

Investment Offering
Charleston MSA



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE



Not Actual Subject Site

Nexton Pkwy & Scholar Way
Summerville, SC

New Construction • 15-Year NNN Lease • Corporate Guaranty • Charleston MSA

MUSC Hospital

128 Beds

200,000 SF Medical Offices

Cane Bay Plantation

10,000 Homes

Nexton

Elementary



Retail Pad

Under Contract

Retail Development

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 a 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.

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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

Nexton Pkwy 29,000 VPD



Nexton Pkwy and Scholar Way

Summerville, SC

PRICE	\$8,814,380
CAP RATE	5.2%
NOI	\$458,347.80
ESTIMATED DELIVERY	November 2024
RENT COMMENCEMENT	60 days following turnover
LEASE TERM	15-Years
LEASE TYPE	NNN
RENTAL INCREASES	10% Every 5 Years
RENEWAL OPTIONS	(4) 5-Year Options
BUILDING SIZE	4,650 SF
LOT SIZE	1.54 Acres
YEAR BUILT	2024
PIN	221-00-00-254
COUNTY	Berkeley
ZONING	PD-MU
ROFR	Yes (15 Days)
GUARANTOR	Corporate

[Drone Video Link](#)

Oswald Cooke is pleased to present a newly constructed corporate 7-Eleven to qualified investors. Located in the Charleston suburb of Summerville, the store sits in the master planned community of Nexton, recently named "Best Mix-Use Development in the United States". Nexton Parkway connects Interstate 26 to Highway 176, which empties into Cane Bay, the # 4 top-selling master planned community in the country. The site is adjacent to Nexton Elementary School and a recently opened Harris Teeter shopping center, and across from a soon to be opened Publix center. Summerville is the epicenter of growth in the Charleston MSA, where the natural barriers of the Atlantic Ocean, the Francis Marion National Forest, and The Ace Basin force development west. Locally, Volvo recently launched production in their \$1.2B facility on the EX90 SUV model, and Redwood Materials selected Camp Hall in Summerville as home for their \$3.5B battery manufacturing plant. South Carolina has seen population growth of 31% in the last two decades and has annual sustained growth a 1.42%.



Not Actual Subject Site



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LAND AND INVESTMENT REAL ESTATE

Azalea Square

Logos for Target, TJ-maxx, PETSMART, KOHL'S, ZAXBY'S, McALISTERS DELI, ROSS, PETSMART, Party City, Charley's, and Chick-fil-A.

NISSAN
HUDSON NISSAN

Future Development

Publix

The Murray
345 Units

BAKER
MOTOR COMPANY

7
ELEVEN

Nexton
Elementary

MUSC Hospital
128 Beds
200,000 SF Medical

CAMBRIA
hotels

The Ames
304 Units

Harris
Teeter
Neighborhood Food & Pharmacy

First
Citizens
Bank

Walmart
Panera
LOWE'S
JOANN
Quality INN
IHOP
Bojangles
COMFORT SUITES
STARBUCKS COFFEE

Hilton
Garden Inn

STARBUCKS COFFEE
refuel
PICKLE BAR
CO-OP

STARBUCKS COFFEE
ALE HOUSE

nexton
Halls CHOPHOUSE
TACO BOY
Fuji
nexton
OKRA Grill
TROPICAL GRILLE
Residence Inn
VICIOUS BISCUIT

Carnes Crossroads
5,000+ Residences

Airbus

AERIAL

Azalea Square

The Murray
351 Units

Coming Soon
Publix

351 Multi-Family Units

New
Harris Teeter
Neighborhood Food & Pharmacy



Long Meadow Street

Retail Development



Nexton Pkwy 29,000 VPD

Retail Pad
Under Contract

Scholar Way



Nearby Residential Developments

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

Volvo Headquarters
4,000 Employees
8 miles

Cane Bay Plantation
10,000 Homes


8,500 Homes

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



Carnes Crossroads Development
4,800 Homes/Multi-Family



REDWOOD
MATERIALS

1,500 Employees

VOLVO

2,000+ Employees

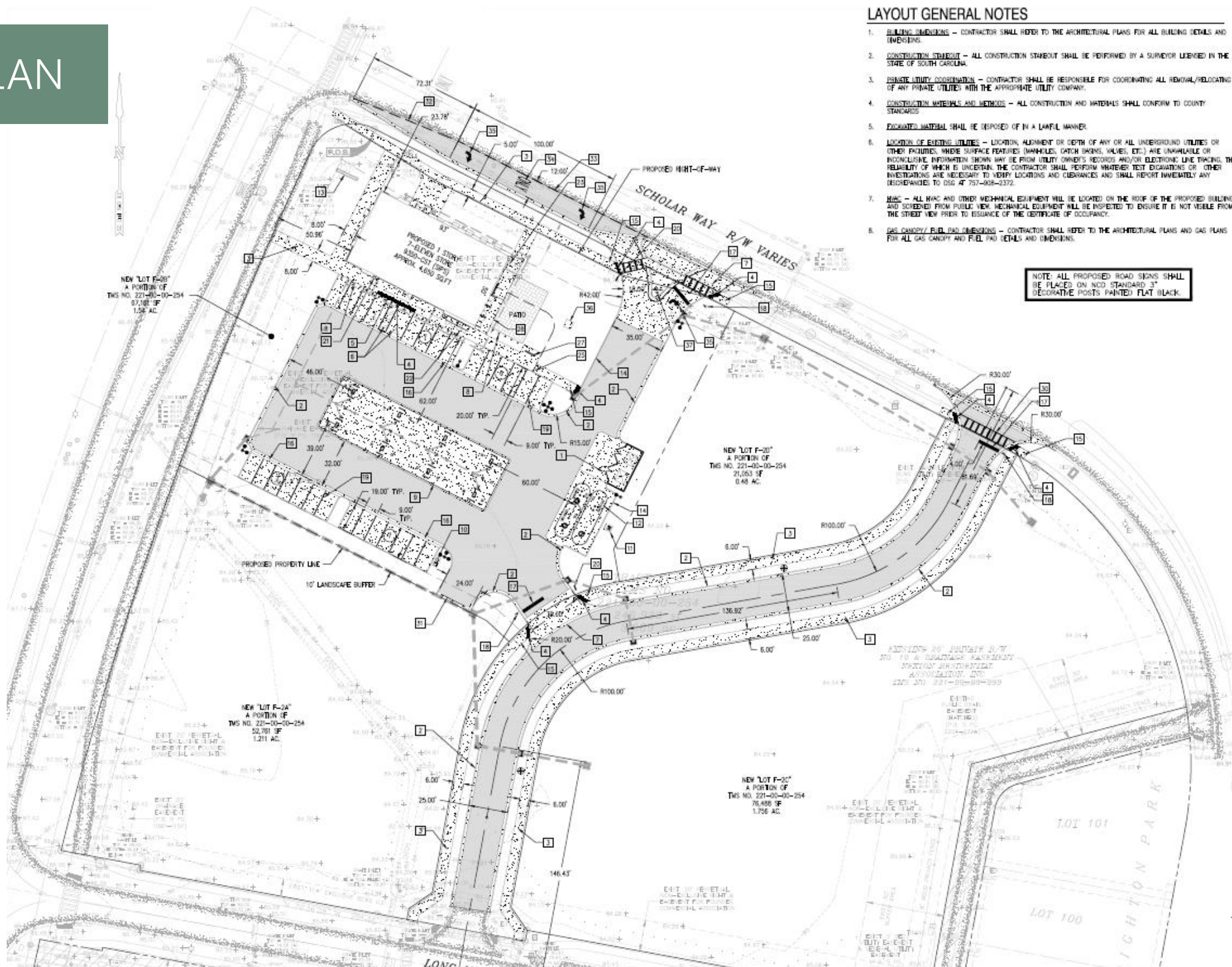
Walmart
Save money. Live better.

Distribution Center
1,300 Employees

1,500 Employees



SITE PLAN



LAYOUT GENERAL NOTES

- BUILDING DIMENSIONS** - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DETAILS AND DIMENSIONS.
- CONSTRUCTION STAKEOUT** - ALL CONSTRUCTION STAKEOUT SHALL BE PERFORMED BY A SURVEYOR LICENSED IN THE STATE OF SOUTH CAROLINA.
- PRIVATE UTILITY COORDINATION** - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REMOVAL/RELOCATING OF ANY PRIVATE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
- CONSTRUCTION MATERIALS AND METHODS** - ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO COUNTY STANDARDS.
- EXCAVATED MATERIAL** SHALL BE DEPOSED OF IN A LAWFUL MANNER.
- LOCATION OF EXISTING UTILITIES** - LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS ARE NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO DSG AT 757-908-2372.
- HVAC** - ALL HVAC AND OTHER MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF OF THE PROPOSED BUILDING AND SCREENED FROM PUBLIC VIEW. MECHANICAL EQUIPMENT WILL BE INSPECTED TO ENSURE IT IS NOT VISIBLE FROM THE STREET VIEW PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- GAS CANOPY/FUEL TANK DIMENSIONS** - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND GAS PLANS FOR ALL GAS CANOPY AND FUEL TANK DETAILS AND DIMENSIONS.

NOTE: ALL PROPOSED ROAD SIGNS SHALL BE PLACED ON NCD STANDARD 3 DECORATIVE POSTS PAINTED FLAT BLACK.



OSWALD + COOKE
LAND AND INVESTMENT REAL ESTATE

VICINITY



DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE	TEN MILE
2024 Population	3,729	32,008	10,380	319,755
Population Growth (2010-2023)	260.99%	37.03%	33.88%	2%
Number of Households	1,443	10,007	33,066	118,504
2023 Average Household Income	\$95,027	\$86,343	\$83,152	\$93,199
Daytime Employees	164	12,289	26,300	70,951

- ◆ 6 Miles to Downtown Summerville
- ◆ 26 Miles to Downtown Charleston
- ◆ 93 Miles to Columbia



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Seven & I Holdings Co. Ltd. | SVNDF
S&P Credit Rating: A



7-Eleven pioneered the convenience store concept way back in 1927 at the Southland Ice Company in Dallas, Texas. In addition to selling blocks of ice to refrigerate food, an enterprising ice dock employee began offering milk, bread and eggs on Sundays and evenings when grocery stores were closed. This new business idea produced satisfied customers and increased sales, and convenience retailing was born!

The company's first convenience outlets were known as Tote'm stores since customers "toted" away their purchases, and some even sported genuine Alaskan totem poles in front. In 1946, Tote'm became 7-Eleven to reflect the stores' new, extended hours - 7 a.m. until 11 p.m., seven days a week. The company's corporate name was changed from The Southland Corporation to 7-Eleven, Inc. in 1999.

Today, 7-Eleven is the undisputed leader in convenience retailing with more than 13,000+ stores operating in the U.S. and 17 other countries and had over \$99.7 billion in revenue in 2019. Today there are over 70,000 stores in 17 countries.



*Not actual subject site.

About Charleston



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)
Cummins Turbo Technology (700)
Benefitfocus (700)
Scientific Research Corporation (650)
General Dynamics Land Systems (600)
Alcoa (600)
BAE Systems (450)
T Mobile (400)

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

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

LISTING TEAM

Benjy Cooke (Primary)

O - 843.388.5650

C - 843.343.1351

benjy.cooke@oswaldcooke.com

Ruthie Godfrey

O - 843.388.5650

C - 864.344.1541

ruthie.godfrey@oswaldcooke.com



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

870 WALT MILLER STREET, SUITE 100

MOUNT PLEASANT, SC 29464

OFFICE: 843-388-5650

WWW.OSWALDCOOKE.COM

