

GROUND  
LEASE

## SAVANNAH HIGHWAY RETAIL REDEVELOPMENT OPPORTUNITY



5.31 Acres | Savannah Highway | 45,300 VPD | Connection to Dunbar Street | DuWap Overlay Improvements



# DISCLAIMER



This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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Benjy Cooke (Primary)

O - 843.388.5650

C - 843.343.1351

[benjy.cooke@oswaldcooke.com](mailto:benjy.cooke@oswaldcooke.com)

Ruthie Godfrey

O - 843.388.5650

C - 864.344.1541

[ruthie.godfrey@oswaldcooke.com](mailto:ruthie.godfrey@oswaldcooke.com)



# Ruby Tuesday

1953 Savannah Highway  
Charleston, SC

LEASE RATE	Call For Details
LEASE TYPE	Ground Lease
LOT SIZE	5.31 Total Acres
TMS	TMS: 350-05-00-061 , 350-05-00-046
CURRENT TENANT	Ruby Tuesday
LEASE EXPIRATION	January 2027 (No Renewal Options)
BUILDING SIZE	5,474 SF
MUNICIPALITY	City of Charleston
ZONING	General Business/Limited Business (DuWap Overlay)
MAX BUILDING HEIGHT	7 Stories

Oswald Cooke & Associates is excited to offer a prominently positioned 5.31 -acre redevelopment opportunity in the heart of the Savannah Highway 526 interchange. The property is surrounded by a vibrant mix of retail, hospitality, and both local and national businesses. Situated within an overlay district, the site permits a maximum building height of 7 stories, offering significant development potential.

The parcels combine to provide convenient cross-access to the traffic light at Holiday Inn Express and direct access to Dunbar Street, which connects back to the Stinson Road traffic light. Planned improvements to this intersection will include widening for additional turning lanes and enhanced pedestrian access, further boosting accessibility.

Additionally, the West Ashley Greenway sits directly behind the parcel, has secured additional funding for upgrades and expansion. The area boasts a diverse range of retailers, including Chick Fil A, The Citadel Mall, McDonald's, Cook Out, Costco, Taco Bell, CVS, Food Lion, Piggly Wiggly, Target, Belk, Whole Foods, Best Buy, Michaels, and many more, making this a prime location for retail development.





# AERIAL

## Dupont/Stinson Road Improvement Plan

Planned enhancements include adding a left-turn lane, removing concrete island to create a dedicated right turn lane, realigning Dupont Road with Stinson Drive, installing a new sidewalk along Dupont Road, and adding stamped crosswalks at the Savannah Highway intersection.

More information: <https://www.savannahhighway.com/dupontandstinson>



Stono River

West Ashley Greenway

Dunbar Street

Stinson Drive



Seel's  
OUTBOARD







Epic Center West Ashley  
[More Information](#)



Proposed 200 Room Hotel Convention Center  
[More Information Here](#)



Sam Rittenberg

54,500 VPD

Savannah Hwy




**SITE**

West Ashley Greenway

Charleston Peninsula

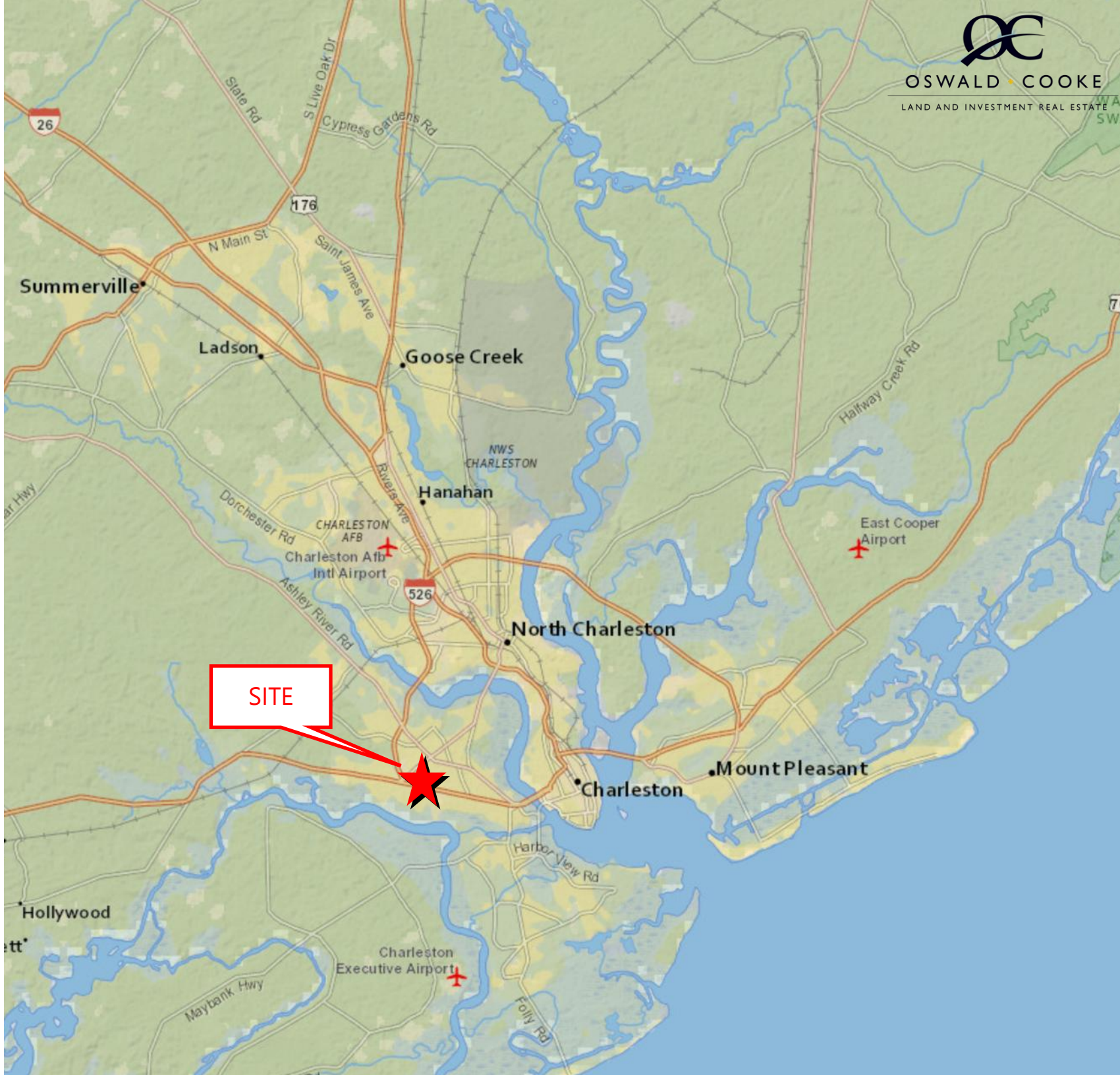


VICINITY

-  0.3 Miles to Interstate 526
-  5 Miles to Charleston Peninsula
-  8 Miles to Downtown Charleston

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	6,835	51,377	129,975
Population Growth (2024-2029)	6.09%	6.55%	7.03%
2023 Average HH Income	\$95,948	\$89,300	\$92,154
Daytime Employments	7,877	27,349	95,802
Households (2023)	3,195	24,037	57,701
Traffic Count	45,300 VPD Savannah Highway		





# PLAT



OSWALD & COOKE  
LAND AND INVESTMENT REAL ESTATE

## LEGEND

- 4" x 4" CONC. MONUMENT
- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- ADJACENT BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE (AS DESCRIBED)
- CENTERLINE
- P — OVERHEAD POWER LINE
- PO — EX. POWER POLE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 78°19'07" W	58.76'
L2	S 78°02'39" W	49.61'
L3	N 11°03'06" E	39.90'
L4	NOT USED	
L5	S 11°00'08" W	81.92'
L6	S 11°00'08" W	45.00'

## REFERENCES

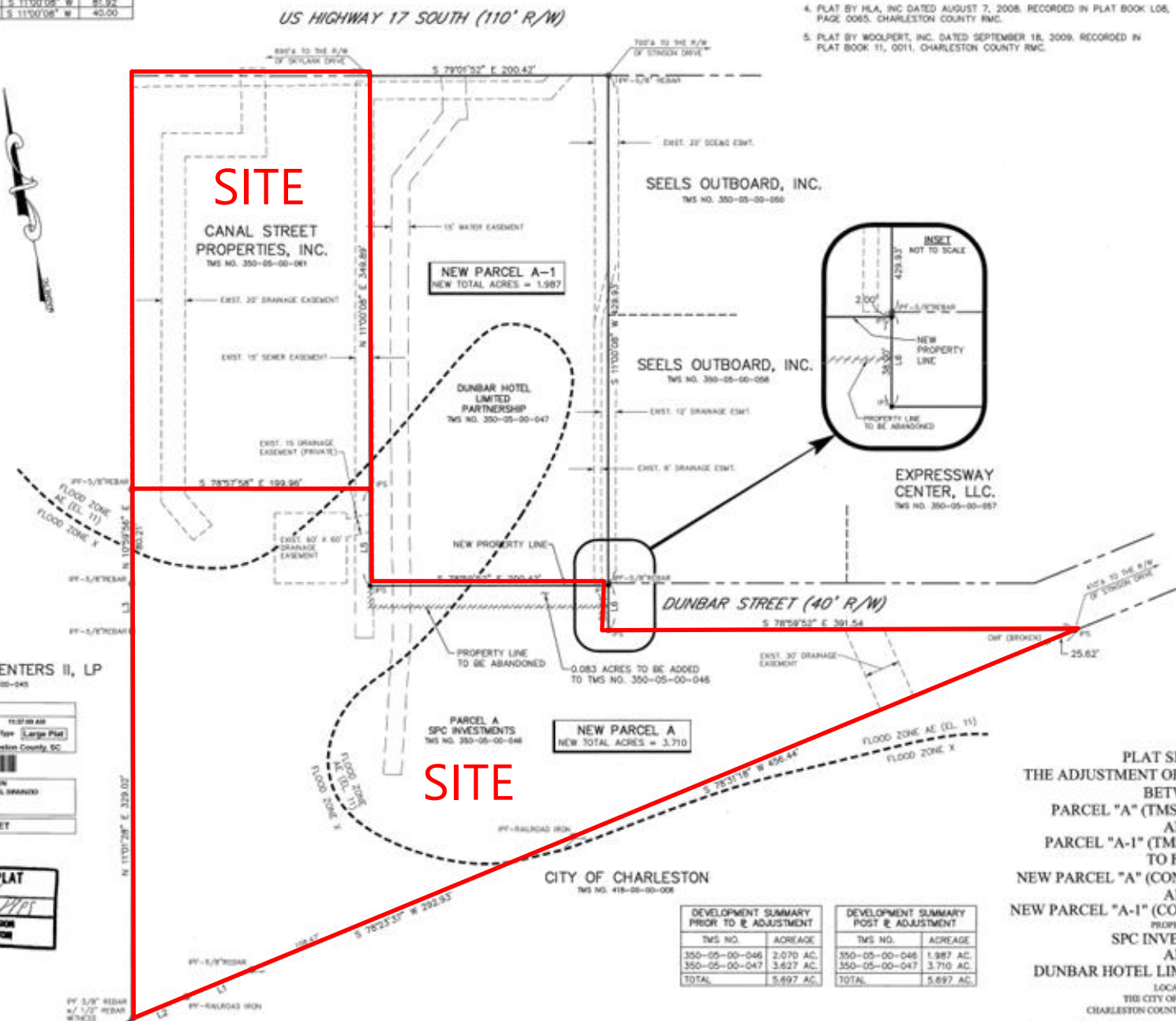
- PLAT BY HOFFMAN LESTER ASSOCIATES, INC. DATED JUNE 27, 1996, RECORDED IN PLAT BOOK EB, PAGE 229, CHARLESTON COUNTY RMC.
- DEED RECORDED IN DEED BOOK 0261, PAGE 710, CHARLESTON COUNTY RMC.
- PLAT BY HLA, INC. DATED MARCH 14, 2008, RECORDED IN PLAT BOOK EL, PAGE 436, CHARLESTON COUNTY RMC.
- PLAT BY HLA, INC. DATED AUGUST 7, 2008, RECORDED IN PLAT BOOK L08, PAGE 0065, CHARLESTON COUNTY RMC.
- PLAT BY WOOLPERT, INC. DATED SEPTEMBER 18, 2009, RECORDED IN PLAT BOOK 11, 0011, CHARLESTON COUNTY RMC.

## NOTES

- TMS NO. 350-05-00-046 & 047.
- PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 11) AND X, AS PER FEMA MAP NUMBER 45019C0492J, COMMUNITY PANEL 455412 0492 J, EFFECTIVE DATE NOVEMBER 17, 2004.  
  
FLOOD ZONE AE, BASE FLOOD ELEVATIONS DETERMINED  
FLOOD ZONE X AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- AREA DETERMINED BY COORDINATE METHOD
- NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.



LOCATION MAP  
NOT TO SCALE



ISTAR BOWLING CENTERS II, LP  
TMS NO. 350-05-00-045

RECORDED	
DATE: 6/16/2014	TIME: 11:37:00 AM
Book Page: 154   8221	Doc Type: Large Plat
Charleston, Register, Charleston County, SC	
Record Fee: \$17.00 Postage: \$1.00 TOTAL: \$18.00 Deed: \$18.00 Clerk: \$18.00	
Location: DUNBAR STREET	



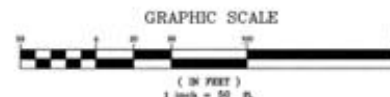
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Richard D. Lacey*  
RICHARD D. LACEY, S.C.P.L.S. 16122

DEVELOPMENT SUMMARY PRIOR TO E ADJUSTMENT		DEVELOPMENT SUMMARY POST E ADJUSTMENT	
TMS NO.	ACREAGE	TMS NO.	ACREAGE
350-05-00-046	2.070 AC.	350-05-00-046	1.987 AC.
350-05-00-047	3.627 AC.	350-05-00-047	3.710 AC.
TOTAL	5.697 AC.	TOTAL	5.697 AC.

PLAT SHOWING  
THE ADJUSTMENT OF THE PROPERTY LINE  
BETWEEN  
PARCEL "A" (TMS NO. 350-05-00-046)  
AND  
PARCEL "A-1" (TMS NO. 350-05-00-047)  
TO FORM  
NEW PARCEL "A" (CONTAINING 3.710 ACRES)  
AND  
NEW PARCEL "A-1" (CONTAINING 1.987 ACRES)  
PROPERTY OF  
SPC INVESTMENTS  
AND  
DUNBAR HOTEL LIMITED PARTNERSHIP

LOCATED IN  
THE CITY OF CHARLESTON  
CHARLESTON COUNTY SOUTH CAROLINA  
DATE: MAY 1, 2014 SCALE: 1" = 50'



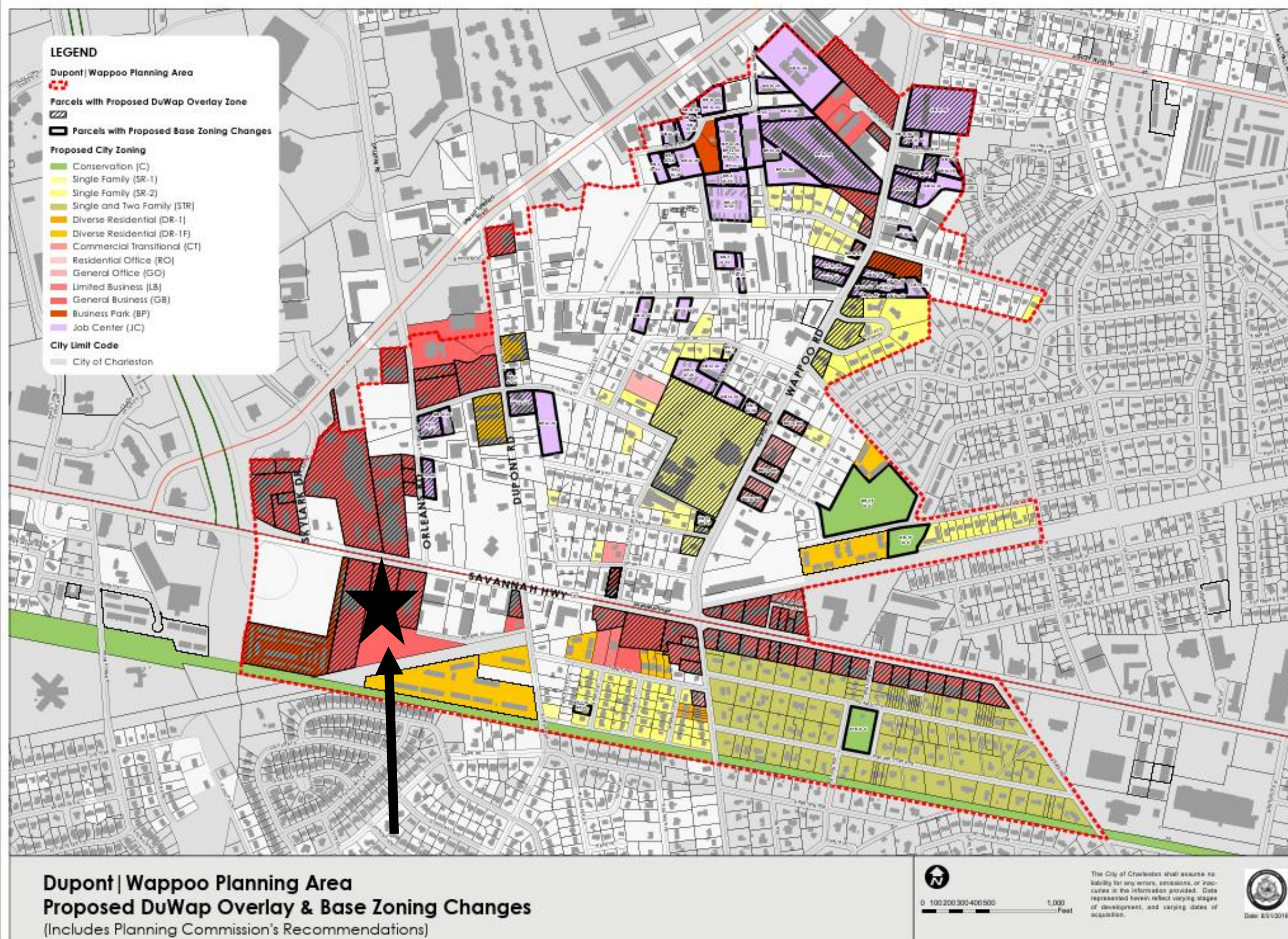
**HLA INC**  
LAND PLANNING LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING SURVEYING  
29 Leitch Drive, A2, Charleston SC 29407-6988  
tel 843.763.1166 fax 843.763.1909



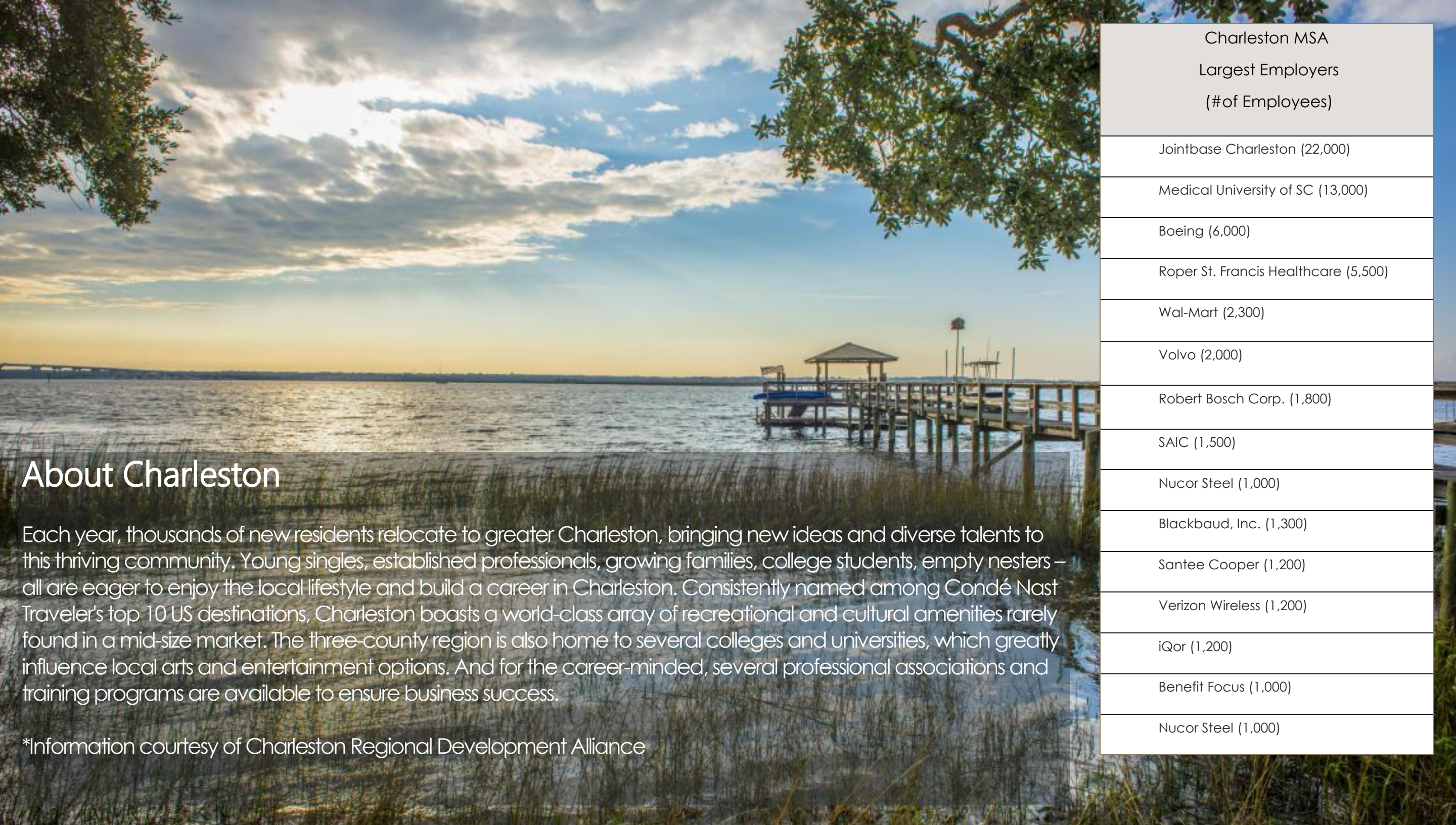
# DuWap Overlay

The intent of the Dupont Wappoo Planning Area and DuWap Overlay Zone is to preserve the existing development patterns while providing land use and design standards that enable new attractive development appropriate to and in scale with the community and to build upon the existing entrepreneurial and small light industrial uses as well as other existing commercial, office, retail and residential uses in the area.

[Click here](#) for more information.







# About Charleston

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

\*Information courtesy of Charleston Regional Development Alliance

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (6,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)



# ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

## Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

## Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

## The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail

## HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth place in 2018 under "Best States for Business."
- South Carolina is a right-to-work state with one of the lowest unionization rates in the nation.

*You won't find a more hospitable or business-friendly climate than South Carolina.*



For more information contact:

Benjy Cooke (Primary)

O - 843.388.5650

C - 843.343.1351

[benjy.cooke@oswaldcooke.com](mailto:benjy.cooke@oswaldcooke.com)

Ruthie Godfrey

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