



2947 Maybank Hwy · Office Space for Lease
Johns Island, SC 29455



Property Summary

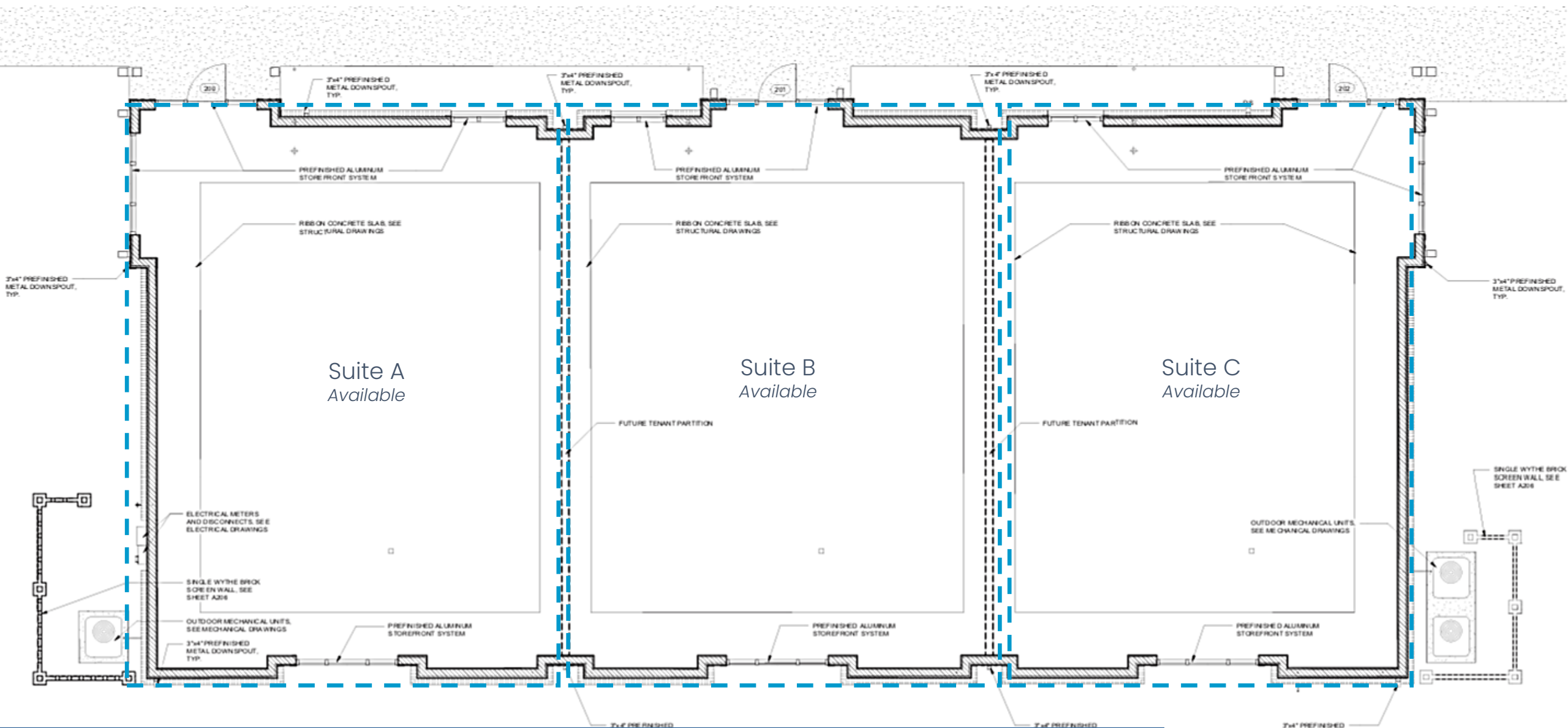
ADDRESS	2947 Maybank Hwy, Johns Island, SC
Square Footage	1,482 – 4,211 SF
Rate	\$32.00 SF NNN
Delivery	Warm Vanilla Shell
Zoning	Residential Office (Medical Office, Limited Retail, General Office)
Municipality	City of Charleston
TMS #	313-00-00-088
Year Built	2024

HIGHLIGHTS

- Anchored by adjacent Oak Family Dentistry
- Located directly next to future Jubilee Hotel site & PUD, across the street from new Fire Station 23, near River Road intersection
- Three potential suites available for lease
- Retailers within immediate vicinity include Jersey Mike’s, Dunkin’ Donuts, CVS, Food Lion, and many others.

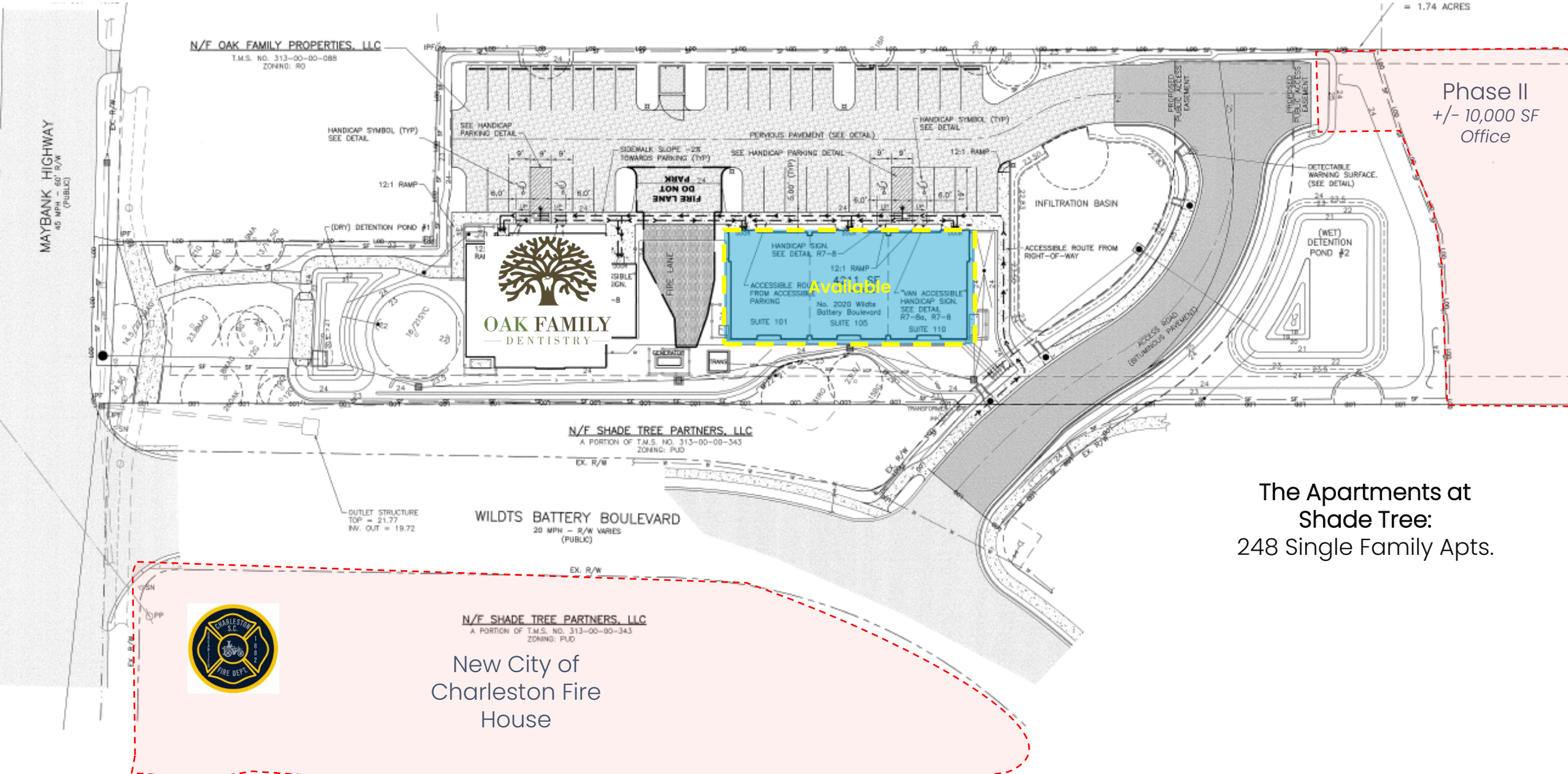


Floor Plan



* Can be delivered as a single 4,211 SF space or subdivided down to 1,482 SF

Site Plan



Retail Aerial & Demographics

Population	2 miles	5 miles	10 miles
2020 Population	11,916	62,771	218,001
2024 Population	13,102	64,418	227,844
2029 Population Projection	14,203	69,043	244,913



Neighborhood Map

Sea Island Preserve (not pictured)

- 4.4mi down the road on Main Rd.
- 402 New Single Family Homes

Fenwick Hills:
264 Single Family Homes

Brownswood Village:
107 Unit Development

Maybank Village:
72 Unit Affordable Housing for Seniors

Whitney Lake Development:
312 Single Family Homes

The Apartments at Shade Tree:
248 Single Family Apts.

Twelve Oaks:
204 Unit Development

Stono Oaks:
240 Luxury Single Family Apts.

Cottage Courts:
Townhome residences part of Jubilee PUD

Indigo Grove:
361 new 3 story Townhomes

Twin Lakes Development:
280 Single Family Homes

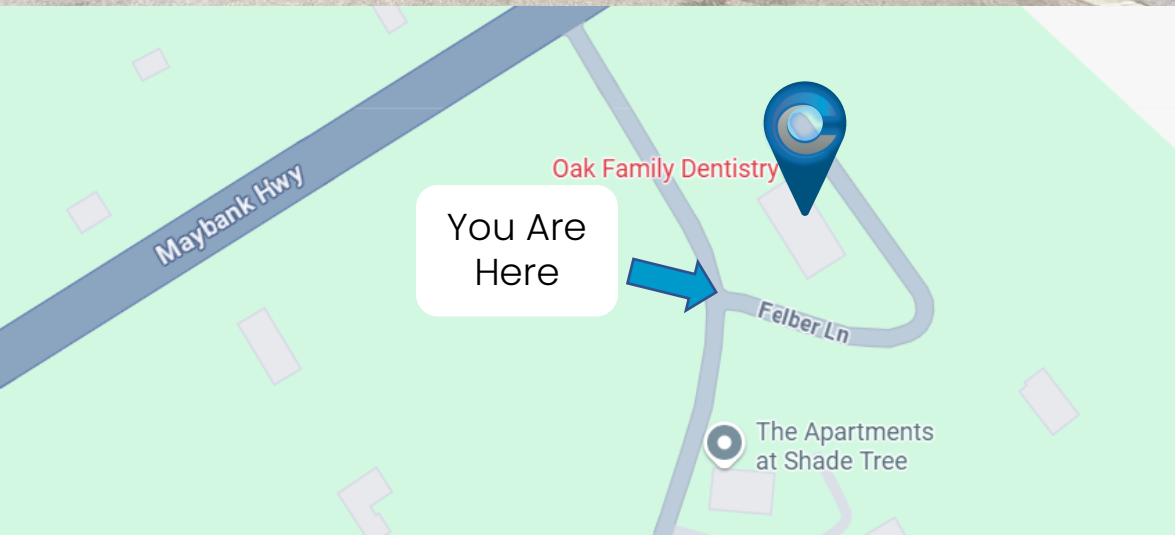
Oakfield:
600 Single Family homes



Phase II Development Site



- Faber Ln will connect the Offices at 2947 Maybank Hwy to the Jubilee PUD
- Fire Station 23 to be completed by mid-2026
- 6 minute drive from new Johns Island Elementary School
- 7 minute drive from Charleston Executive Airport



Future Jubilee Site Renderings



Our Team

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Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for Bowman Pointe in Mount Pleasant, SC 29464.

This Offering Memorandum has been prepared by Charleston Commercial ("Broker") and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third-party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.

