

Carnes Crossroads

3,500 SF Retail

Summerville, SC



Charleston MSA · Corporate Lease · 2019 Construction · 10-Year NN · 44,000 VPD

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 no 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.

Benjy Cooke

Office 843-388-5650

Mobile 843-343-1351

benjy.cooke@oswaldcooke.com

©2024, Oswald Cooke & Associates, LLC

Ruthie Godfrey

Mobile 864-344-1541

ruthie.godfrey@oswaldcooke.com





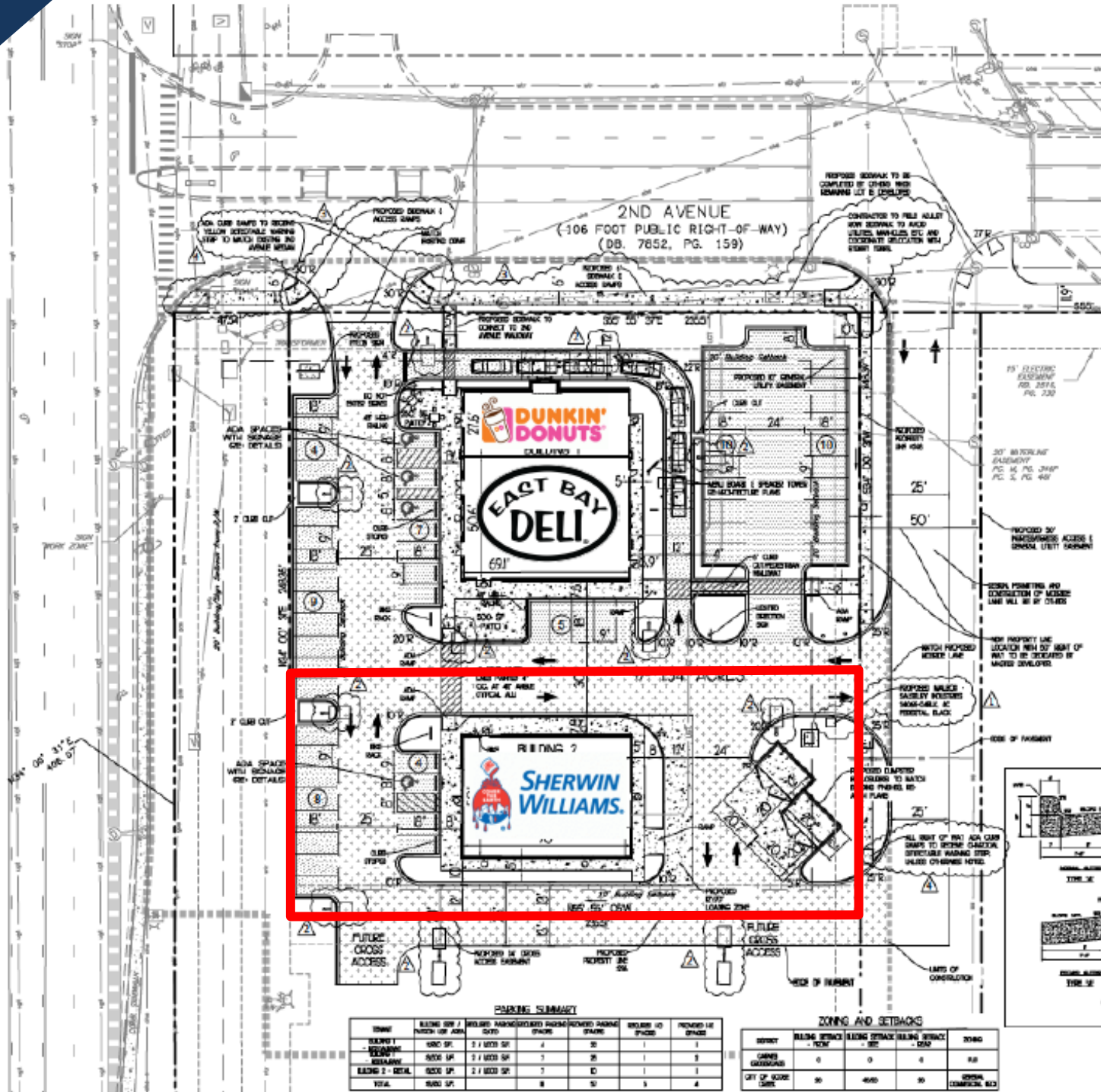
2515 N Main Street
Summerville, SC

PRICE	\$1,847,090
CAP RATE	5.5%
NOI	\$101,590
LEASE TERM	10-Years (2019)
LEASE TYPE	NN
SQUARE FOOTAGE	3,500 SF
TOTAL ACREAGE	0.53 Acres
TMS NUMBER	222-00-00-212
RENT COMMENCEMENT	September 2019
RENEWAL OPTIONS	(8) 5-Year Options
ESCALATIONS	8% Bumps at each options
LANDLORD	Roof/Structure (All Warranties Transfer)
GUARANTY	Corporate



SITE PLAN

NORTH MAIN STREET (US HIGHWAY 17-A)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) (45 MPH)
(DB. 6836, PG. 298) (DB. 7082, PG. 205)



LEGEND

SYMBOL	DESCRIPTION
[Symbol]	LANDSCAPING SPACE
[Symbol]	CLUB & WATER
[Symbol]	PARKING SPACES PER ROW
[Symbol]	HEAVY DUTY CONCRETE
[Symbol]	LIGHT DUTY ASPHALT
[Symbol]	HEAVY DUTY ASPHALT

- ### SPEC NOTES
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE OF CURB, FACE OF WALLS OR CENTERLINE OF PAVING.
 2. UNLESS NOTED OTHERWISE ON THE PAVING PLAN, PAVEMENT SHALL BE STRENGTH DUTY ASPHALT.
 3. ALL LANDSCAPING SPACES ARE TO RECEIVE A LANDSCAPING SOIL MIXTURE SHALL BEING A 70% SLOTTED SAND IN GARDEN TO BE BEING UNWEIGHTED SANDS ARE TO BE PLANTED ON 1/2 ASPHALT.
 4. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPED PAVING, PAVEMENT BEING DIMENSIONS AND EXACT UTILITY ELEVATIONS POINTS.
 5. STOP SIGNS SHALL MEET THE CRITERIA OF THE STATE DEPT. OF TRANSPORTATION AND LOCAL JURISDICTION.
 6. ALL DISTURBED AREAS ARE TO RECEIVE 30 BONES OF TOPSOIL, BESS MUST BE PLANTED WITH A HEALTHY STAND OF GRASS IS REQUIRED.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REGISTRATION INCLUDING BUT NOT LIMITED TO ALL UTILITIES, EARTHWORK, DRAINAGE, ETC. AS REQUIRED, ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AGENCIES REGULATIONS AND SHALL BE APPROVED BY LOCAL ALL CODE SHALL BE FOLLOWED IN THIS ORDER.
 8. REFER TO ARCHITECTURAL PLANS FOR THE SITE LAYOUT ELECTRICAL, LIGHTING, HEATING, VENTILATION, AND AIR-CONDITIONING SYSTEMS. PREVISION INCLUDES MAINS SERVICE.
 9. PAVING SHALL STOPPING SHALL BE PLANTED WITH LANDSCAPING PLANTS SHALL BE AS PER LOCAL CODE.
 10. ALL DRAINAGE SYSTEMS SHALL BE 1" WITH HANDICAP STOPPING SHALL BE AS PER LOCAL CODE.

SITE DATA TABLE

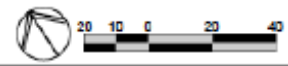
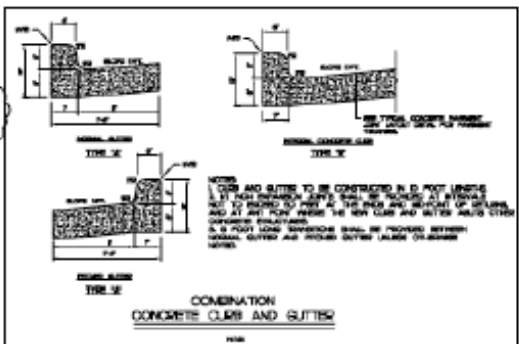
ITEM	QTY	% OF GROSS SITE
GROSS SITE AREA	54,900	100
BUILDING 1 - RETAIL/RESTAURANT FOOTPRINT	1,900	3.5
BUILDING 2 - RETAIL/RESTAURANT FOOTPRINT	1,900	3.5
BUILDING 3 - OFFICE FOOTPRINT	1,900	3.5
BUILDING 4 - OFFICE FOOTPRINT	1,900	3.5
LANDSCAPING	1,900	3.5
DRIVEWAY/PAVING	1,900	3.5
DRIVEWAY/PAVING	1,900	3.5

PARKING SUMMARY

SPACE	TYPE	QUANTITY	PERCENTAGE
STANDARD	STANDARD	10	100%
TOTAL	TOTAL	10	100%

ZONING AND SETBACKS

SETBACK	REQUIREMENT	ACTUAL	COMPLIANCE
FRONT	10 FT	10 FT	COMPLIANT
REAR	10 FT	10 FT	COMPLIANT
SIDE	5 FT	5 FT	COMPLIANT



SITE PLAN



RELAND and KAUFMAN, INC.
Engineers & Surveyors
200 West 10th Street, Suite 200
Omaha, NE 68102
PHONE: 402-333-4000

**RETAIL DEVELOPMENT
CARNES CROSSROADS**
ENCORE REAL ESTATE
100 MAIN STREET, SUITE 300
DUBLUQUE, IA 50001
PHONE: 515-281-0000

REVISIONS

NO.	DATE	DESCRIPTION
1	07-20-2024	ISSUE FOR PERMITTING
2	07-20-2024	REVISIONS TO ACCOMMODATE PERMITTING
3	07-20-2024	REVISIONS TO ACCOMMODATE PERMITTING
4	07-20-2024	REVISIONS TO ACCOMMODATE PERMITTING

DRAWN BY: LE
CHECKED BY: CAS
DATE: 7-20-2024
SCALE:
SHEET: 3

AERIAL

Carnes Crossroads Development
2,300 Acres | 4,500 Homes

The Grill at Windmill Station
SMALLCAKES
PHILLY PRETZEL FACTORY
Charleston ent & Allergy

EXXON
Publix.
Coming Soon

Rainbow CHILD CARE CENTER
Palmetto Cataract and Eye
SOLOMON FAMILY DENTISTRY
CARNES CROSSROADS DENTAL
Sweetgrass Pediatrics
MUSC

Jersey Mike's SUBS
FLEET FEET
exhale. infusions & aesthetics

Polly's Painting with a Twist
STEEL CITY PIZZA CO
BUILDERS OF GOOD FOOD

Harris Teeter
Your Neighborhood Food Market
Coming Soon

44,000 VPD

2nd Avenue

Hwy 17-A

240 Unit Multi-Family Development

Lowcountry Endoscopy Center

SHERWIN-WILLIAMS

EAST BAY DELI
DUNKIN' DONUTS

AERIAL

Volvo Head Quarters
4,000 Employees
15 miles

Roper St. Francis
Berkeley Campus
90 Acre - 50 bed Hospital
and
80,000 SF MOB

Northwood Church/
Academy
700 Students

Farmers & Merchants
Bank

Carnes Crossroads Development
2,300 Acres | 4,500 Homes



The Grill at Windmill



nexton
4,500 Acres
7,000 Homes



CHARLESTON GI
LOWCOUNTRY WOMEN'S
SPECIALISTS

240 Unit Multi-Family
Development

AERIAL

Volvo Headquarters
4,000 Employees
8 miles

Wildcat Development
2,031 Acres | 5,700+ Homes


4,500 Acres | 4,500 Homes

Cane Bay Plantation
4,500 Acres | 10,000 Homes



Roper St. Francis Hospital
Berkeley Campus
90 Acre - 50 bed Hospital and
80,000 SF MOB



Carnes Crossroads Development
2,300 Acres | 4,500 Homes



TENANT OVERVIEW



**SHERWIN
WILLIAMS®**

The Sherwin-Williams Company delivers the best in paint and coatings products to the world. Every day, our more than 64,000 employees provide the energy and experience to build on our track record of success – enabling us to innovate and grow in new and exciting ways. With our people as the foundation of our Company, we offer industry-leading innovation, value-added service and expertise, and differentiated distribution to our growing base of professional, industrial, commercial and consumer customers.

Sherwin-Williams has one of the industry's most recognized portfolios of branded and private-label products. The Company's Sherwin-Williams® branded products are sold exclusively through a chain of more than 5,000 company operated stores and facilities in the United States, Canada, the Caribbean and Latin America.

Additional brands are sold through leading mass merchandisers, home centers, independent paint dealers, hardware stores, automotive retailers, and industrial distributors across North America and in parts of Europe, China, Australia and New Zealand. We also supply a broad range of highly engineered solutions for the construction, industrial, packaging and transportation markets in more than 120 countries around the world.

Please visit <https://www.sherwin-williams.com/> for more information.



5,000+ Paint Stores



Sherwin-Williams Co (SHW)

AREA DEVELOPMENTS



Roper St. Francis Hospital
Berkeley Campus (140,000 SF)



Office Space



Restaurants



Medical Offices



Northwood Academy (700 Students)



Apartments

VICINITY



4 Miles to Interstate 26



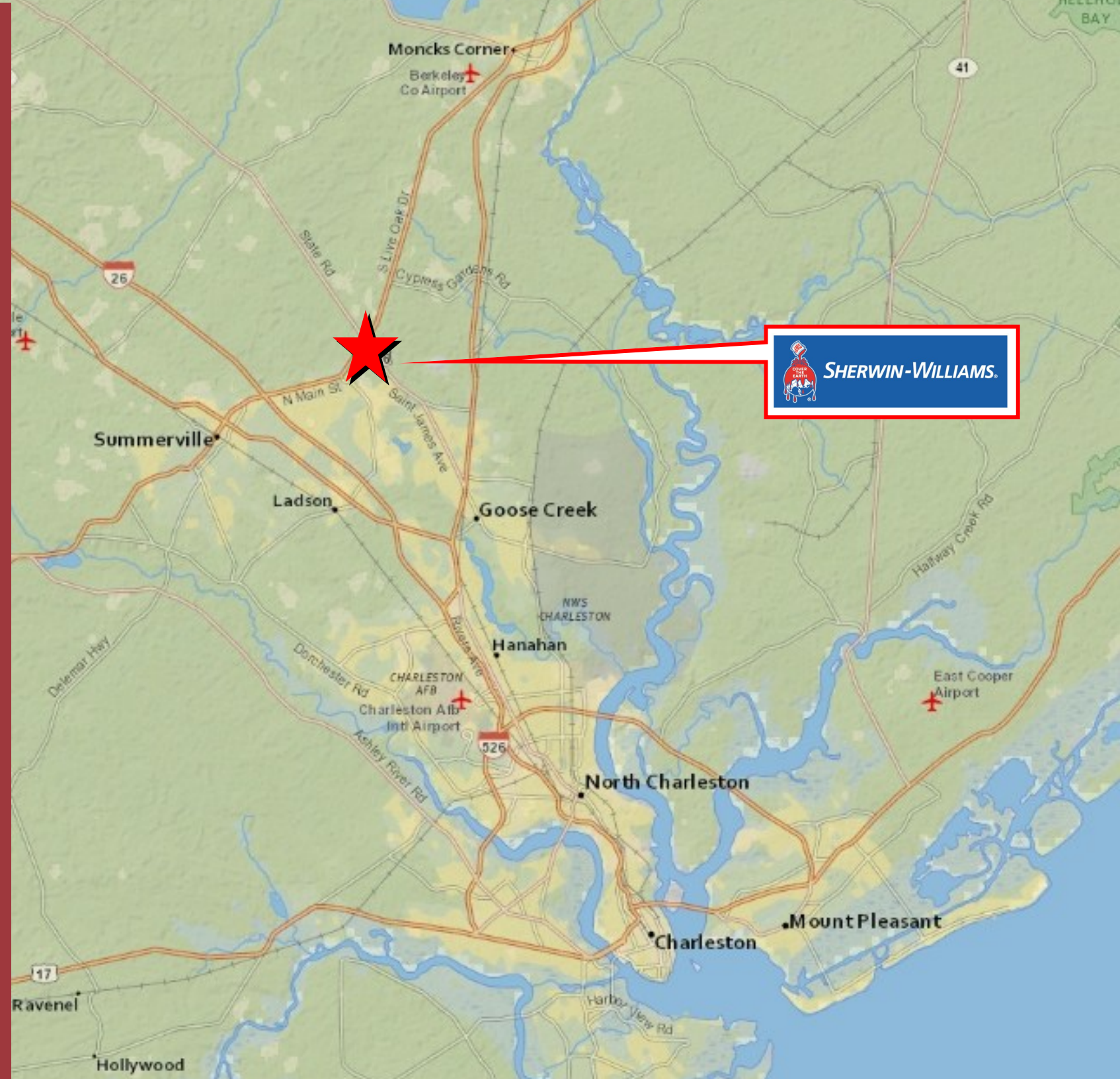
5 Miles to Downtown Summerville, SC



27 Miles to Downtown Charleston

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	6,851	44,992	114,410
Population Growth (2020-2024)	17.87%	11.39%	6.48%
2024 Average Household Income	\$84,887	\$91,725	\$90,604
Daytime Employment	1,182	6,651	25,665
Traffic Count		44,000 VPD Hwy 17 A	



CHARLESTON MSA

Moncks Corner

Summerville

Goose Creek

North Charleston

Daniel Island

Mount Pleasant

Isle of Palms

West Ashley

Downtown
Charleston

Sullivan's Island

James Island

Folly Beach



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.

Charleston is becoming a prime location for information technology jobs and corporations and has experienced some of its highest growth in this sector between 2011 and 2012 due in large part to the Charleston Digital Corridor located just 10 - 15 minute drive away from the subject property. The CDC is a creative effort to attract, nurture and promote Charleston's knowledge economy by facilitating a business, physical and social environment where technology companies thrive.

**Information courtesy of Charleston Regional Development Alliance*

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
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)
Kapstone (1,000)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)



CC&A

OSWALD COOKE & ASSOCIATES

WWW.OSWALDCOOKE.COM

For more information contact:

Benjy Cooke (Primary)

Office 843-388-5650

Mobile 843-343-1351

benjy.cooke@oswaldcooke.com

Ruthie Godfrey

Mobile 864-344-1541

ruthie.godfrey@oswaldcooke.com