



SOUTH ISLAND MARKET





Discover a blend of understated elegance and modern convenience at South Island Market, a distinctive new mixed-use development on Lower Johns Island, 20-minutes south of Charleston. Crafted by the renowned team behind the acclaimed Freshfields Village, this exceptional project offers a curated collection of retail shops, inviting dining options, exclusive services, and thoughtfully designed townhomes. A haven for both locals and visitors, South Island Market provides a welcoming atmosphere where discerning tastes are met with timeless appeal.

SOUTH ISLAND MARKET

KIAWAH

DOWNTOWN CHARLESTON

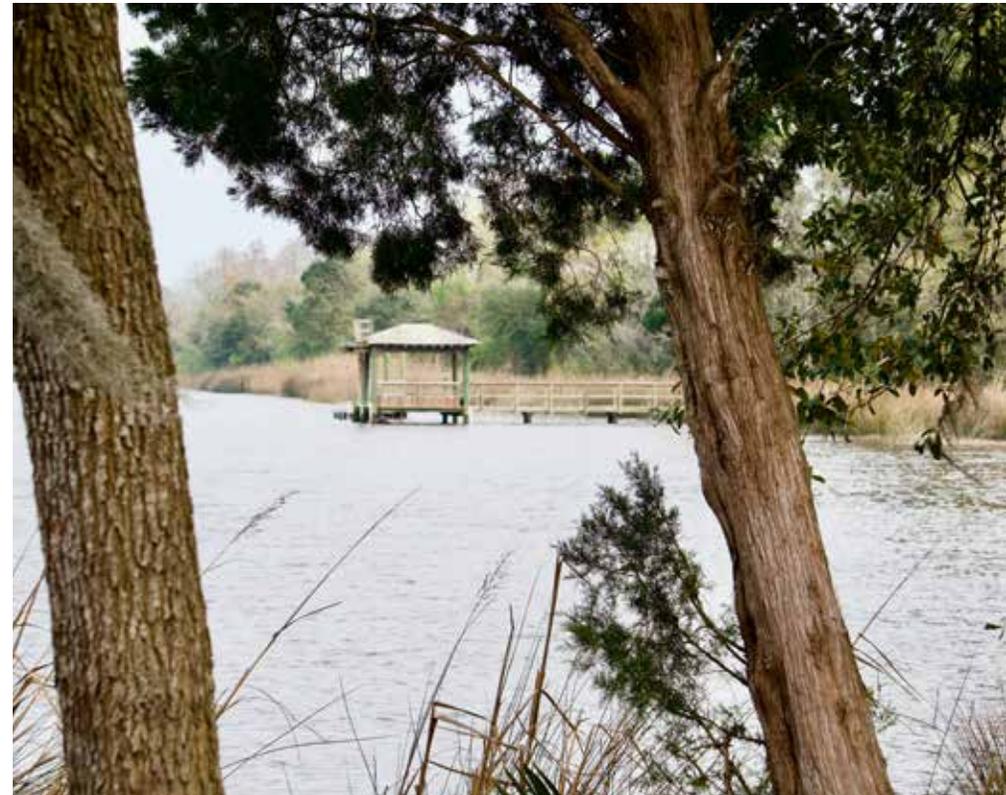
CHARLESTON
INTERNATIONAL AIRPORT

CHARLESTON





Charleston, a city steeped in history and vibrant culture, has long captivated visitors with its well-preserved architecture, cobblestone streets, and iconic landmarks like the Battery, Rainbow Row, and Fort Sumter. Beyond its historical charm, Charleston boasts a thriving culinary scene, stunning nearby beaches, and renowned annual events like Spoleto Festival USA, making it a beloved destination for both history enthusiasts and modern travelers seeking Southern hospitality. Charleston continues to be recognized as a top city to both live and visit.





KIAWAH, SEABROOK & LOWER JOHNS ISLANDS



Kiawah Island, South Carolina, is a breathtaking barrier island known for its unspoiled natural beauty, luxurious lifestyle, and a 10-mile stretch of pristine beach. A top destination for outdoor enthusiasts, offering world-class golfing, tennis, scenic biking trails, and kayaking through tidal creeks.

As one of the most prestigious luxury communities in the U.S., Kiawah Island spans 10,000 acres and is home to 4,895 properties and welcomes 400,000 annual visitors. The island boasts six award-winning golf courses, including the renowned Ocean Course designed by Pete Dye, which has hosted events like the 1991 Ryder Cup, multiple PGA Championships, and more.

With an average annual income of \$300,799 and a household net worth of \$6.3 million, Kiawah Island exemplifies premier luxury living.

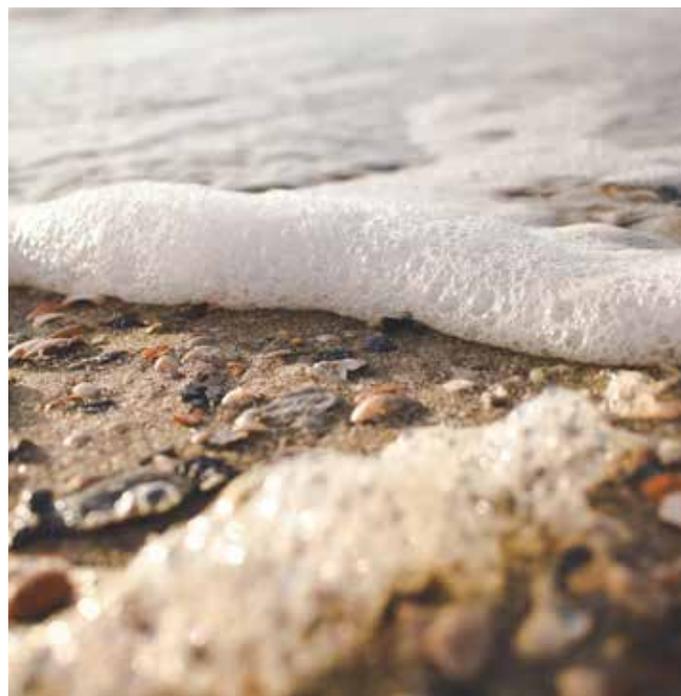
The Sanctuary at Kiawah Island is the resort's ultra-luxury 255-room hotel and spa, and one of only two hotels in South Carolina to earn both Five-Star and Five-Diamond ratings. A destination in its own right, The Sanctuary is a sought-after venue for weddings, retreats, and receptions.

Seabrook Island, SC, a 2,200-acre private oceanfront community located adjacent to Kiawah Island, complements its neighbor by providing an additional base of residents and visitors for South Island Market. Seabrook Island features 2,600 properties, with room for future growth. Currently, approximately 14% of the island's real estate inventory consists of undeveloped lots, while the developed areas are evenly split between villas and single-family homes.





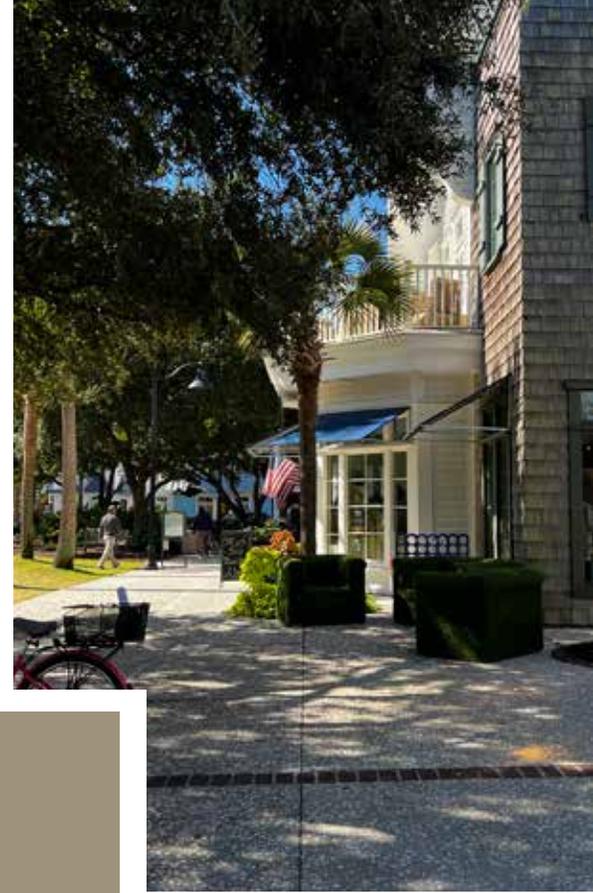
The Lowcountry



As the largest barrier island in South Carolina, Johns Island offers a captivating blend of rich history, scenic beauty, and a laid-back atmosphere. Just a short drive from the bustling downtown Charleston, the island provides a peaceful escape into a world of picturesque farms and sprawling oak trees draped in Spanish moss.

Seamlessly blending into the rural landscape of Johns Island, South Island Market offers a harmonious addition to the community. The development team meticulously considered every detail, ensuring that South Island Market enhanced the island's charm. By fostering a sense of community and belonging, the team aimed to create a development that felt like it had always been a part of the local fabric.





Area Retail





Located a five minute drive from South Island Market is Freshfields Village—a beloved open-air shopping and dining destination nestled at the crossroads of Kiawah Island and Seabrook Island. Freshfields offers a mix of local boutiques, national retailers, restaurants, and cafes.

South Island Market will complement the vibrant offerings of Freshfields Village, creating a dynamic retail and dining hub that attracts both local residents and visitors alike. With its curated selection of boutiques and restaurants, South Island Market will further enhance the area’s reputation as a premier destination for shopping and dining experiences.



20 MINUTE DRIVE TIME TRADE AREA



TRADE AREA



POPULATION

2025 ESTIMATED

27,807

2030 PROJECTED

29,620



HOUSEHOLDS

2025 ESTIMATED

12,406

2030 PROJECTED

13,560



AVERAGE HOUSEHOLD INCOME

2025 ESTIMATED

\$172,271

2030 PROJECTED

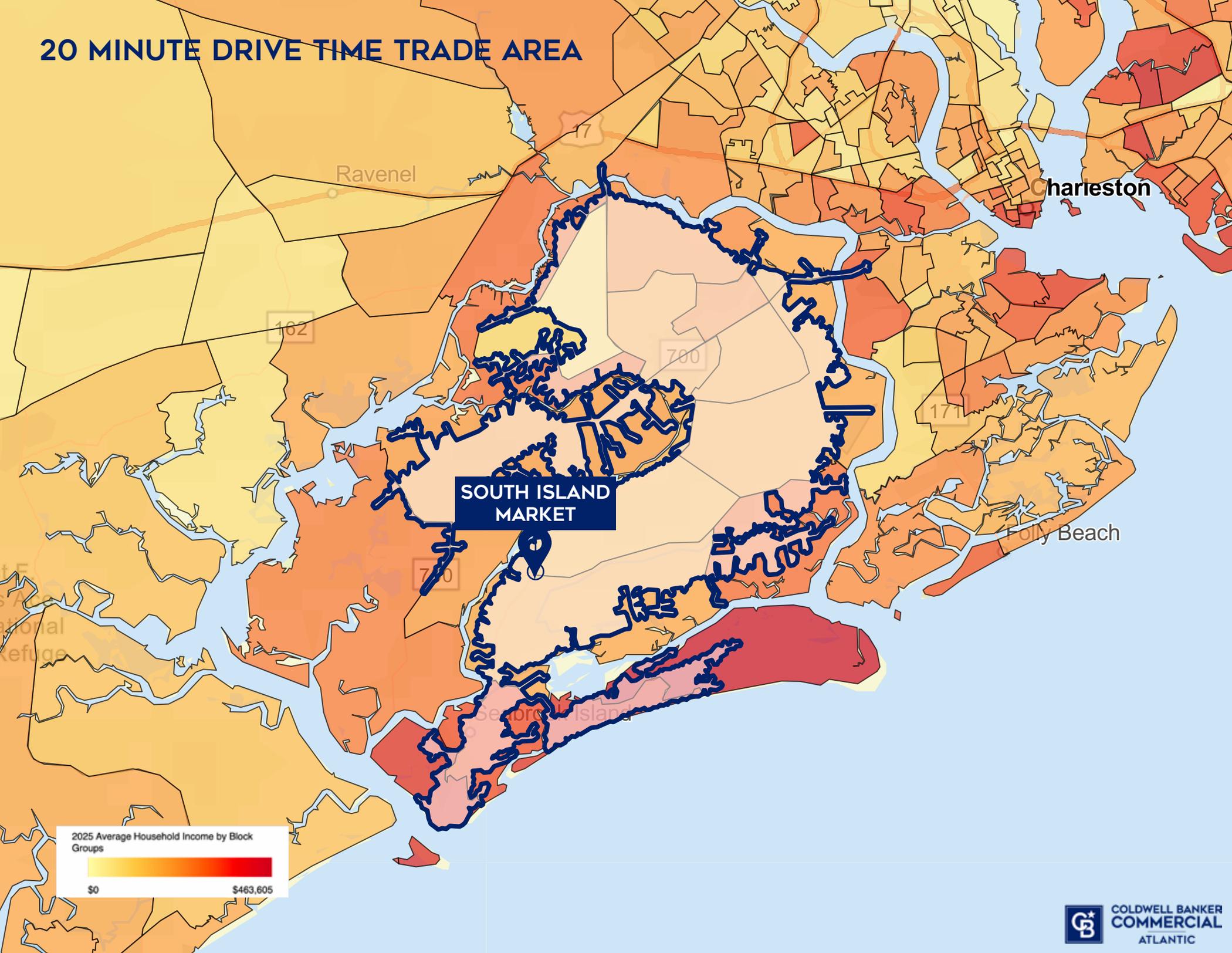
\$193,220

This is a rendering for marketing purposes only. Building size, shape, color, and dimensions are all subject to change.



**COLDWELL BANKER
COMMERCIAL
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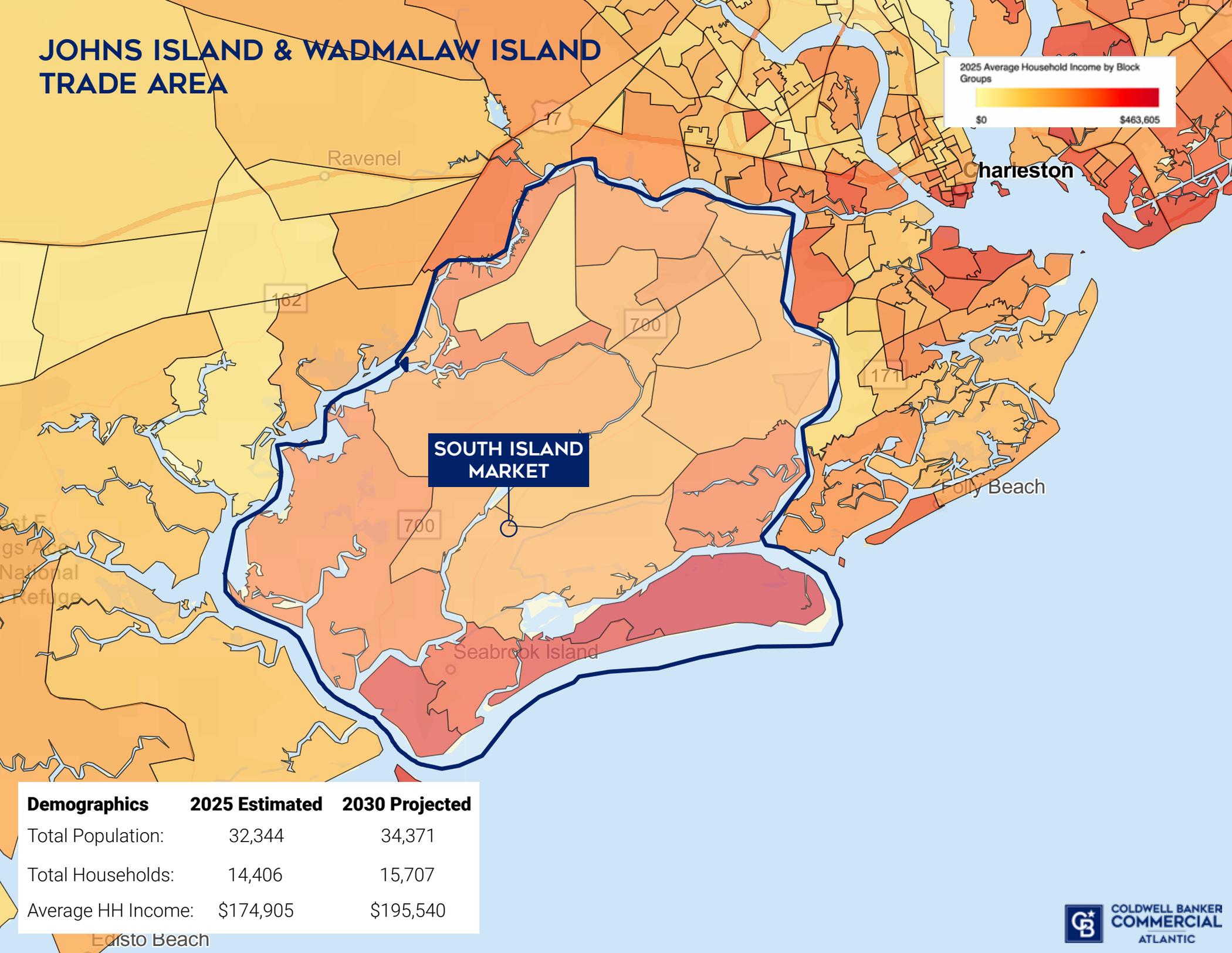
20 MINUTE DRIVE TIME TRADE AREA



2025 Average Household Income by Block Groups



JOHNS ISLAND & WADMALAW ISLAND TRADE AREA



SOUTH ISLAND MARKET

Demographics	2025 Estimated	2030 Projected
Total Population:	32,344	34,371
Total Households:	14,406	15,707
Average HH Income:	\$174,905	\$195,540

PRIMARY TRADE AREA

\$173K

Future South Island Market Shopper
Average HHI

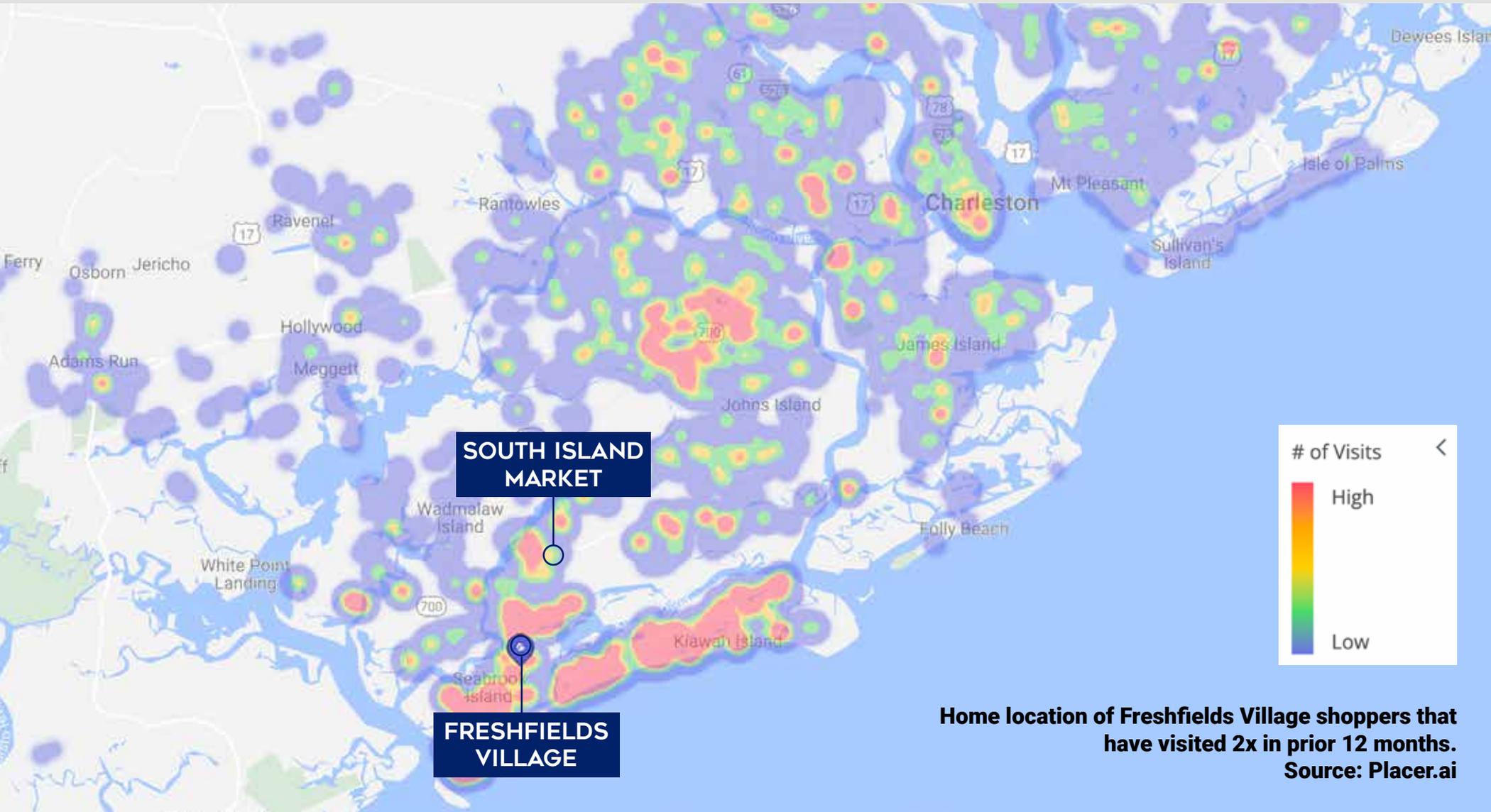
\$177K

Freshfields Village - Kiawah Island Shopper
Average HHI

A Trade Area refers to the geographic region or zone from which properties or businesses draw their visitors, or people in your selected audience group, and generate business activity. It represents the market where your audience group resides or works and is most likely to engage in commercial transactions.

The Trade Area visualizes the geographic areas that generate visitation to the location examined based on where the visit originated:

By Home Location: Generates a heatmap of the home locations where people in your selected audience group reside.



Home location of Freshfields Village shoppers that have visited 2x in prior 12 months.
Source: Placer.ai



**Orangehills Golf Club
+/- 120 Homes Slated**

RIVER ROAD

**Island Center
Ace Hardware**

**SOUTH ISLAND
MARKET**

**The Golf Club at
Briar's Creek**

**The Dunlin
72 Guest Rooms
19 Villas**

**Kiawah River
Up to 1,200 Homes**

**River Course
Golf Course**

**Kiawah River Estates
+/- 300 Homes**

Bohicket Marina

**Freshfields Village
Harris Teeter**

**Andell Inn
92 Rooms**

**Kiawah Island
+/- 4,800 Homes**

OCEAN PARK

INDIGO PARK

Kiawah Island

Ocean Course

**The Beach
Club**

EAST BEACH VILLAGE

**The Sanctuary
at Kiawah Island
Golf Resort**

WEST BEACH VILLAGE

Seabrook Island

**Seabrook Island
+/- 2,630 Homes**

Equestrian Center

SOUTH ISLAND MARKET

+/- 34-acre mixed use development with 79 luxury townhomes and approximately 82,000 SF of retail, restaurant, and office space.



SUITE	SF	SUITE	SF	SUITE	SF	SUITE	SF	SUITE	SF
101	2,700	401	2,056	601	1,620	621	1,203	701	2,355
102	2,650	402	1,398	602	1,140	622	1,173	702	2,325
201	1,900	403	1,398	603	1,140	623	1,173	703	2,325
202	2,100	404	1,398	604	1,140	624	1,396	704	2,355
203	1,950	405	1,430	605	1,527	625	1,396	801	2,702
301	2,156	501	2,487	606	1,770	626	1,173	802	2,777
302	10,000	502	2,485	607	2,130	627	1,173	803	2,812
303	4,832	503	5,000			628	1,203		

BETSY KERRISON PKWY +/- 20,000 VPD



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

*APPROXIMATE SQUARE FOOTAGE SUBJECT TO CHANGE. BUILDINGS 6 - 8 PHASE 2 AVAILABLE AT A FUTURE DATE.

*SQUARE FOOTAGE IS BASED ON RECENT DRAFT OF THE SITE PLAN AND ARE SUBJECT TO VERIFICATION AND CHANGE.

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SE Corner of Betsy Kerrison Pkwy and River Road | Johns Island, SC 29455



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