

PRIME RETAIL & RESTAURANT LOCATION

FOR LEASE

PREMIER RETAIL SPACE ON FLAGSHIP CORNER | HISTORIC DOWNTOWN SUMMERVILLE

THE KRAMER BUILDING

118 W. RICHARDSON AVENUE, SUMMERVILLE, SOUTH CAROLINA



RE/MAX
COMMERCIAL®

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Rare opportunity to re-establish the flagship corner of Historic Downtown Summerville, in the middle of it all. This retail/hospitality site is the premier space available in the bustling downtown area. Only 300' from Summerville's most significant infill development project, Bonaire Park - an extremely upscale/bespoke mixed use community featuring hospitality, retail & residential uses with expected delivery in 2024.



DETAILS

4,400sqft Prime Retail/Hospitality Space

Demo Complete & Ready for Immediate Upfit

Flagship Corner Between 2 Lighted Intersections

Possibility of Incorporating a Rooftop Component

Adjacent to the Town's Free Public Parking Garage

Located at the Point of W. Richardson & Short Central

Visibility from both Corners Enhanced by Extended Plate Glass Windows

Approx 150' on Richardson & Visible from Summerville's Hutchinson Square



HISTORIC WALKABLE DOWNTOWN SUMMERVILLE



35+
Shopping &
Entertainment



15+ Dining &
Nightlife
Options



40+
Professional
Services

This four-block section is the Hub and Heart of Historic Downtown Summerville and features a fantastic variety of entertainment, shopping and dining. Local residents and businesses enjoy numerous events from the Sweet Tea and Flowertown Festivals, to monthly "Third Thursday" evenings, attracting visitors from near and far.

Traffic count source: © Kalibrate Technologies (Q1 2022)

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PLANNED UNIT DEVELOPMENTS IN SUMMERVILLE, SOUTH CAROLINA

1 CARNES CROSSROADS
5.6 miles

2 NEXTON
3 miles

3 PINE FOREST COUNTRY CLUB
3.1 miles

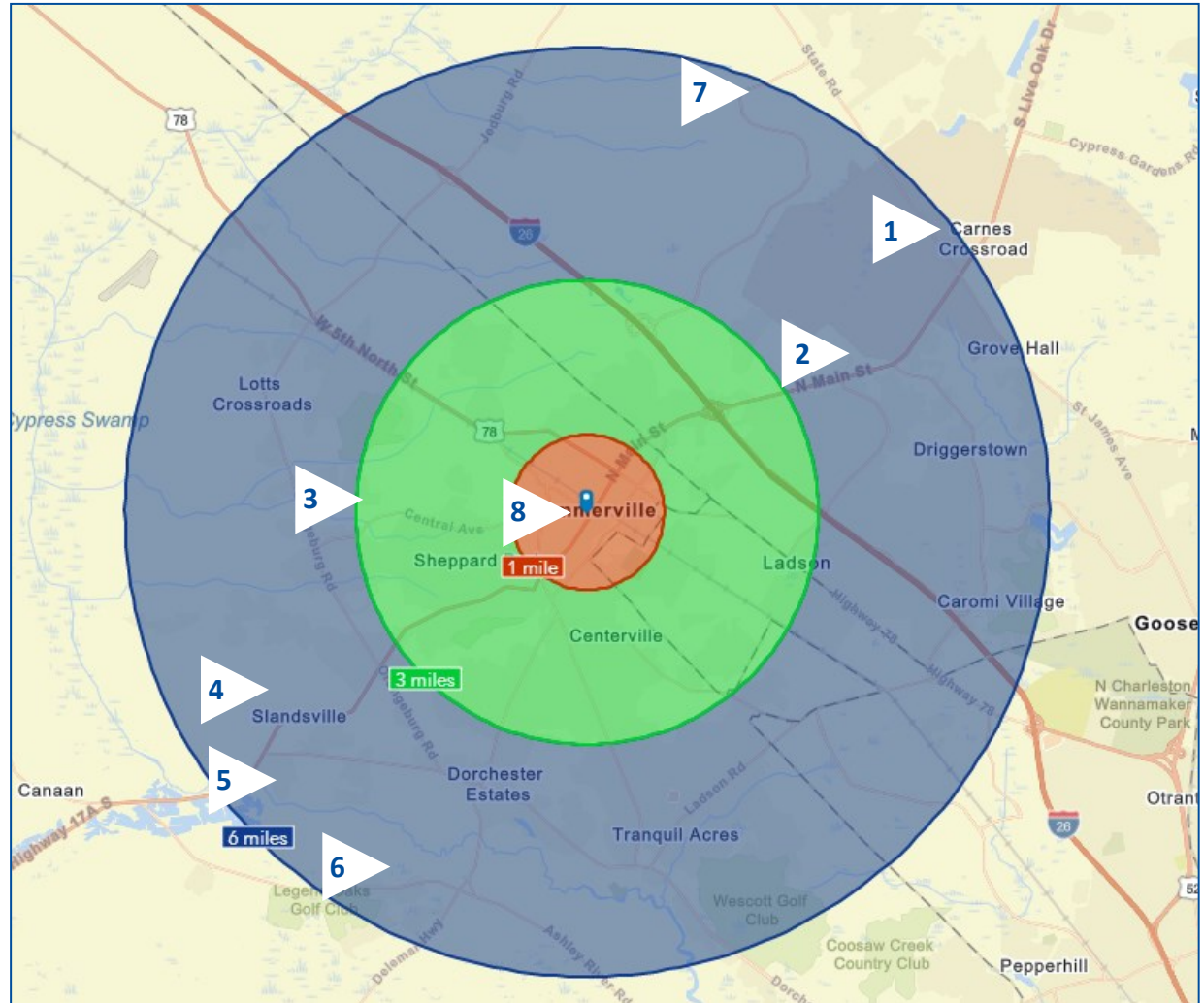
4 THE PONDS
5.7 miles

5 SUMMERS CORNER
7.6 miles

6 LEGEND OAKS PLANTATION
7.4 miles

7 CANE BAY PLANTATION
8.8 miles

8 BONAIRE PARK
.05 mile



SUMMERVILLE, SOUTH CAROLINA

FLOWERTOWN IN THE PINES

Historic Downtown Dining



DEMOGRAPHIC SUMMARY

118 W Richardson Ave, Summerville, South Carolina, 29483 4

Ring band of 3 - 7 miles

KEY FACTS

154,727

Population



57,285

Households

36.1

Median Age

\$61,623

Median Disposable Income



INCOME



\$78,688

Median Household Income



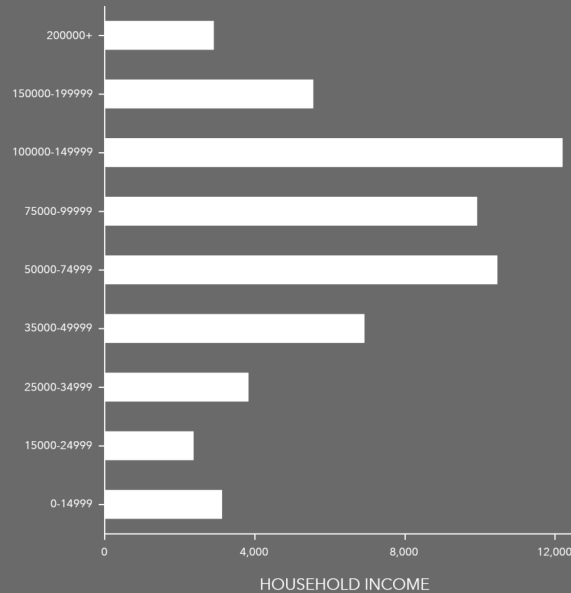
\$36,118

Per Capita Income



\$160,093

Median Net Worth



EMPLOYMENT



White Collar

65%



Blue Collar

24%



Services

14%

3.7%

Unemployment Rate

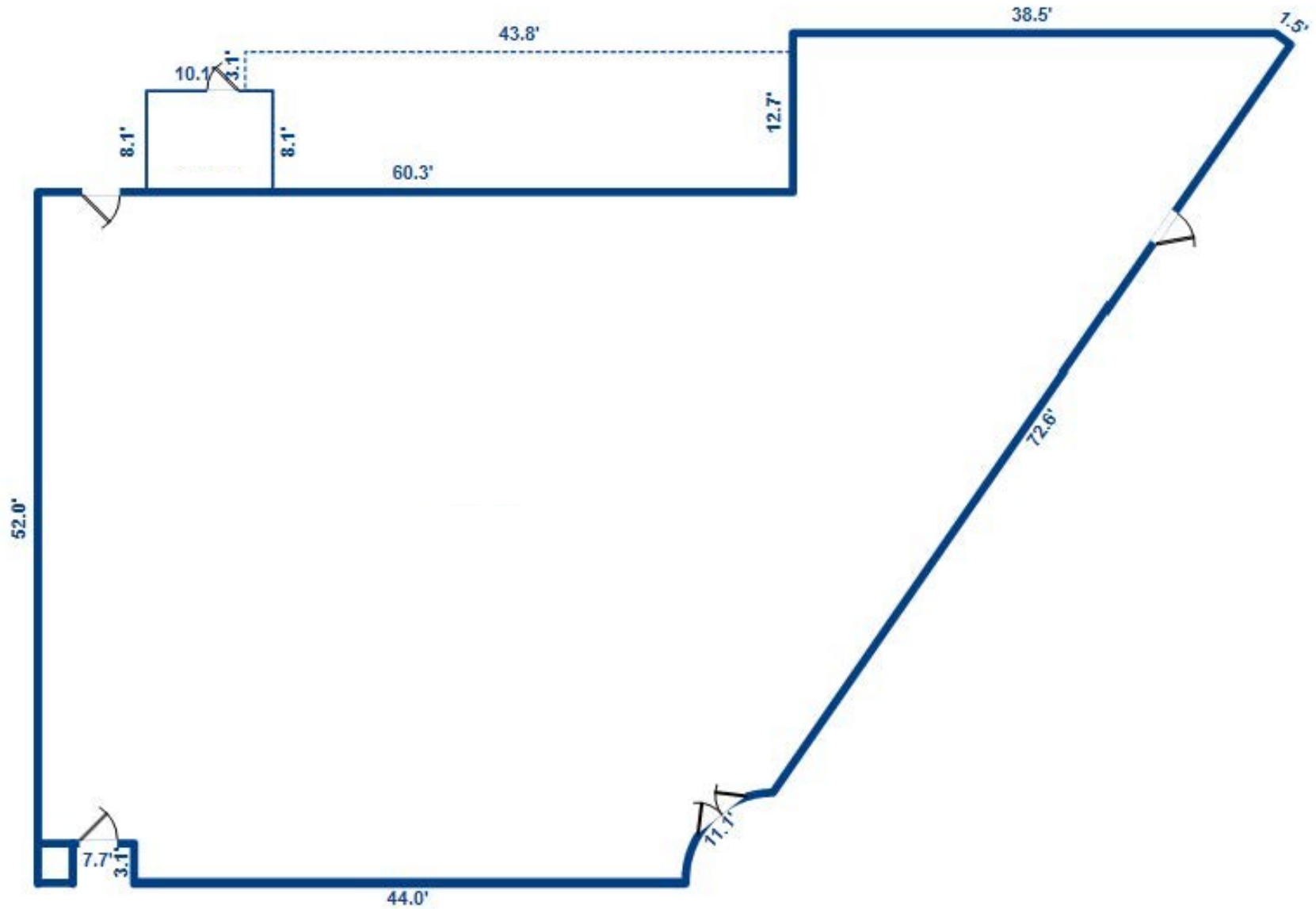
Source: Esri. The vintage of the data is 2022, 2027.

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Source: This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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The above dimensions were gathered performing an interior and exterior measurement of the property. This report calculated the square footage for the requested property and is for informational purposes only, it is not performed as part of an Appraisal.

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