



RETAIL PRE-LEASING

3517 Maybank Hwy
Johns Island, SC 29455

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COLDWELL BANKER
COMMERCIAL
ATLANTIC



LEASE RATE
\$36 PSF NNN



AVAILABLE
1,500 SF - 7,500 SF



TIA
Available



ZONING
Limited Business Overlay



MUNICIPALITY
Charleston



PARKING
89 Parking Spaces



TAX ID
279-00-00-168



VEHICLES PER DAY
SCDOT 19,400 VPD

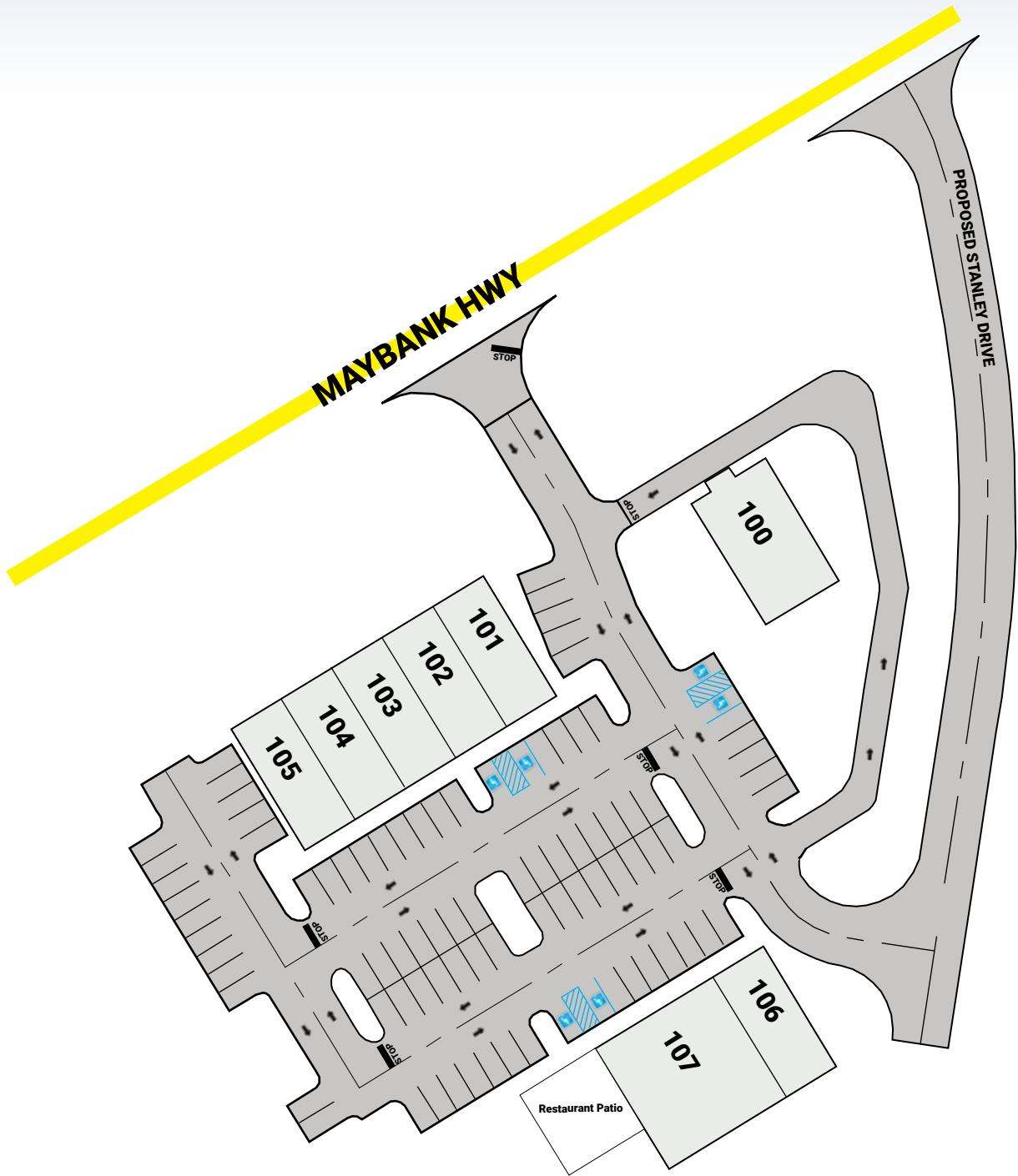


ACRES
3.3 Acres

PROPERTY OVERVIEW

Tremendous opportunity to pre-lease street retail space along one of the burgeoning Commercial Business District (CBD) corridors in the Greater Charleston area. Highly visible location with high traffic count in the Charleston Business Overlay. Pre-leasing street retail from 1,500 SF to 7,500 SF with tenant allowance (call for details). 3.3 acre total development with an opportunity for a QSR (contact Broker for more details on QSR pad). This site is 1.5 miles to proposed site for new Trident Hospital. Numerous multi-family developments in the immediate area.

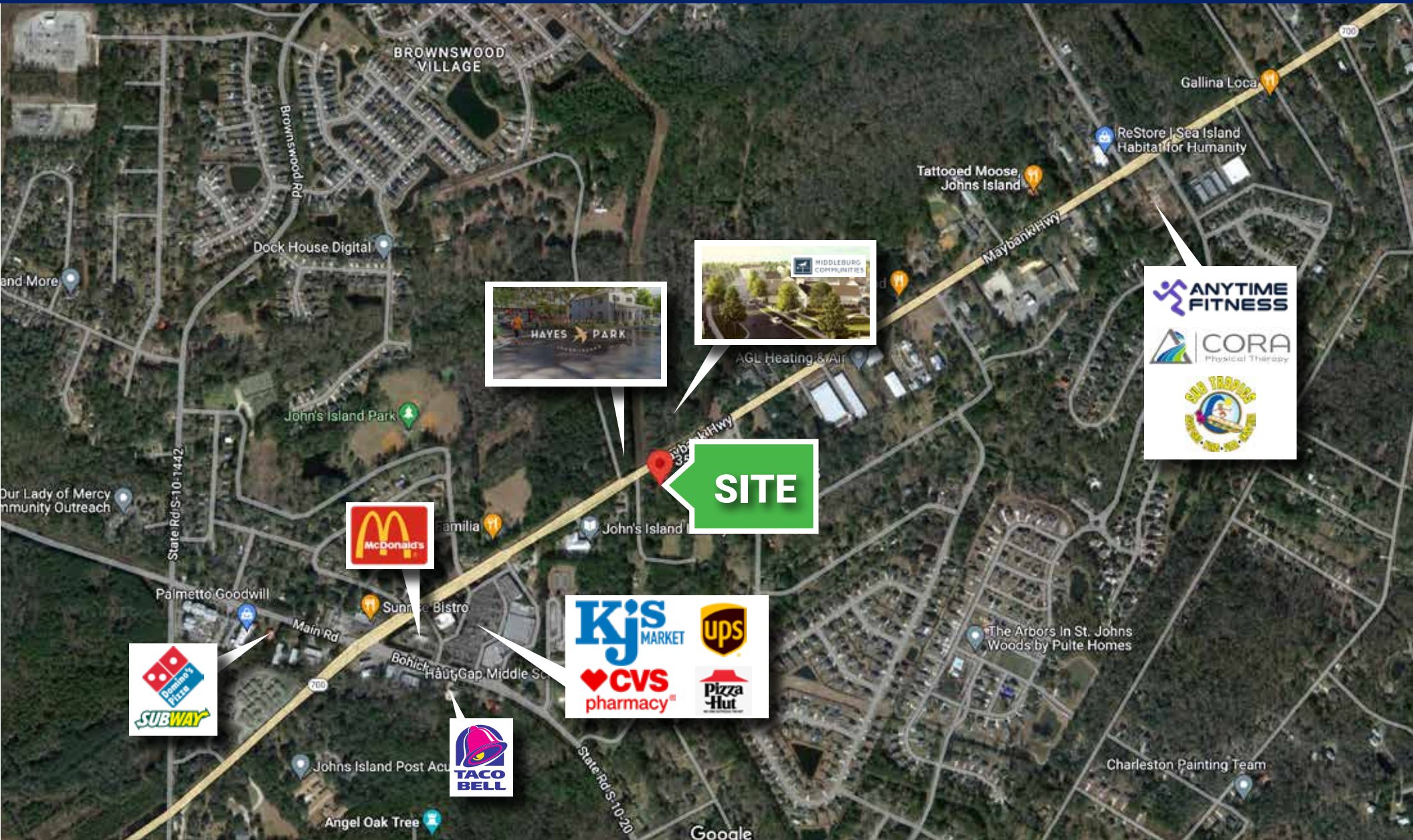


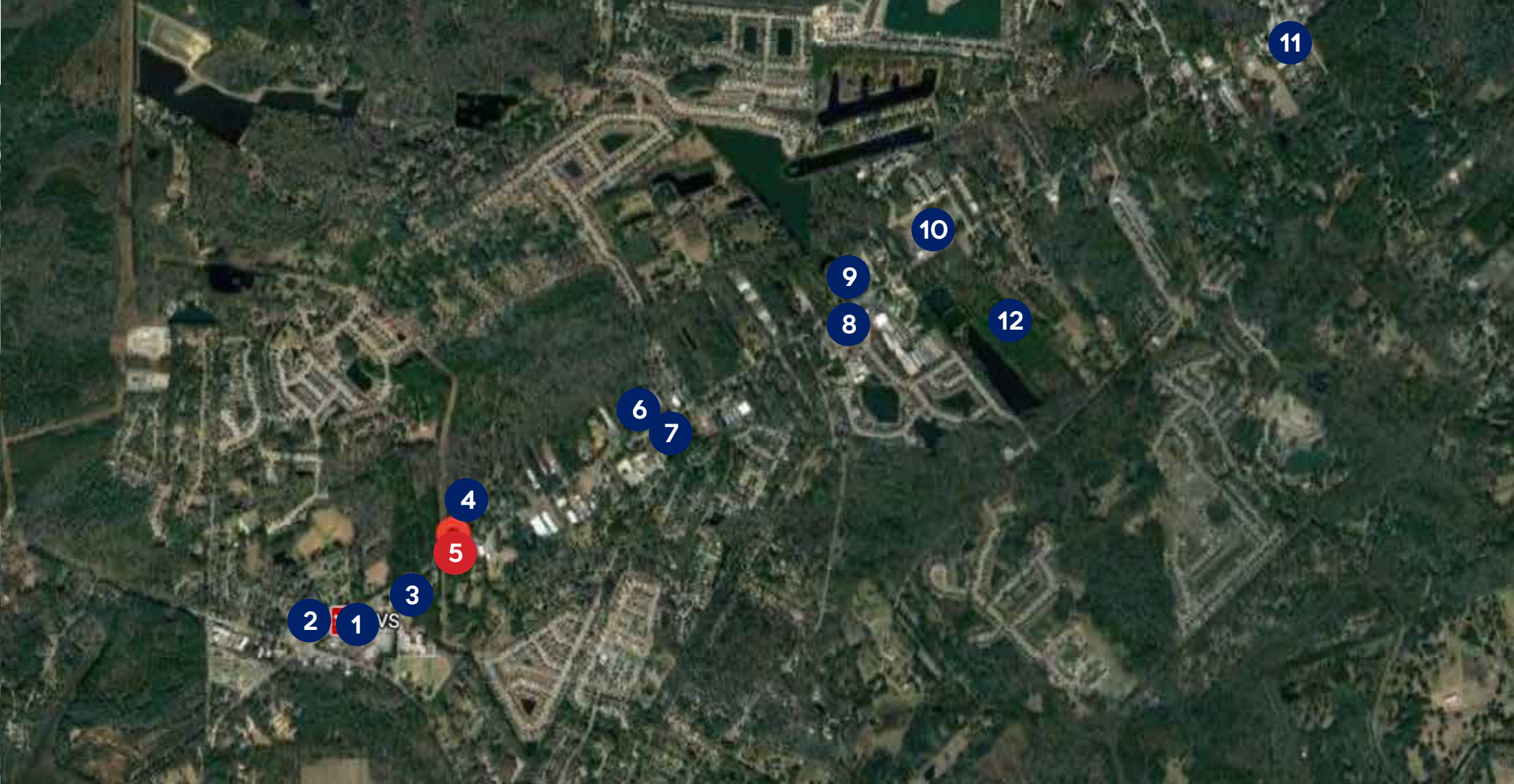


***Suites 101 - 105 can be configured to offer spaces ranging from 1,500 SF - 7,500 SF.**

SUITE	TENANT	SQFT
100	Drive-Thru	2,500 SF
101	AVAILABLE	1,500 SF
102	AVAILABLE	1,500 SF
103	AVAILABLE	1,500 SF
104	AVAILABLE	1,500 SF
105	AVAILABLE	1,500 SF
106	AVAILABLE	1,500 SF
107	Restaurant	3,500 SF

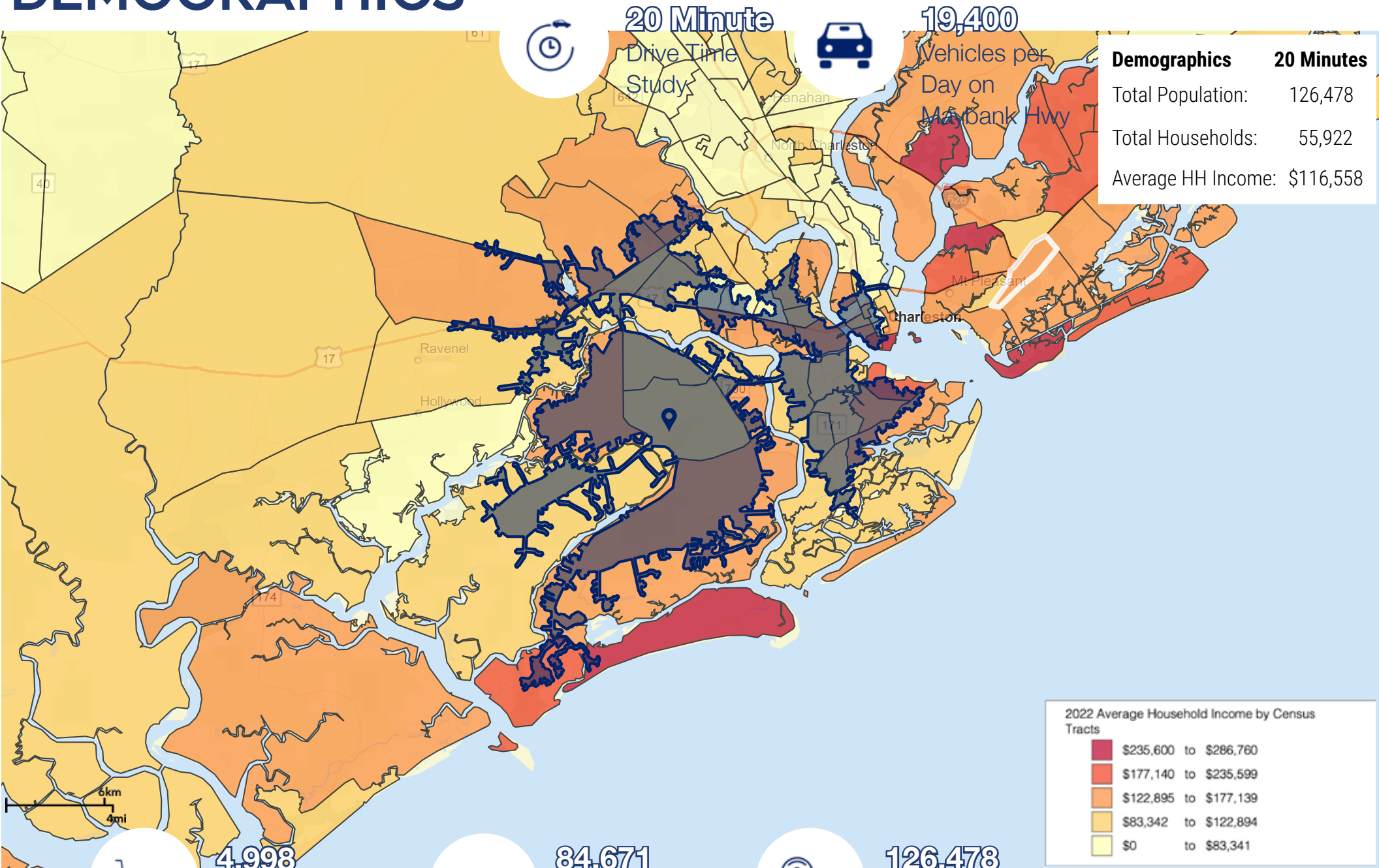
AREA MAP





- | | | | | |
|--|--|--|---|--|
| <p>1 Johns Island Shopping Center
KJ's Market
CVS
The UPS Store
ISI Elite Training
Peking Gourmet
El Mercadito & Taqueria
McDonalds
Pizza Hut</p> | <p>2 Sunrise Bistro</p> <p>3 Johns Island Library</p> <p>4 Hayes Park - New Retail Development</p> <p>5 SITE</p> | <p>6 Tattooed Moose</p> <p>7 St Johns Square
Anytime Fitness
Equal Parts
The Natural
The Nail Place
Gold Star Coffee
SubTropical
CORA Physical Therapy</p> | <p>8 Maybank Village
Krazy Owls
The Southern General
Seanachai</p> <p>9 Minero</p> <p>10 Live Oak Square
Cabana Burger
Blue Oyster
Kiss Cafe</p> | <p>11 CVS</p> <p>12 Trident Medical Center</p> |
|--|--|--|---|--|

DEMOGRAPHICS



Demographics	20 Minutes
Total Population:	126,478
Total Households:	55,922
Average HH Income:	\$116,558

2022 Average Household Income by Census Tracts

■	\$235,600 to \$286,760
■	\$177,140 to \$235,599
■	\$122,895 to \$177,139
■	\$83,342 to \$122,894
■	\$0 to \$83,341

 **4,998**
Businesses within 20 Minutes

 **84,671**
Employees within 20 Minutes

 **126,478**
Population within 20 Minutes

All demographics based on Esri forecasts for 2022
SCDOT VPD 2023



Kip Bowman
PRINCIPAL
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Kip Bowman, Principal at Coldwell Banker Commercial Atlantic, has been instrumental in the planning and development of the Greater Charleston area since 2004. He has 18 years of experience in all aspects of land development. His other specialties include: industrial sales and leasing; retail sales and leasing; medical office sales and leasing; build-to-suit; design build and investment portfolio properties. As Planning & Zoning Commissioner for Charleston County, his 9 years of service to the community have been instrumental to the master planning for the region. He is a member of the Commercial Investment Division and is the “go to” source for land planning, entitlements and project analysis. Kip has a B.S. in Civil Engineering from The Citadel and is a retired pilot from the United States Air Force. He is a Top Producer at CTAR and maintains one of the highest “list to sale” ratios amongst his peers. Kip was the top producing sales agent in 2005, 2006, 2010, 2014, 2015, 2017, 2019, 2020 and 2021. He received the CBC Bronze Circle of Distinction award in both 2017 and 2020, as well as the CBC Gold Circle of Distinction Award in 2021.



Sara Bodell
ASSOCIATE
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Sara Bodell has been with Coldwell Banker Commercial since 2013. She earned her B.S degree from Clemson University in Parks, Recreation, & Tourism Management. Sara grew up in Clemson, SC and spent her summers in the Charleston area. She has witnessed the growth and popularity of the area and recognizes its future potential. She specializes in residential investment, land, and general commercial real estate. Sara brings a fresh perspective to the real estate market and excels in customer service and communication. She works as a partner alongside Kip Bowman, recipient of the 2021 CBC Gold Circle of Distinction award. She has been awarded “Employee of the Year” and will go out of her way to work for you.



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