

COMET CREEK CENTER

451 New Comet Road, Summerville, SC 29486

FOR LEASE



**COLDWELL BANKER
COMMERCIAL**

ATLANTIC

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President / Broker in Charge

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OFFERING SUMMARY



Comet Creek Center located at 451 New Comet Road in Summerville, South Carolina, is slated for the development of an 8,400-square-foot strip center. Construction is anticipated to commence this summer with an expected Q4 2026.

The center is currently available for pre-leasing, offering flexible retail spaces ranging from 1,400 to 8,400 square feet. Situated just outside the Carnes Crossroads and Sangaree housing developments, the property is near the bustling intersection of Saint James Avenue and North Main Street, ensuring high visibility and accessibility.

This development presents a prime opportunity for retailers seeking a customizable brand new space in a rapidly growing area of Summerville. Interested parties are encouraged to contact the leasing brokers for more information on lease terms and available amenities.



PRICE

\$35 PSF
\$8.50 NNN



ZONING

GC - General Commercial



COUNTY

Berkeley County



AVAILABLE SF

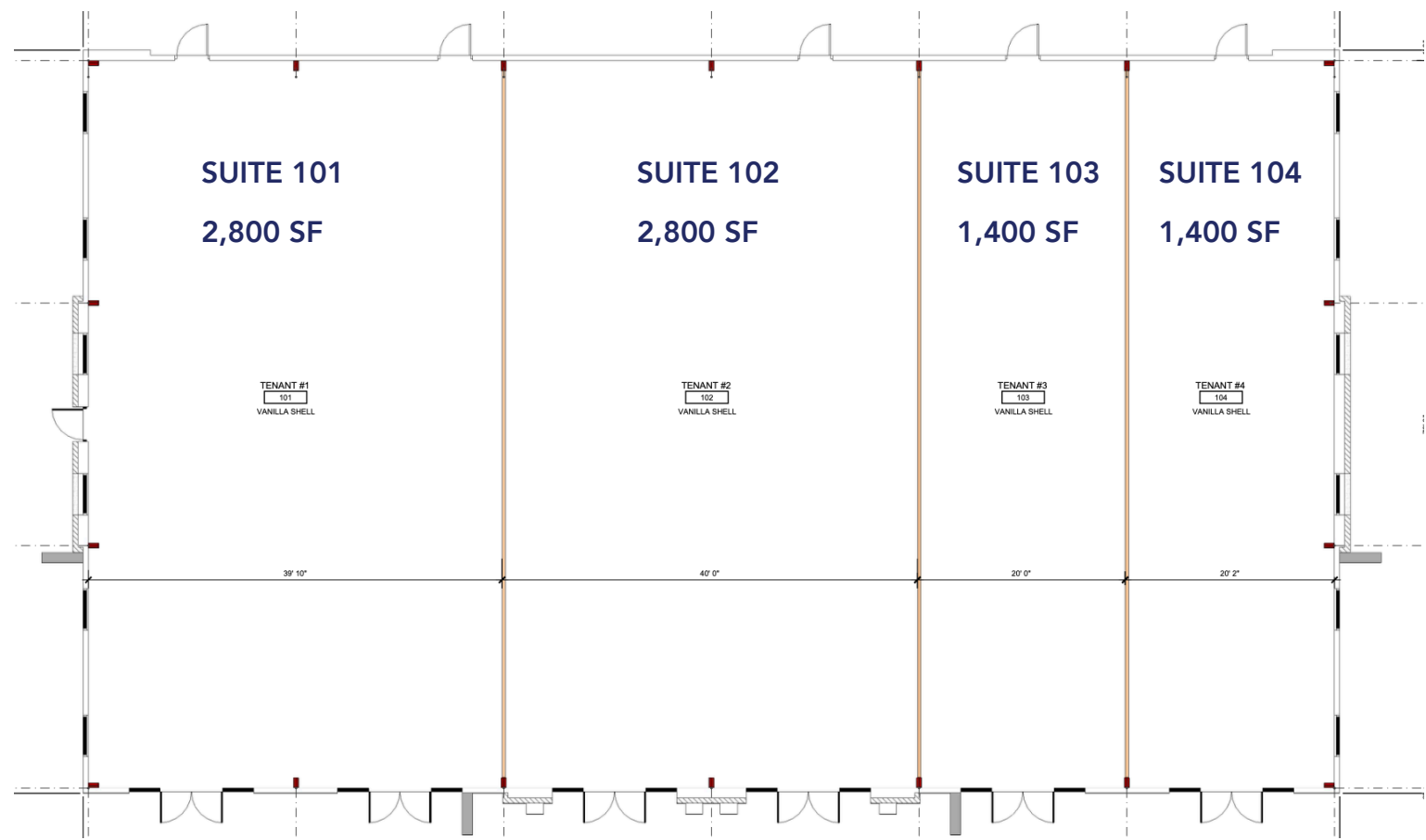
1,400 SF - 8,400 SF



TAX ID

2220000183

SITE PLAN

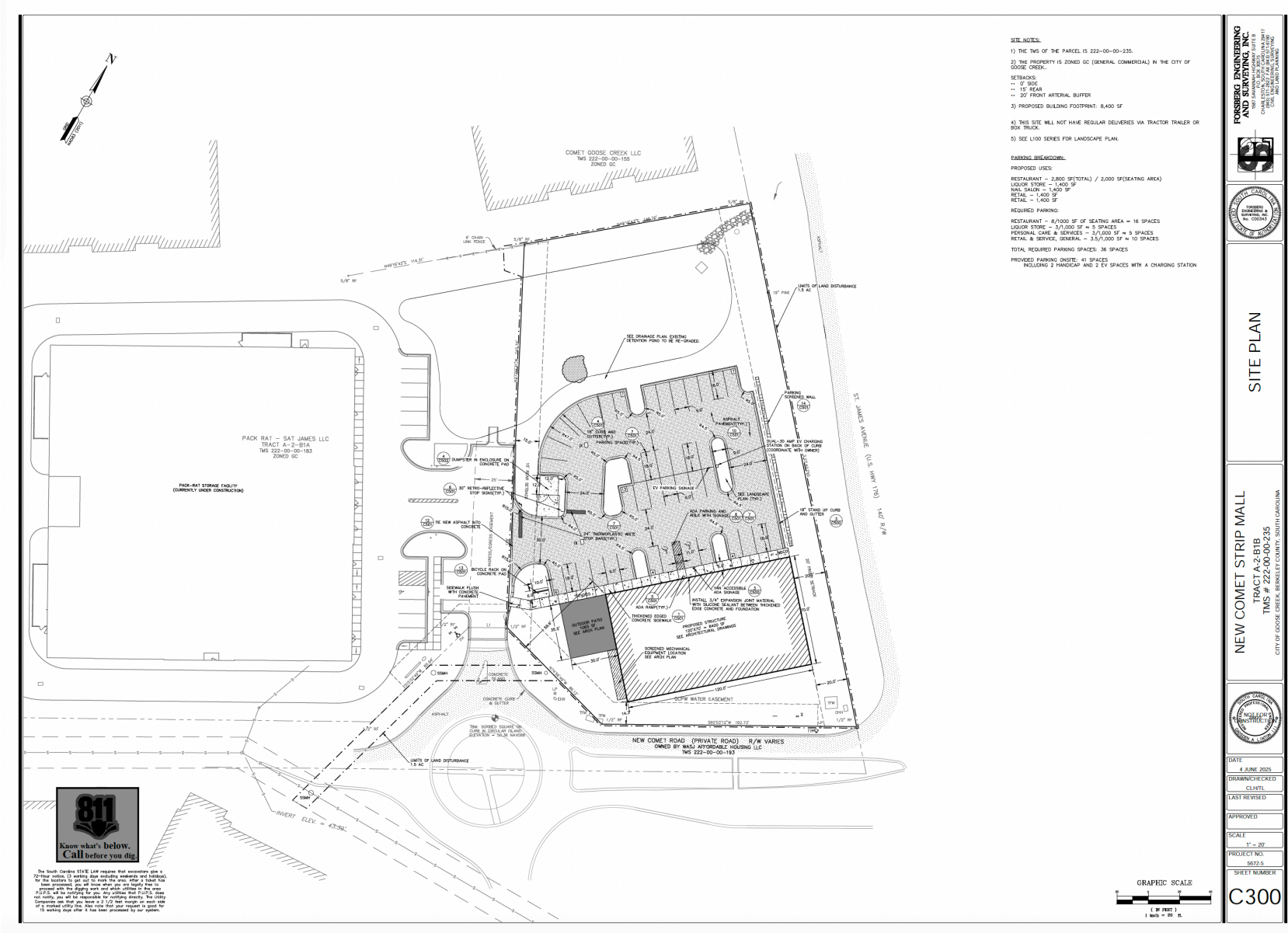


SUITE	TENANT	SQFT
101	AVAILABLE	2,800 SF
102	AVAILABLE	2,800 SF

SUITE	TENANT	SQFT
103	AVAILABLE	1,400 SF
104	AVAILABLE	1,400 SF

COMET CREEK CENTER

SITE PLAN



SITE NOTES:

- 1) THE TMS OF THE PARCEL IS 222-00-00-235.
- 2) THE PROPERTY IS ZONED GC (GENERAL COMMERCIAL) IN THE CITY OF GOOSE CREEK.

SETBACKS:

- 10' SIDE
- 15' REAR
- 20' FRONT ARTERIAL BUFFER

3) PROPOSED BUILDING FOOTPRINT: 8,400 SF

4) THIS SITE WILL NOT HAVE REGULAR DELIVERIES VIA TRACTOR TRAILER OR BOX TRUCK.

5) SEE L100 SERIES FOR LANDSCAPE PLAN.

PARKING BREAKDOWN:

PROPOSED USES:

- RESTAURANT - 2,800 SF (TOTAL) / 2,000 SF (SEATING AREA)
- LIQUOR STORE - 1,400 SF
- HAIR SALON - 1,400 SF
- RETAIL - 1,400 SF
- RETAIL - 1,400 SF

REQUIRED PARKING:

- RESTAURANT - 80/1000 SF OF SEATING AREA = 16 SPACES
- LIQUOR STORE - 3/1,000 SF = 3 SPACES
- PERSONAL CARE & SERVICES - 3/1,000 SF = 3 SPACES
- RETAIL & SERVICE, GENERAL - 3.5/1,000 SF = 10 SPACES

TOTAL REQUIRED PARKING SPACES: 36 SPACES

PROVIDED PARKING SPACES: 41 SPACES
INCLUDING 2 HANDICAP AND 2 EV SPACES WITH A CHARGING STATION

FORSEBERG ENGINEERING AND SURVEYING, INC.
CHARTERED PROFESSIONAL ENGINEER
SOUTH CAROLINA
LICENSE NO. 10000
10000

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10000

SITE PLAN

NEW COMET STRIP MALL
TRACT A-2-B1B
TMS # 222-00-002-35
CITY OF GOOSE CREEK, WILMOT COUNTY, SOUTH CAROLINA

DATE: 14 JUNE 2023
DRAWN/RECHECKED: CL/NTL
LAST REVISED:
APPROVED:
SCALE: 1" = 30'
PROJECT NO.: 5672.5
SHEET NUMBER: C300

AERIAL MAP



NEW DEVELOPMENT MAP

Cane Bay
PLANTATION
10,000+
Households



176

Windwood



nexton®
7,000+
Households

176



CARNES
CROSSROADS
5,000+
Households

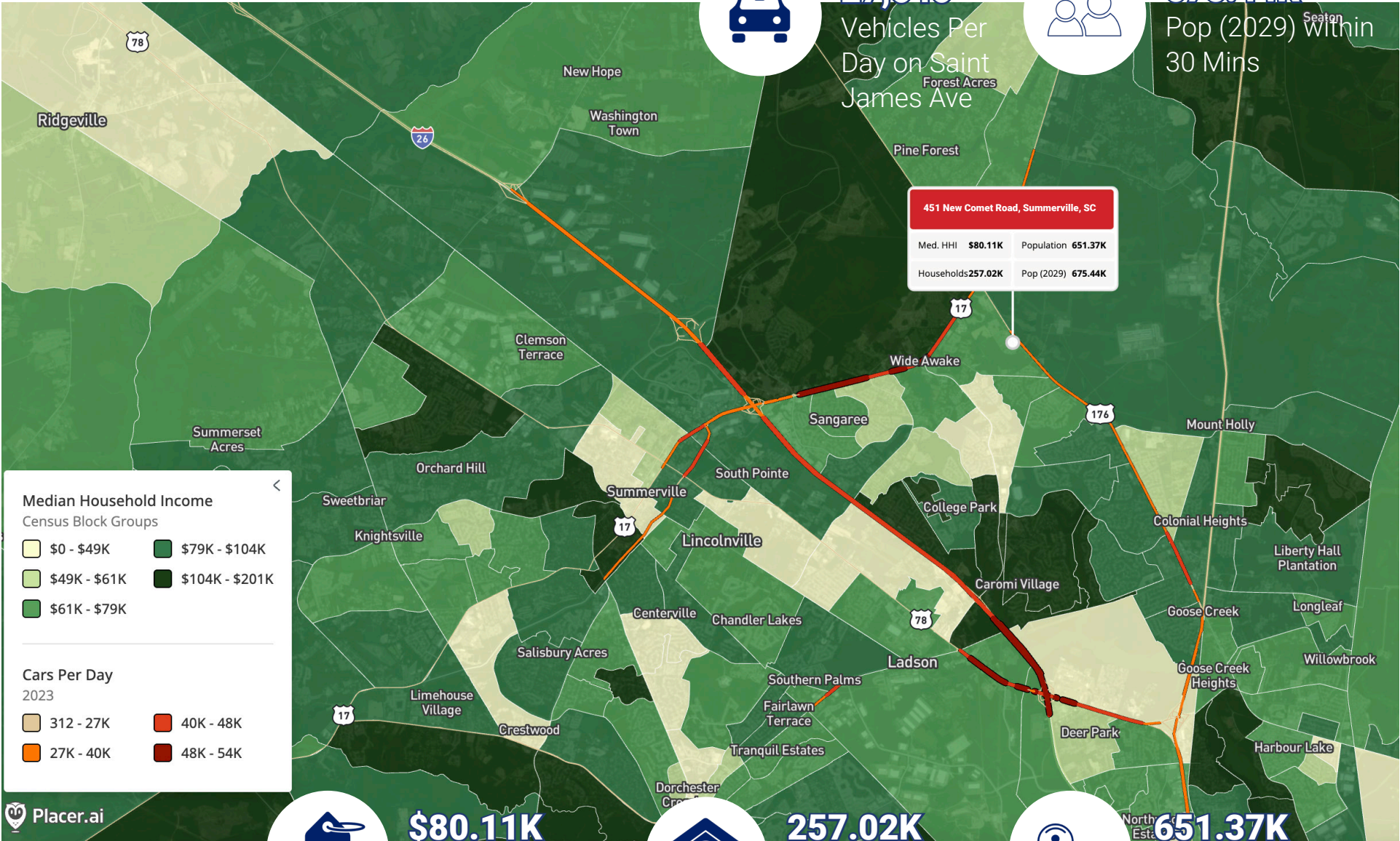
ALT 17

SITE

Mackey Farms
402 Homes
Wide Awake



DEMOGRAPHICS



SCDOT VPD 2023
STI POPSTATS 2024



\$80.11K
Median HHI within
30 Mins



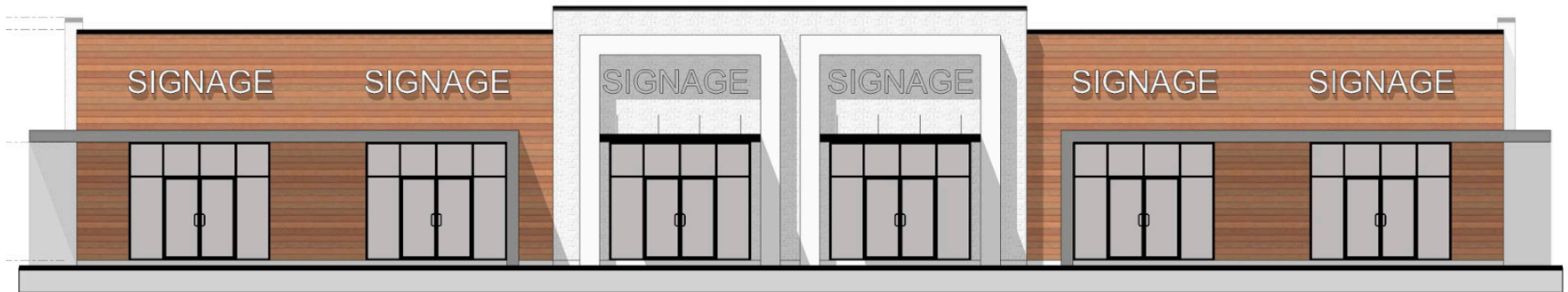
257.02K
Households within
30 Mins



651.37K
Population within
30 Mins

COMET CREEK CENTER





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