

FOR LEASE - OFFICE/RETAIL SUITE E

617 Myers Road | Suite E | Summerville, SC 29483



EDWARD G ROBINSON IV

320 Broad Street, Suite 600 • Charleston • South Carolina 29401

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PROPERTY OFFERING



► HIGHLIGHTS

- Newly constructed office/retail building and ready for tenant upfit with only 1 suite available
- New business park located near the entrance to Carnes Township with immediate access to Cane Bay, Nexton and Goose Creek
- Suite E is available with 1,311 SF and will be delivered in a “vanilla box” shell condition
- 3.5 ton HVAC unity is hung but not distributed, water/sewer stubbed out, and 200 AMP panel installed
- Landlord to provide a \$20.00 PSF tenant improvement allowance
- Lease list price is \$24.50 psf NNN
- NNN costs estimated to be \$7.00 psf
- Berkeley County Tax ID No. 222-11-00-019
- South Carolina Commercial MLS #31002200
- Business Park will be expanded with future phases

► OFFERING SUMMARY

Beach Commercial, LLC as the exclusive agent to market this property, is pleased to offer a newly constructed office or retail space in a new business park in Summerville, South Carolina.

► EXCLUSIVE LISTING AGENTS

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BEACH COMMERCIAL, LLC

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PROPERTY OVERVIEW



► 617 MYERS ROAD | SUMMERVILLE, SC 29483

Myers Place Business Park is a compilation of brand new Class A commercial office and flex buildings with immediate access to the Cane Bay and Nexton master planned residential communities. The business park is anchored by tenant, Coastal Kids Dental + Braces, in office Building A. Building B is approximately 10,500 sf Class B+ and is currently set up into eight (8) suites specifically designed to accommodate a wide variety of users by providing multiple layout configurations up to 2,650 sf. Building C is approximately 16,500 sf flex product, half office and half warehouse. The Business Park provides ample paved surface level parking and the ability to satisfy any expansion needs.



► MARKETING STATISTICS 29483 (5-MILE RADIUS)

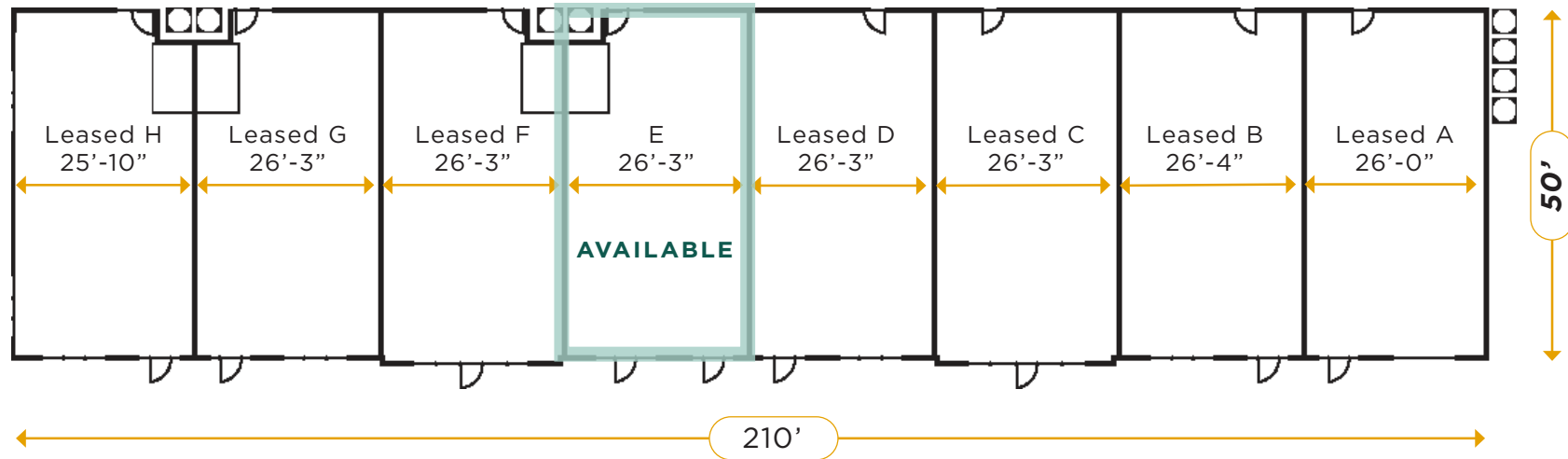
- Total Population: 106,030
- Median Household Income: Around \$59,180
- Median Age: Approximately 34 years
- Households: 30,091



SITE PLAN



FLOOR PLAN



FLOOR PLAN



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DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Commercial nor the Developer make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.