,200) |
| Benefit Focus (1,000) |
| Nucor Steel (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

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

Information courtesy of: [Link](#)

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

For more information contact:

FOR SALE

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