

FOR LEASE

THE SYCAMORE

CHARLESTON, SC

Retail Redevelopment

34,000+/- SF

2.5 Acres

54,500 VPD

West Ashley - Charleston

SYCAMORE AVENUE AND SAINT ANDREWS BOULEVARD
CHARLESTON, SC



DISCLAIMER

This Lease Package has been prepared by Oswald Cooke & Associates and has been reviewed by the Landlord. This Package 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 leasing of the Property described herein. By accepting the lease package, 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 lease package or any of the contents to any other entity without the express written consent of OC&A and that you will not use the lease package or any of the contents in any fashion or manner detrimental to the interest of Landlord and/or OC&A.

This package does not constitute a representation that there has been no change in the business affairs of the Property or the Owner since the date of preparation of this listing. No representation is made by Landlord 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 Landlord and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective tenants 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.

Landlord 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 Lease Package.

Cooperating broker compensation is dependent upon the listing broker getting paid.

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THE SYCAMORE CHARLESTON, SC

LEASE RATE	Call Broker for Details
LEASE TYPE	NNN
LEASE TERM	Negotiable
SQUARE FOOTAGE	34,500+/- SF
PREVIOUS USE	Retail
LOT SIZE	2.5+/- Acres
ZONING	PUD
MUNICIPALITY	City of Charleston
PARKING	Cross Access

Located just off the Charleston peninsula over the Ashley River, The Sycamore offers retailers a unique opportunity to locate in the heart of the West Ashley sub-market. Surrounded by dense residential, high traffic and commercial users, the anchor space is available for redevelopment to qualified users. The planned development includes the retail space, 230 apartment units and a state-of-the-art medical center. Please reach out for additional details on the opportunity.





Epic Center West
Ashley
[More Information](#)



Sam Rittenberg



Savannah Hwy



54,500 VPD



SITE



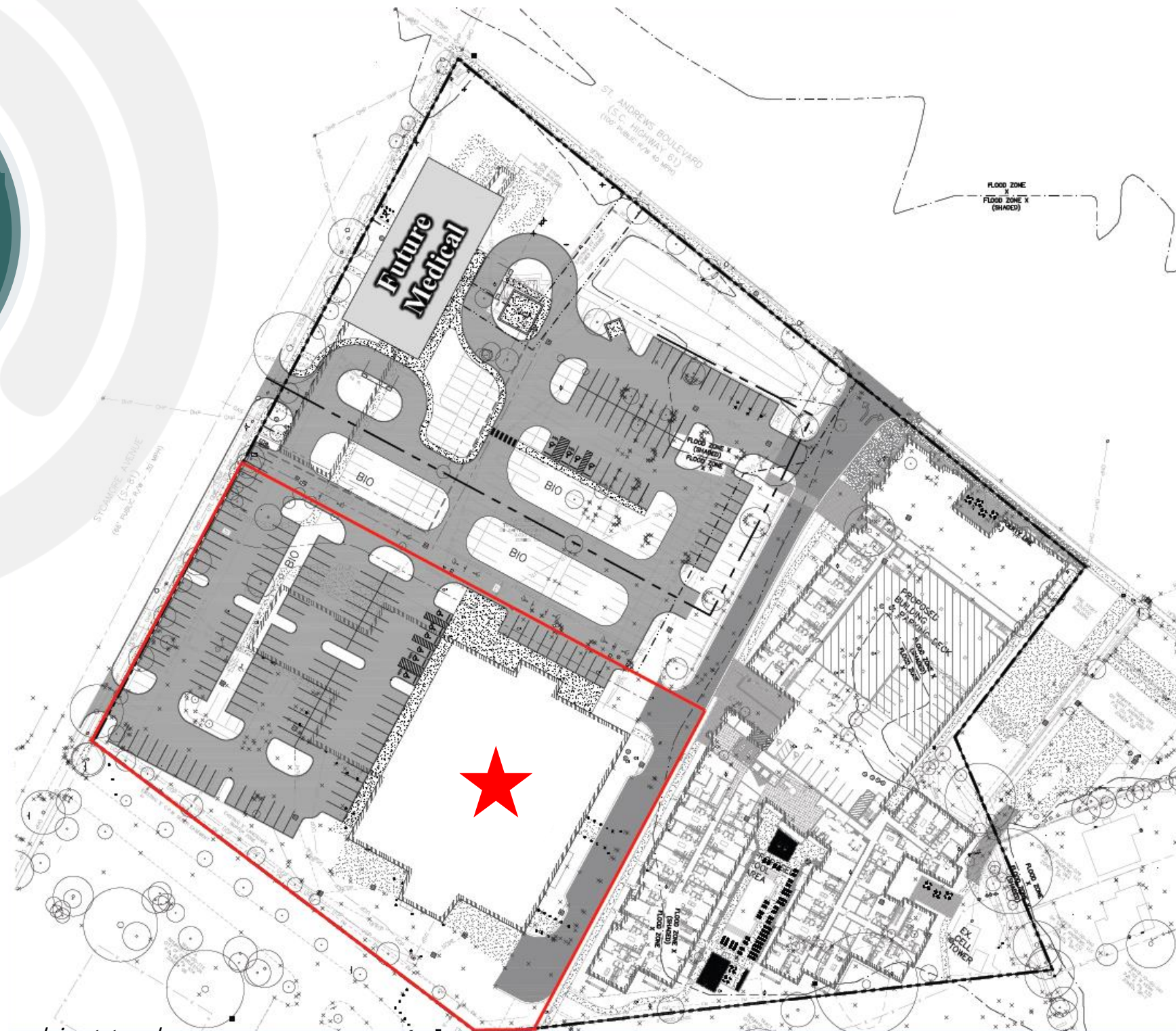
Charleston Peninsula



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



SITE PLAN



**Proposed site plan is subject to change.*

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AERIAL

St. Andrews Blvd. 54,500 VPD

CBG

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VICINITY

- ◆ 4 Miles to Downtown Charleston
- ◆ 8 Miles to Mount Pleasant
- ◆ 9 Miles to Charleston Airport

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2023 Population	7,222	69,893	135,925
Number of Households	3,402	30,324	57,897
Average Age	41.6	39.2	39.4
2023 Average Household Income	\$90,570	\$95,994	\$94,028
Daytime Employees	5,506	81,181	128,952
Traffic Count	54,500 VPD (Hwy 61)		



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)
Naval Weapons Station (13,500)
Medical University of SC (13,245)
Roper St. Francis (5,500)
Boeing (7,000)
Trident Health System (2,500)
SPAWAR (2,400)
Robert Bosch Corp. (2,200)
Volvo (1,500)
SAIC (1,500)
Nucor Steel (1,500)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Mercedes-Benz Vans (1,100)
Kapstone (1,000)
Cummins Turbo Technology (700)
Benefitfocus (700)
Scientific Research Corporation (650)
General Dynamics Land Systems (600)
Alcoa (600)
BAE Systems (450)
T Mobile (400)

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

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

Information courtesy of: [Link](#)

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

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