

UPTOWN

CARNES CROSSROADS



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UPTOWN is the premier mixed-use commercial destination in the Charleston region with retail, office, restaurant, and up-market flex spaces now available for lease.

**Now Leasing
Phases 1 & 2**



1470 Tobias Gadson Blvd, Suite 202 | Charleston, SC 29407

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Why Choose UPTOWN?

- Master Planned Commercial Community.
- 100,000 SF of commercial space for lease.
- Retail, restaurant, office, medical, and up-market flex.

WORK • DINE • SHOP • PLAY

- Open-air greenspaces for meeting friends, family, and socializing.
- Community sponsored programming and events.
- Businesses that are part of the community.

It's true – **UPTOWN** has everything you'll ever need.

UPTOWN is the premier mixed-use commercial destination in the Charleston region with retail, office, restaurant, and up-market flex spaces available. The 100,000 square-foot of open-air commercial spaces will be set over 10 acres of stores, restaurants, and businesses. A variety of national, regional, and local retailers and businesses will draw residents and visitors to UPTOWN making it the perfect place to shop, work, eat, and people-watch.



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NOW LEASING FOR PHASE 1 & PHASE 2

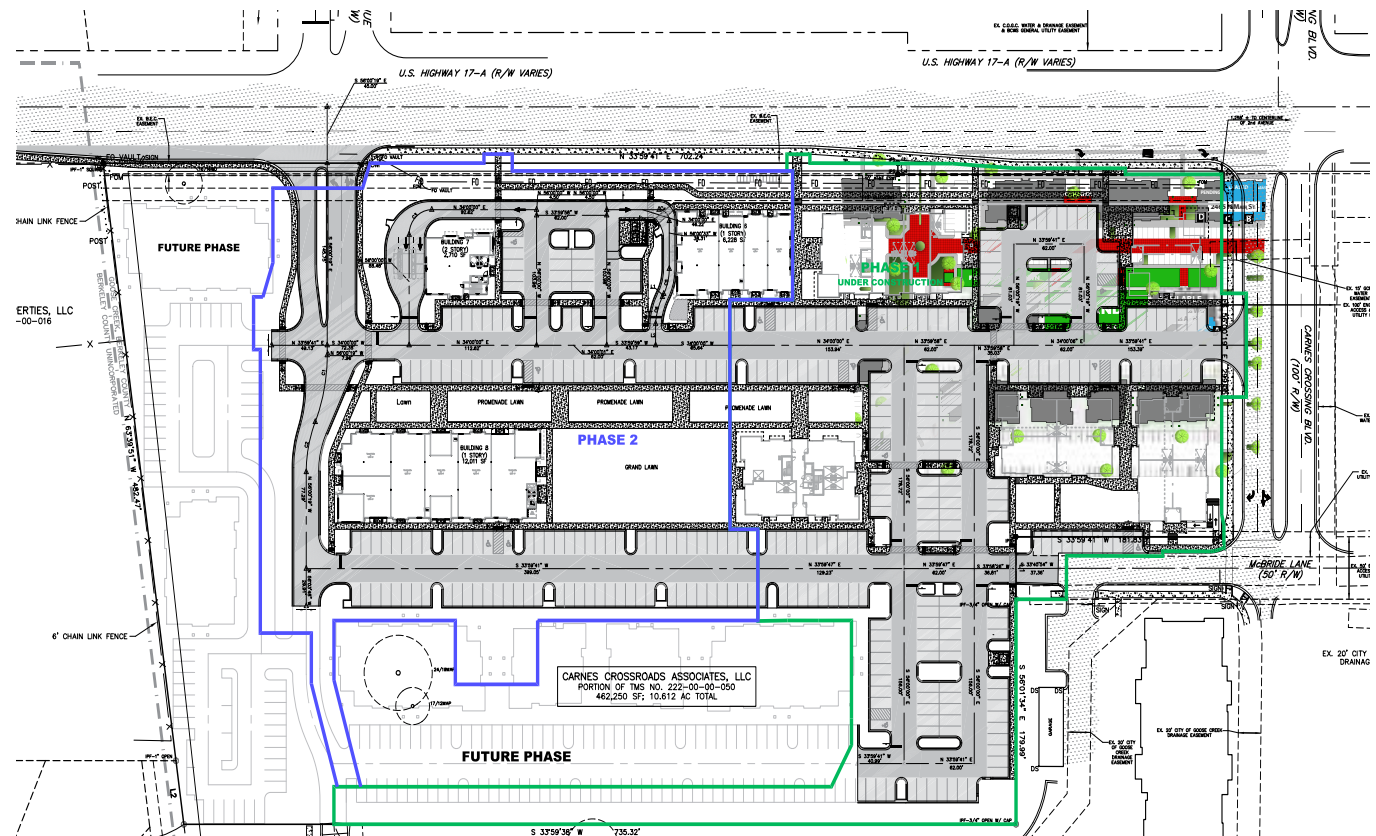


UPTOWN is a Master Planned Commercial Community featuring 100,000 SF of total commercial space for lease.

Lease Rates:

\$31 to \$40 PSF NNN

- Spaces delivered in a warm dark shell format allowing tenants maximum customization of each space.
- Estimated delivery date for Phase 2: 2nd quarter 2025
- Landlord offering a Tenant Improvement Allowance for qualified credit tenants.



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BUSINESSES AT
UPTOWN
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Everything at **UPTOWN** is connected around open green spaces that serve as gathering spots for the community.

An equal parts shopping, dining, working, and playing haven, UPTOWN features 10 open-air, car-free green acres dedicated to relaxing, meeting friends, socializing, and hosting community events. The green spaces at UPTOWN will be anchored by upscale shopping and dining and home to many retailers, restaurants and businesses. UPTOWN's parks and gathering places are perfect for the many large residential neighborhoods and working districts in the surrounding fast-growing area.



UPTOWN features walkable, seamlessly connected areas of shopping, dining, and working.



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33 total people per day
growth in the area.

source: crda.org

LOCATED IN CARNES CROSSROADS IN SUMMERVILLE, UPTOWN IS AT THE EPICENTER OF ONE OF THE NEWEST AND FASTEST-GROWING DEVELOPMENTS IN THE CHARLESTON TRI-COUNTY REGION.

DAILY TRAFFIC COUNTS:

41,900 VPD Hwy 17A
22,000 VPA Hwy 176

POPULATION

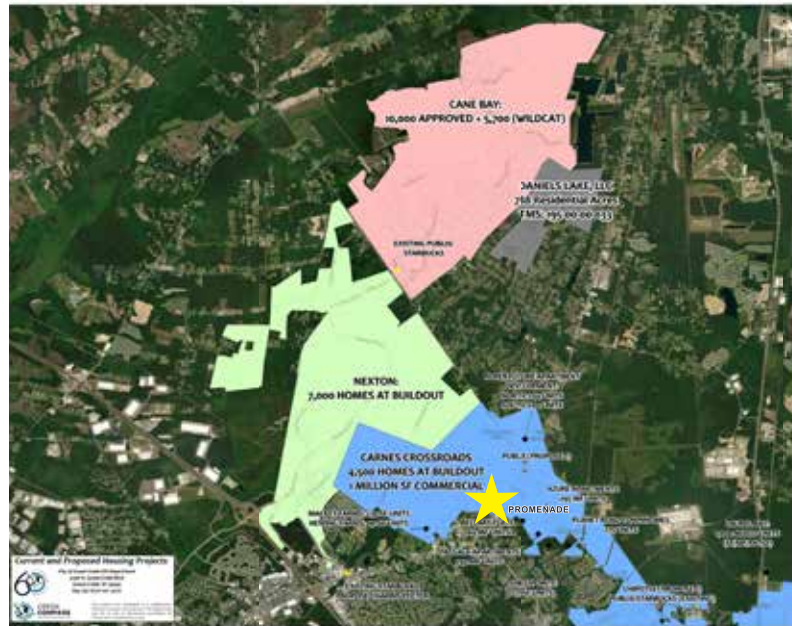
Within 1 Mile 3,766
Within 3 Miles 39,015
Within 5 Miles 99,171
2021 Trade Area 315,961
2026 Trade Area 341,865
Male 152,994 48.42%
Female 162,967 51.58%
Average Age 37.70

GROWTH

2021-2026 8.20%
2010-2021 30.70%
2000-2010 41.44%

INCOME

Average HH \$83,084



CARNES CROSSROADS TRADE AREA



Businesses in **UPTOWN** do much more than simply serve the community—
they are part of the community.



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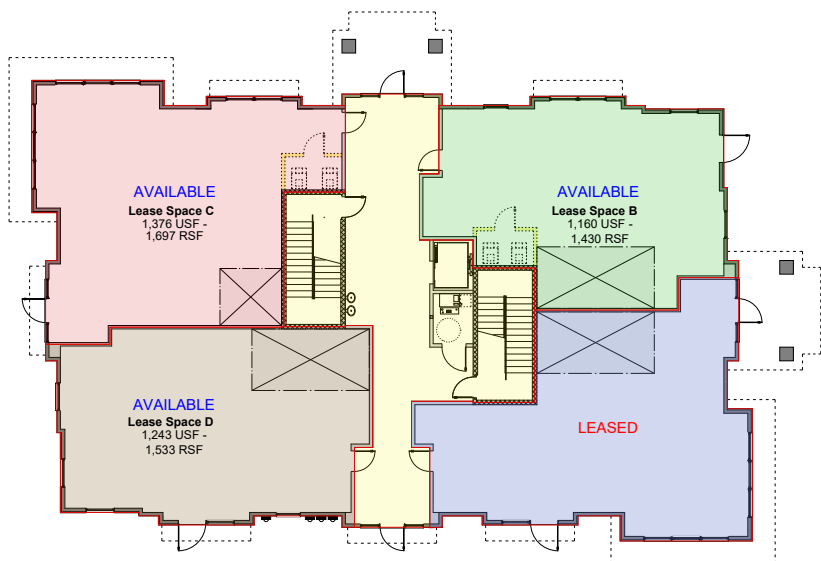
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106 Gosling Way

Lease Rate: \$31 PSF NNN

- Suite A 1,641 SF Leased
- Suite B 1,430 SF AVAILABLE
- Suite C 1,697 SF AVAILABLE
- Suite D 1,533 SF AVAILABLE
- Suite E 1,226 SF Leased
- Suite F 1,997 SF Leased
- Suite G 1,986 SF Leased
- Suite H 1,219 SF Leased



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2463 N Main Street

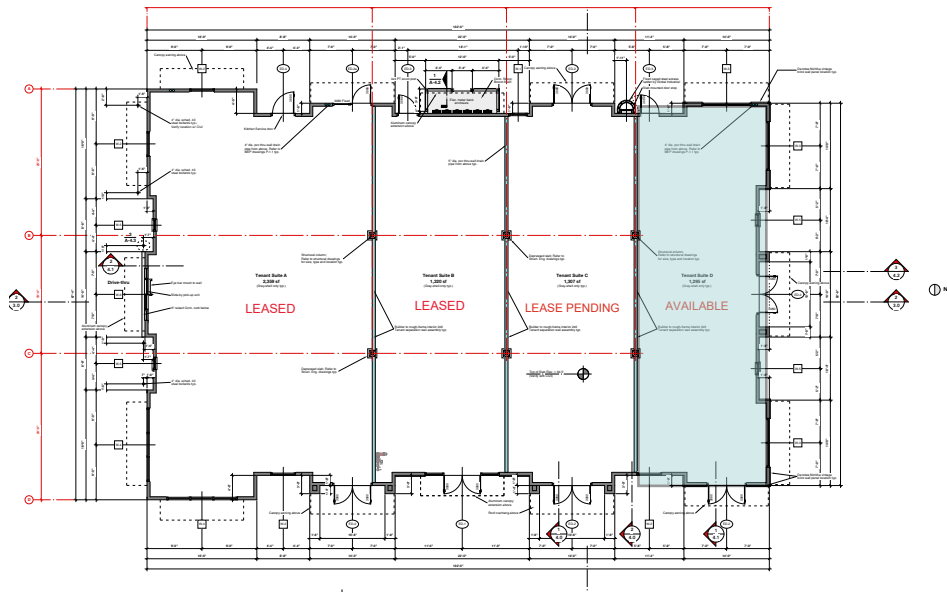
Lease Rate: \$40 PSF NNN

Suite A 2,359 SF Leased

Suite B 1,320 SF Leased

Suite C 1,307 SF Lease Pending

SUITE D 1,295 SF AVAILABLE





110 Gosling Way

Lease Rate: \$38 PSF NNN

SUITE A 1,436 SF LOI PENDING

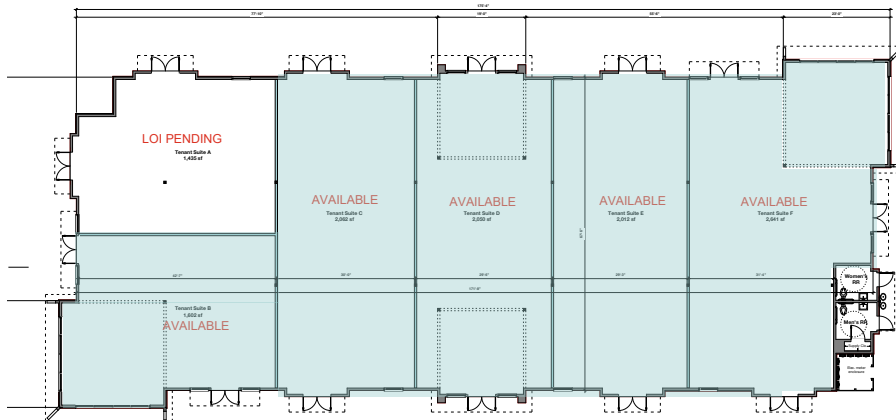
SUITE B 1,602 SF AVAILABLE

SUITE C 2,062 SF AVAILABLE

SUITE D 2,050 SF AVAILABLE

SUITE E 2,012 SF AVAILABLE

SUITE F 2,641 SF AVAILABLE



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ESTABLISHED BUSINESSES & MAJOR EMPLOYERS IN THE AREA

