

The Shoppes at Bees Ferry

COMING SOON

Bees Ferry Road and Proximity Drive

- ◆ Anchor Opportunities
- ◆ Outparcels
- ◆ Inline Space

shoppesatbeesferry@oswaldcooke.com

OC&A
OSWALD COOKE & ASSOCIATES



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Highlights

ADDRESS	Bees Ferry Road and Proximity Drive Charleston, SC
ZONING	Planned Development (Pending)
MUNICIPALITY	City of Charleston
TRAFFIC COUNT	30,676 VPD (Bees Ferry Road)

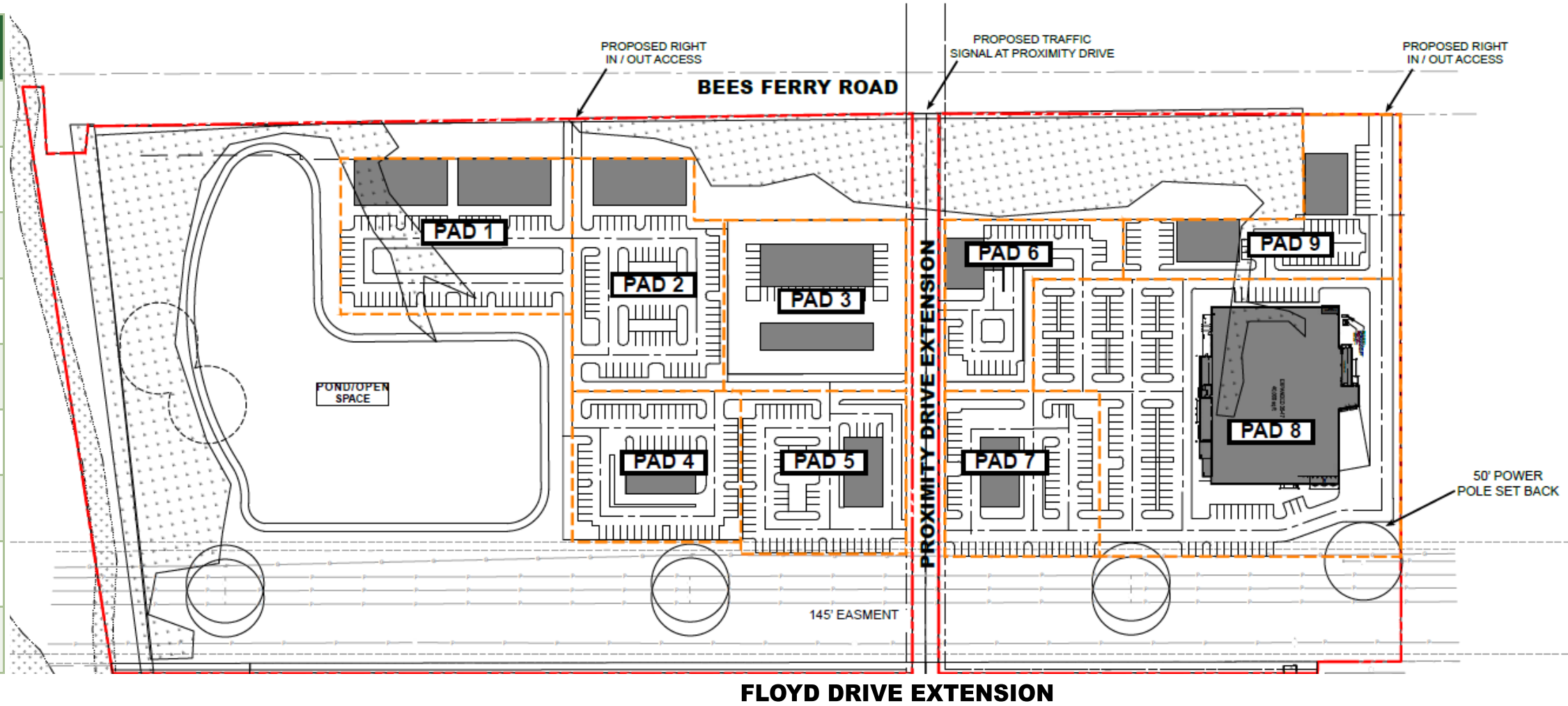
The Shoppes at Bees Ferry, the newest mix-use development located in the centerpiece of suburban West Ashley. The infrastructure plans will tie the road system into the Wal-Mart development on West Ashley Circle, their only store in the west islands of Charleston. Design calls for the proposed extension of Proximity Drive, which will serve as additional traffic relief for the residents of the Bees Ferry corridor, including Grand Oaks and the 4,500-unit Long Savannah Plantation. The development will house a mix of retail uses and services, opening up long dormant retail opportunities in the populous and expanding communities that call the area home.

Please e-mail shoppesatbeesferry@oswaldcooke.com for additional information.



Site Plan

Pad Info	
Pad 1	1.43 Acres
Pad 2	1.27 Acres (Drive-Thru)
Pad 3	1.18 Acres
Pad 4	.96 Acres (Drive-Thru)
Pad 5	1.03 Acres (Drive-Thru)
Pad 6	.78 Acres (Bank Drive-Thru)
Pad 7	.98 Acres (Drive-Thru)
Pad 8	3.46 Acres
Pad 9	1.02 Acres



**Disclaimer: All plans are tentative and subject to change.*

PROPOSED CHICK-FIL-A RENDERINGS

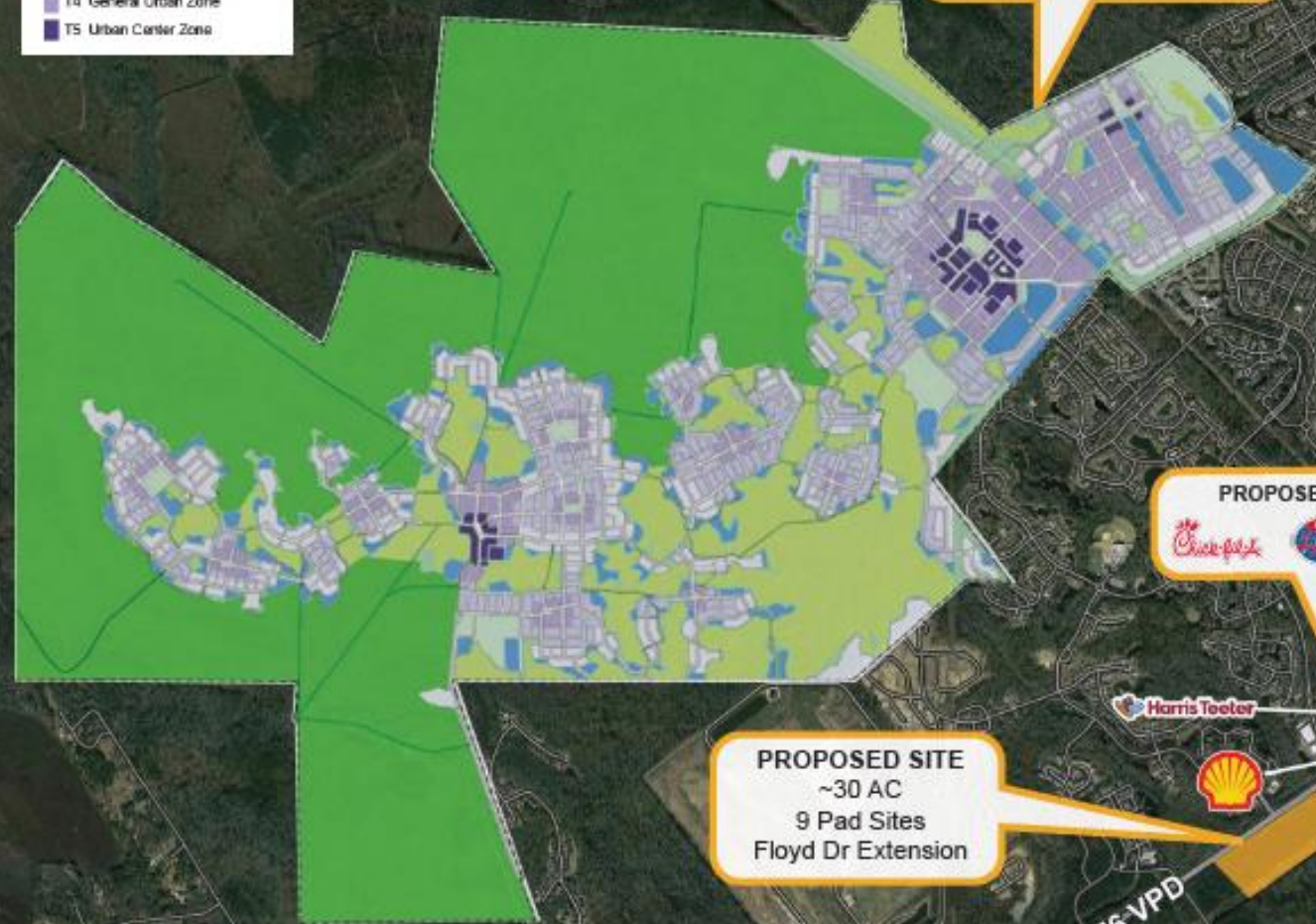


PROPOSED TIME TO SHINE RENDERINGS



LONG SAVANNAH DEVELOPMENT

- T1 Natural Zone
- T2 Rural Zone
- T3-R Restricted Sub-Urban Zone
- T3-O Open Sub-Urban Zone
- T4 General Urban Zone
- T5 Urban Center Zone



Long Savannah Proposed Community Development
 ~ 4,500 Homes Planned
 3,300 AC Mixed Use Development
 (incl. 1,628 AC County Park & 203 AC City Park)

PROPOSED SITE
 ~30 AC
 9 Pad Sites
 Floyd Dr Extension

PROPOSED
 Chick-fil-A
 Time to Shine

Parker's kitchen, ADELPHI, CIRCLE K, DOLLAR GENERAL, Speedway
 GNC, MAPPLE HOUSE, Bojangles, Publix
 Waffle Frit Chicken, Walgreens, AutoZone

Bees Ferry Rd: 15,032 VPD
 Glenn McConnell Pkwy: 32,810 VPD
 Harris Teeter, Shell, Walmart, MURPHY USA, EXXON, SONIC, HONEST AUTO CARE, Solmate Wellness

Retail Aerial

Long Savannah
6,000 Acre Planned Development

Harris Teeter
STARBUCK'S COFFEE
SHUCKIN' SHACK OYSTER BAR
TROPICAL CAFE SMOOTHIE
EGGS UP GRILL
Great Clips

Chick-fil-A

CAR WASH

Blue Water

ZAXBY'S

Doctors Care

SHERWIN WILLIAMS

SONIC

Lowe's FOODS

KOHL'S expect great things
JOANN
Marshalls
SHOE CARNIVAL
Chick-fil-A
McDonald's

West Ashley
Medical Center

SITE

West Ashley
High School

MUSC
Development

SPINIX
Making Life Easier

45,300 VPD

Bees Ferry Road
30,676 VPD

CIRCLE K

Carolina Voyager
Charter School

Publix

Lowe's

ROPER
ST. FRANCIS
HEALTHCARE

526

Citadel Mall
TARGET belk

Parker's

Wegmans

Wendy's

COSTCO
WHOLESALE

Savannah Hwy

Floyd Drive Ext

SITE

Proposed Traffic Light

PROXIMITY



Floyd Drive

Bees Ferry Road 30,676 VPD



Proposed



Proposed



Apartment Aerial

75,000 Residential Units (5 Mile Radius)
85% Population Growth (2010 - 2023)



Upcoming Surrounding Projects

Long Savannah Proposed
Community Development
4,500 Homes Planned
3,300 AC Mixed Use Development

140+/- Townhomes

320 Multi-Family Units

101 Single Family Units

155 Single Family Units

SITE

Proposed



Proposed Retail/
Office

Beazer Homes
57+/- Townhomes

Ashton Woods
165+/- Single Family Units

358 Multi-Family Units



Bees Ferry Road 30,676 VPD

Vicinity

 2.5 Miles to Savannah Hwy (Hwy 17)

 3.1 Miles to Interstate 526

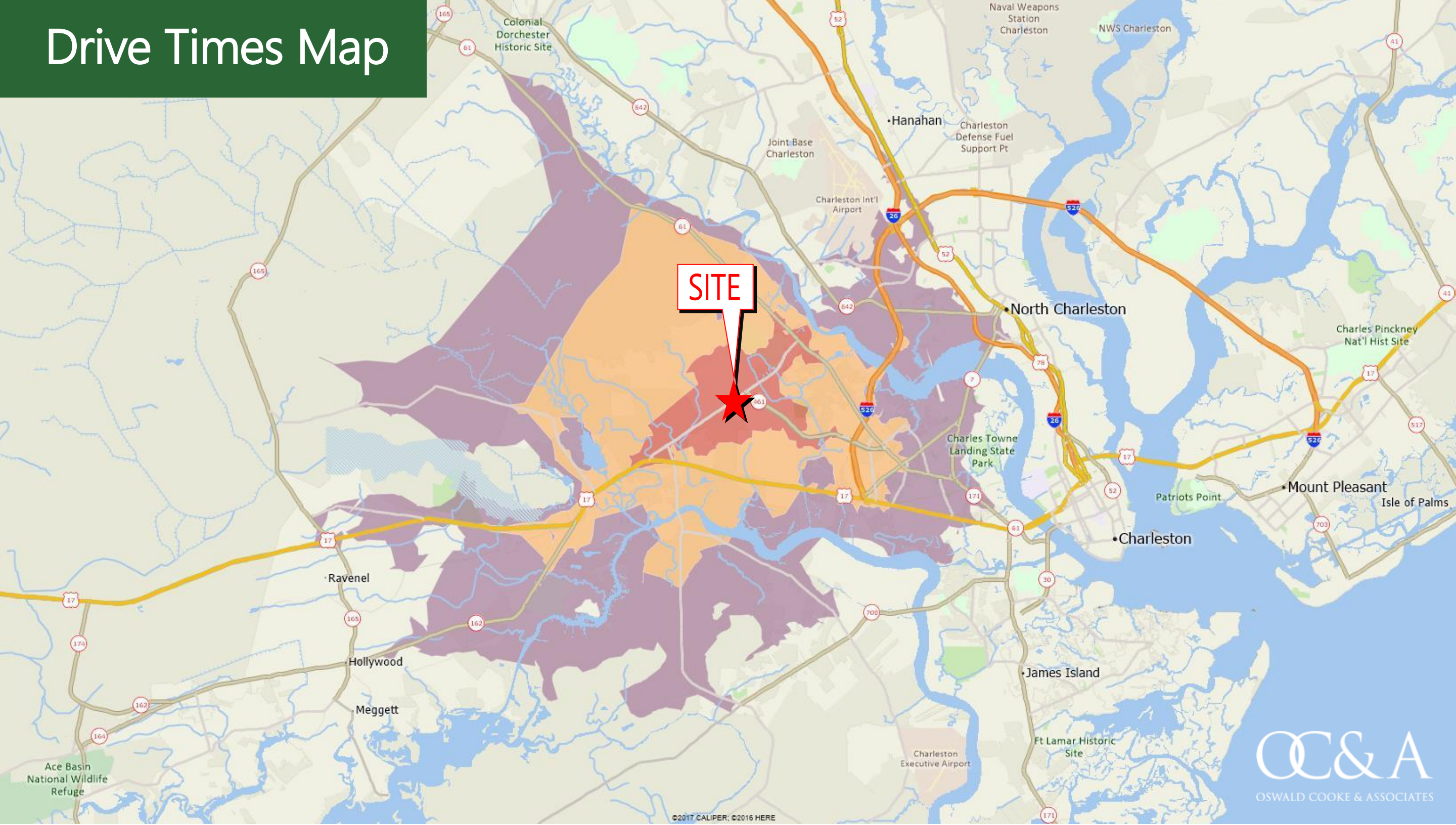
 9 Miles to Downtown Charleston

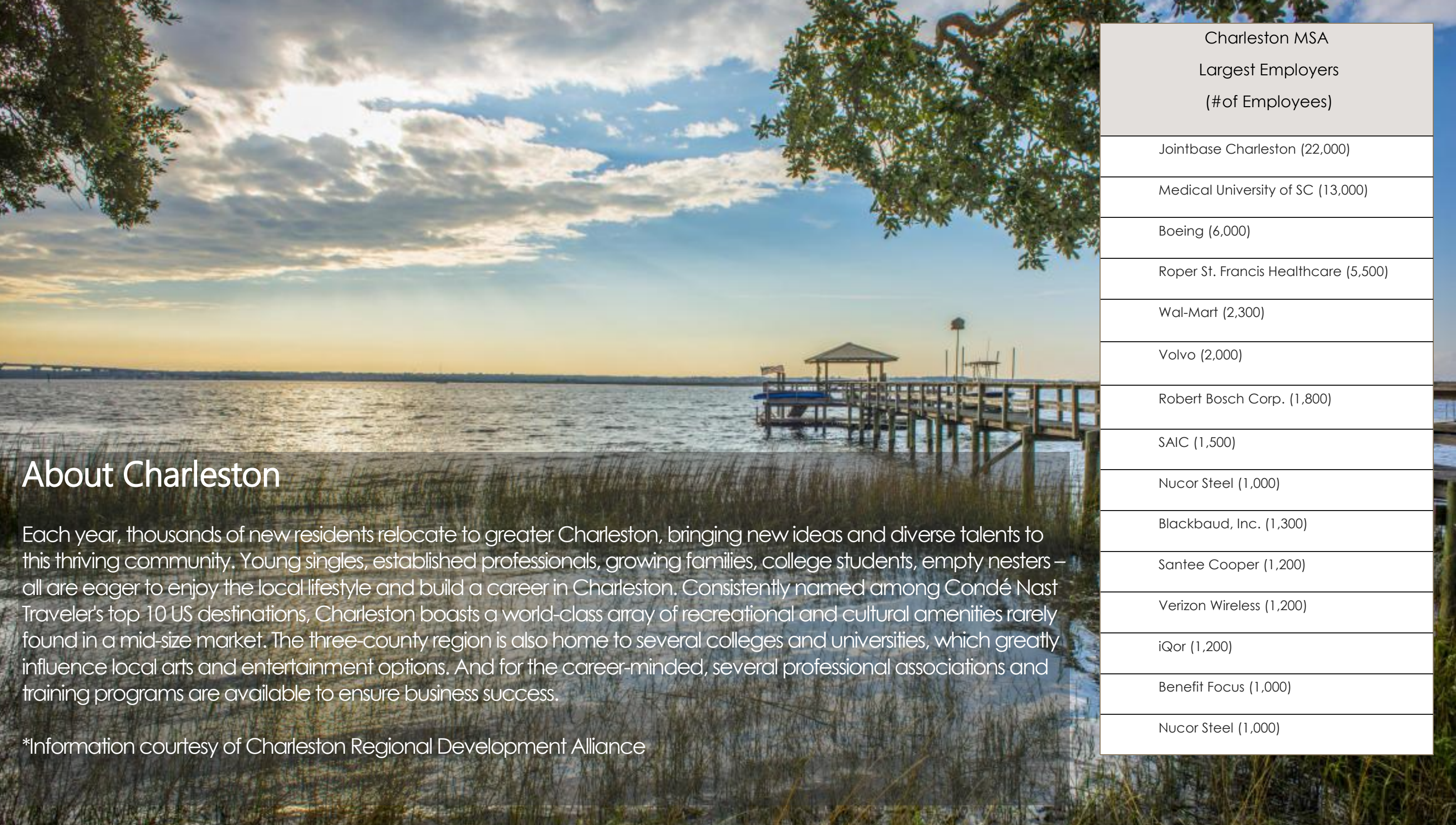
DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2023 Population	5,320	33,043	75,317
Population Growth (2010-2023)	85.75%	27.06%	11.39%
2023 Average HH Income	\$113,430	\$100,307	\$89,065
Daytime Employments	880	9,696	43,522
Households (2023)	2,164	16,398	34,675
Traffic Count	30,676 VPD Bees Ferry Road		



Drive Times Map





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

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 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.

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