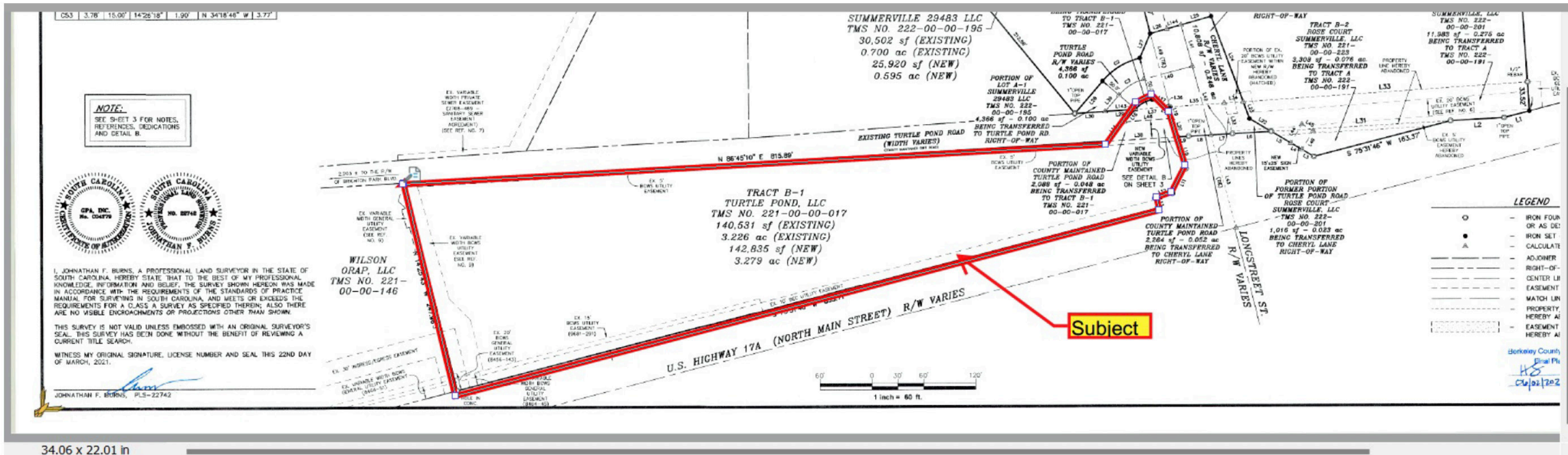


# **+/- 3.25 Acres - \$2,850,000**

## **Zoning: GB - General Business in Berkeley County**



### **FOR SALE**

1756 N Main Street  
Summerville, SC 29486



**COLDWELL BANKER**  
**COMMERCIAL**  
**ATLANTIC**

**Brent Case, CCIM**  
**CCIM# 6644**  
(C) 843.270.4192  
bcase@cbcatlantic.com

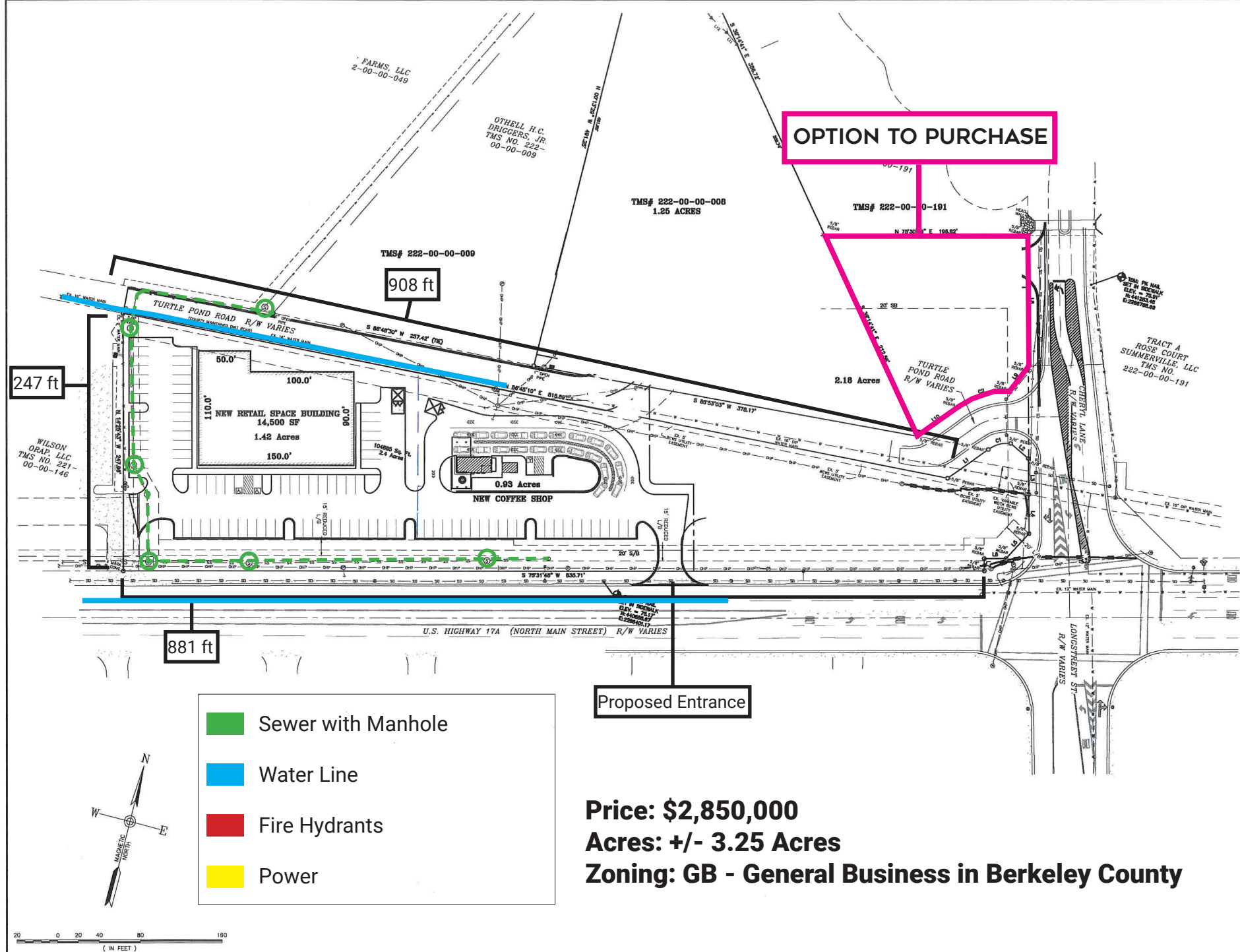
**Bob Rosenberg, CCIM**  
**CCIM# 2566**  
**CALRE# 00792969**  
(C) 916.212.6477  
bobr@investnnn.com

Turtle Pond Road Development

TMS # 221-00-00-017, 222-00-00-008 and 222-00-00-195  
Berkeley County, SC

[illegible]

DRAWN BY:	Jake G. Baranyi, EIT
CHECKED BY:	Gary F. Baranyi, P.E.
DATE:	July 26, 2023
PROJECT #:	23-004
SCALE:	1" = 40'
SHEET TITLE:	
Conceptual Water Main Re-Routing Plan	



### PROPERTY LOCATION

1756 N Main St (Hwy 17a), Summerville, SC 29486

- In The Heart Of The Fast Growing Suburban Charleston
- Job Market Has Brought Large In Migration
- Central To High Growth, New Jobs, Expanding Businesses And Industries

### GLOBAL ACCESS

- Major Distribution HUB For The Port Of Charleston & SE USA Businesses
  - America's #1 24/7 East Coast Port For Super Freighters
    - Fastest To Open Sea, 8TH LARGEST Us Port.

### IN THE HEART OF INLAND GROWTH

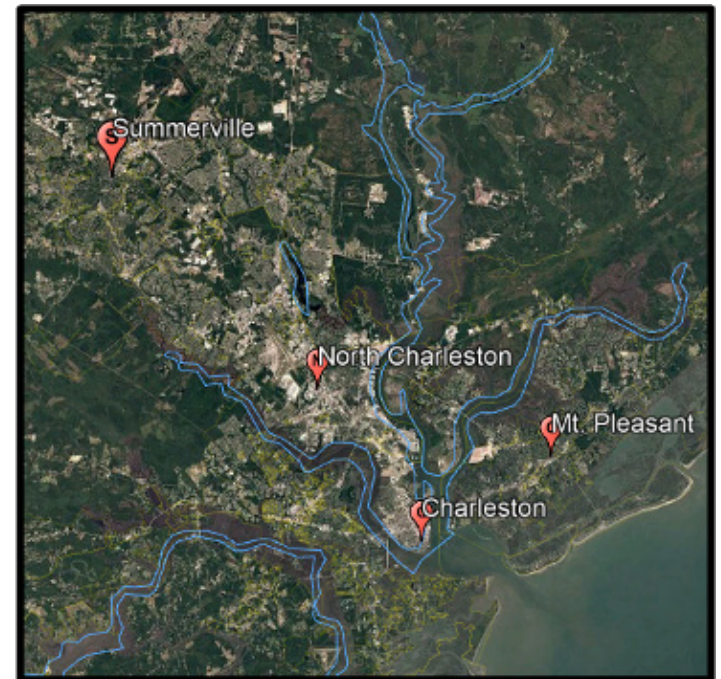
- Over 55,000 Developable Lots Rapidly Building Out Surround The Area
- Large Job And Retirement Growth
- Quality Developments Bringing Prosperity



# EXECUTIVE SUMMARY – BERKELEY\* & DORCHESTER\* HIGH VISIBILITY PROJECT

**High Profile, Highway 17-A North Main St., 3.25+/- +/-Acre Freeway Close, Central Commercial Development Seeking Development opportunities:**

- Restaurant Sales or Build to Suit
- Medical Offices to Support the Health Industry Growth
- High Profile Retail Frontage – 875+/- with a Traffic Signal
- Utilities present, frontage improvements in place, median being added.



### GLOBAL INDUSTRY

- Boeing Company
- Volvo CAR USA LLC & Auto Industry Support
- Walmart 3,000,000 SF New Import Distribution Center
- Robert Bosch & Kion
- Mercedes-Benz Vans LLC
- Cummins Inc And Many Other Industries

### UNPRECEDENTED GROWTH – JOBS AND POPULATION

- 40,000+ Approved Buildable Lots On Our Side Of I-26 , Mostly Planned Communities –  
Nexton, Cane Bay, Carnes Crossing, Summeville, College Park
  - Strong Inbound Migration & Job Growth
  - New Inland Health Center – Additional Hospitals Planned
- Manufacturing Examples: KION Production & Redwood Materials' Lithium-ion Batteries, Thousands Of New Jobs





CHARLESTON, SC REGION



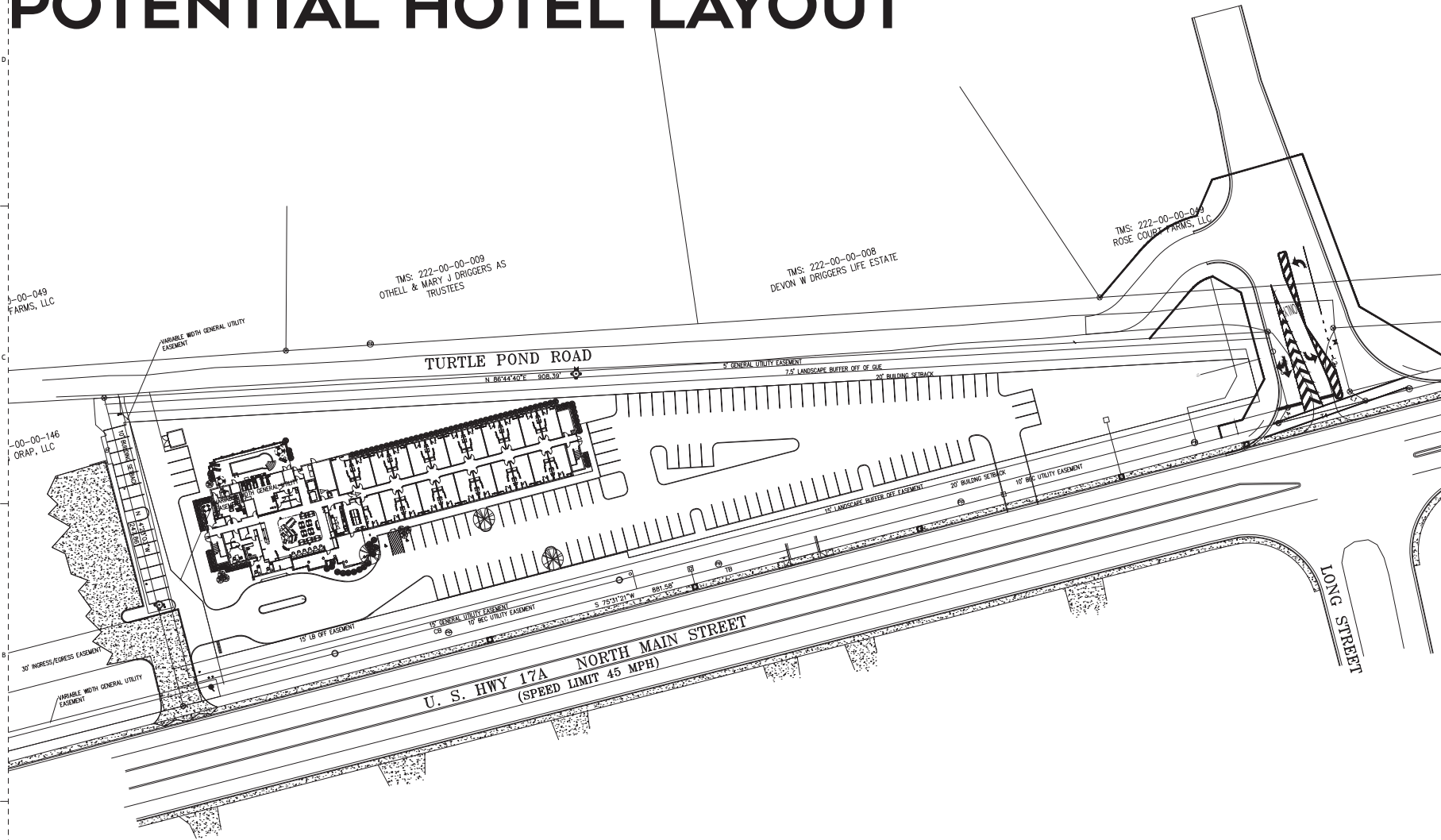


### CURRENT DEVELOPMENT SUMMARY @ THIS PROJECT

- Property owner owns 3.25+/- acres on N Main St. 9/10 tenths of a mile from Interstate 26
- Property is zoned commercial.
- Coldwell Banker Commercial Atlantic International local broker surveys, comps & interest show retail building rents @ \$35/SF NNN w/ high demand, increases, low vacancy. Have leasing representation & verified interest.
- Comparable land sales from \$1,000,000 to \$1,250,000 per acre



# POTENTIAL HOTEL LAYOUT



mcmillan | pazdan | smith  
ARCHITECTURE  
320 West Canal Blvd  
Charlotte, NC 28203  
800.207.3035  
www.mcmillanpazdan-smith.com

## SpringHill Suites

Turtle Pond Road  
Summerville, SC

SHEET ISSUE:  
CURRENT REVISION DESCRIPTION CURRENT REVISION DATE

PREPARED BY: DATE: 10/17/18  
PROJECT MANAGER: VES  
DRAWN BY: ENE

SHEET TITLE:  
Site Plan  
4 Story  
128 Keys  
126 Parking Spaces

SHEET NO. PROJ. NO.

A100

08/17/18

1 Site Plan  
A100  
1/32" = 1'-0"

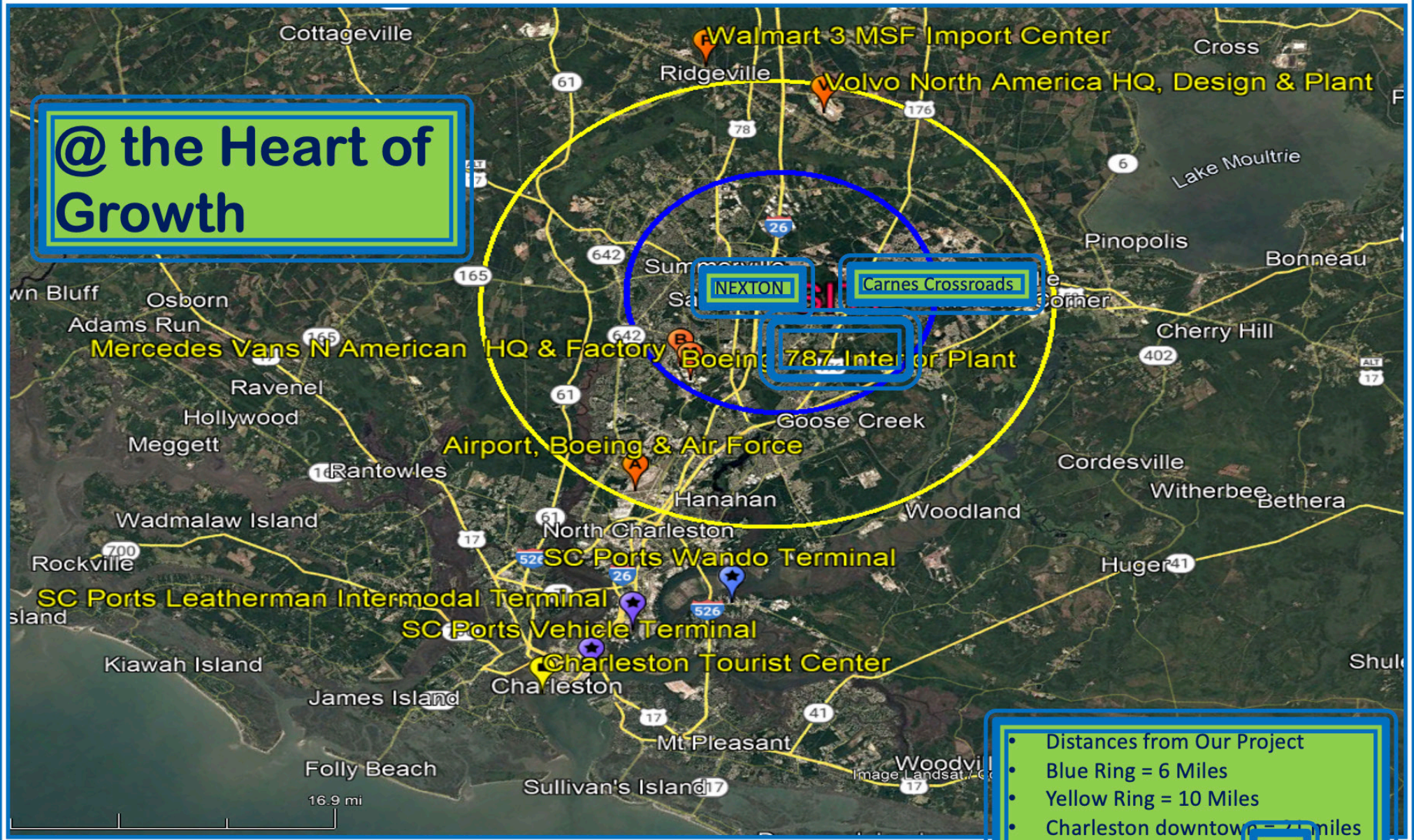


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# @ the Heart of Growth





## +/- 3.25 ACRES BETWEEN NEXTON & CARNES CORSSING



Source: SCDOT VPD 2020



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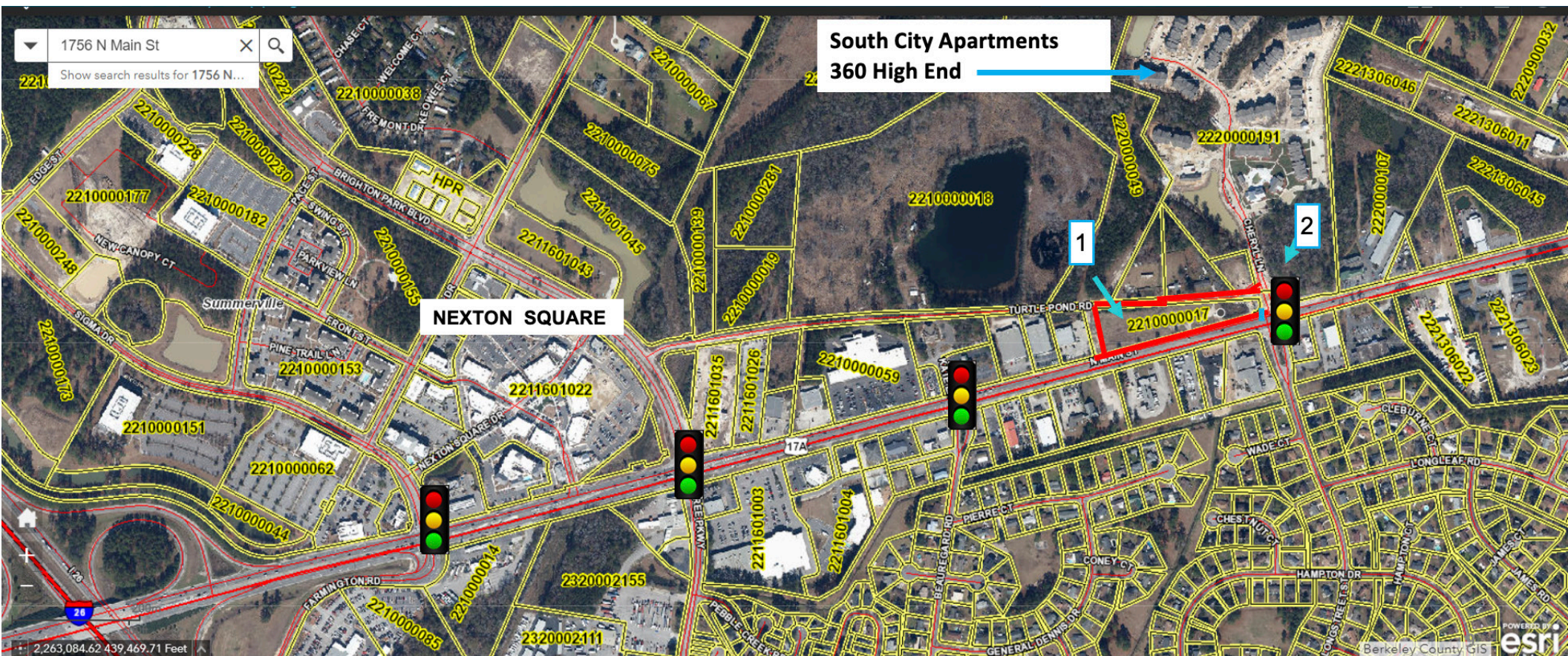
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# TURTLE POND DEVELOPMENT HIGHLIGHTED BY REDLINES

Rosenberg owned entities:

1. (Turtle Pond LLC - 3.25+/- acres);
2. Traffic Signal with Left Turn Lane east bound, and deacceleration lane west bound I-26 .9 miles of development site; .45 miles to Nexton Square (2 signal lights)





## PROPERTY SUMMARY | 1756 NORTH MAIN STREET, SUMMERVILLE, SC

High profile, strong visibility and central to Volvo and Nexton (10,000 homes, 2,000 apartments, 5 hotels & 6 million SF of retail and offices), Sangaree Development encompassing 21 separate sub-divisions (across Main Street), Carnes Crossroads (2 miles), and Cane Bay. Integrated design ties into the new businesses, hotels and services including the growing medical presence. The opportunities include drive through food, banking and national retail opportunities with signage. Architectural controls, cross access and a flexible design to maximize quick access, ease of exit and outdoor seating with patios.



Interstate 26 is the main connector between Lowcountry Carolina, Columbia & Inland South Carolina. The development site traffic is expected to increase significantly with the build-out of 40,000 lots on this side of I-26 and the growth in Summerville on the opposite side of the freeway. Nexton & Cane Bay are considered in the top 25 planned communities in America.



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- Traffic Signal Light @ Cheryl Lane & 1756 N Main St is in & paid for. Traffic on 17A is 40,000+/- ADT & growing
- Interstate 26 is the regions backbone road.
- Property entry on west end is installed
- Retail Building can be leased by Brent Case CCIM, principal owner of Coldwell Banker Commercial Atlantic in North Charleston along with the assistance of Bob Rosenberg CCIM of Inve\$tnet Inc.. One of the major retail leasing brokers in the region. Plan is for the project to be shovel ready when leases secured.
- New Rents \$35-36/SF NNN with 2.75 to 3% annual increases, 10 year term.
- Property Management by Coldwell Banker Commercial Atlantic in North Charleston is available. Company managers.
- Cost of the retail building is projected to be \$2,750,000 with interest and leasing fees.

Per Charleston Regional Data Site on Berkeley County and Berkeley Community Profile Population 243K, 29% growth in past decade

## GROWTH PROJECTIONS THRU 2024

- 40K+ Available RES SINGLE UNITS
- 90K+ PROJECTED RES SINGLE UNITS
- 45M+ PROJECTED INDUSTRIAL SQUARE FOOTAGE

## Annual 2022 Unemployment Rate

- 3.1%, lower than SC (3.2%) and National (3.6%) averages

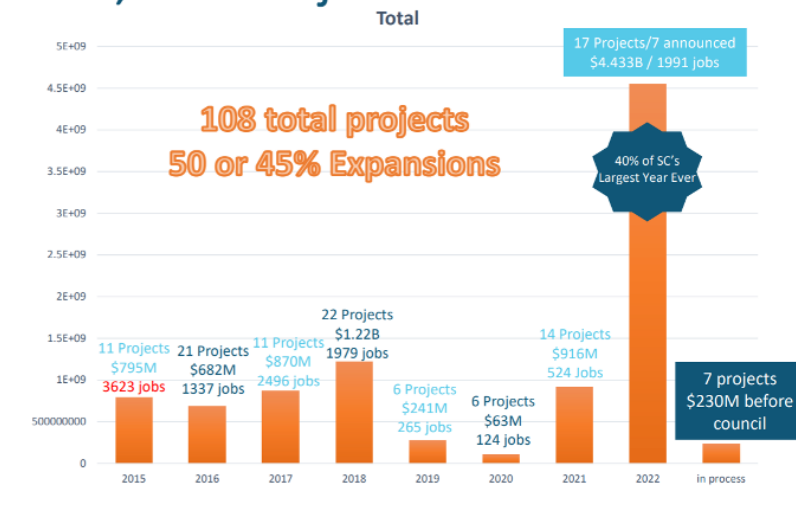
## Labor Market Projections:

- 13.9% increase from 2018 to 2028, all industries, generating in migration for work & quality of life
- NEW JOBS CREATED: 11K, 2015-2021
- NEW JOBS CONTINUING TO BE ADDED WITH NEW MANUFACTURING & TECHNOLOGY SERVICES
- Top 5 Metros of where the jobs will be, 2020
- SC is 4th in country of best place to do business and overall cost of doing business, 2021
- CHARLESTON PORT – TOP 10 US CONTAINER PORT, DEEPEST ON EAST COAST 52', POSITIONED FOR LONG-TERM ECONOMIC SUCCESS
- Kristen Lanier Econocmic Development will pass on some stuff today and more next week if needed. Can pull more minute stuff with me and can share it

## New Commitments since 2015:

- <https://www.charlestonregionaldata.com/headlight/regpop>
- <http://lmi.dew.sc.gov/lmi%20site/Documents/CommunityProfiles/04000015.pdf>
- <https://berkeleymeansbusiness.com>

## \$9.2+ BILLION IN INVESTMENTS & 12,000 new jobs Since 2015



## Major Announcements in Berkeley County Since 2015

6 "Mega Projects" & at least one announcement over \$100M every year (except 2020) + the State's largest economic development announcement in 2022





**Per Charleston Regional Development Alliance ([www.crda.org](http://www.crda.org)) Data Site the 3 county area has been on a major job and qualified worker growth area. Berkeley County, where our project is located, has been one of the fastest growing counties. Over the last 10 years:**

Population 163K, 16.5% growth in past decade

Annual 2022 Unemployment Rate

- 2.9%, lower than SC (3.2%) and National (3.6%) averages

Labor Market Projections:

- 13.9% increase from 2018 to 2028, all industries

<https://www.charlestonregionaldata.com/headlight/regpop>

<http://lmi.dew.sc.gov/lmi%20site/Documents/CommunityProfiles/04000035.pdf>



## SAMPLE INDUSTRIES AND GROWTH

- Growth of the medical sector supported by the presences of Medical University of South Carolina (MUSC). MUSC is a leading research and teaching hospital in the southeast managing over \$284 million in biomedical research funding in FY 2019. MUSC research funding has supported over 800 inventors and produced 1,500 inventions disclosures. MUSC research focuses on a wide variety of areas including cancer, community health, drug discovery, health disparities, inflammation and fibrosis, neuroscience, oral health, and stroke and spinal cord injury. MUSC educates and trains more than 3,000 students and 700 residents in six colleges.
- Growth of the information technology / software sector has contributed significantly to local job growth. Charleston is home to more than 250 tech companies. A recent study by the South Carolina Tech council revealed that the average annual tech employment for the Charleston region is 15.5 percent. The region is ranked 13th on the Milken Institute's list of 2020 Best-Performing Cities.
- Charleston International Airport continues to support a thriving travel and tourism industry and many destinations covered for BREEZE. Largest carriers: American Eagle, Delta, United and Southwest, with additional air service from Allegiant
- 26.6M enplanements during 2022. [https://cdn0.scrvt.com/9fbbd4f2786c6956c2e6ddc476051b3a/8df-4292f898ea1c8/44be29640250/Ops-Summary-2023\\_508.pd](https://cdn0.scrvt.com/9fbbd4f2786c6956c2e6ddc476051b3a/8df-4292f898ea1c8/44be29640250/Ops-Summary-2023_508.pd)
- COVID pandemic recovery continued through fiscal year 2022, with enplanements reaching 2.5 million as of June 30, 2022, surpassing the pre-pandemic record of 2.4 million. This level of passenger activity represents a year-over year increase of 97%. The average daily departures were 79, an increase of 49% when compared to FY 2021. The increase in passenger traffic had a positive effect on food/retail concessions, parking, ground transportation and rental car revenues. The combined increase for these revenues was approximately \$22.2 million for fiscal year 2022.
- Volvo expansion of Berkeley County campus - forefront of automotive electrification with their Polestar Line and addition of an adjacent cooperative battery plant. [https://www.postandcourier.com/business/sc-volvo-plant-to-be-at-the-forefront-of-automotive-electrification-trend/article\\_721c881c-7cf4-11eb-87b8-0b00ea1c6bf7.html](https://www.postandcourier.com/business/sc-volvo-plant-to-be-at-the-forefront-of-automotive-electrification-trend/article_721c881c-7cf4-11eb-87b8-0b00ea1c6bf7.html)
- Walmart's \$220M investment opened 2022 and built a direct import distribution center, via the Port, creating 1k full time jobs. Construction also occurred on the new storage and cross-dock facility in the Ridgeway Industrial Campus, which sits along Interstate 26. Import Hub for over over 800 Walmart stores. <https://scspa.com/news/walmart-breaks-ground-on-distribution-center-in-sc/>



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