

WOODLOCK CAPITAL

5660 RIVERS AVE

NORTH CHARLESTON, SOUTH CAROLINA

RETAIL/FLEX INVESTMENT

RETAIL *FOR* LEASE



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SITE ACCESS

Site access will be provided by Elliot Calhoun, Andy Batkins, and Wayne Simon. Please contact one using the contact information in the lower lefthand corner in lieu of contacting property management.

CONFIDENTIALITY, DISCLOSURES & DISCLAIMERS

Woodlock Capital LLC represents the owner of 5660 Rivers Ave, North Charleston, South Carolina. All offering materials 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. You agree that you will hold and treat all Offering Materials in the strictest confidence.

No representation is made by owner or Woodlock Capital 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 Woodlock Capital or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected and encouraged 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. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Owner and Woodlock Capital, LLC 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.

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PROPERTY HIGHLIGHTS

- **Property Size:** 29,077sf
- **Traffic Count:** over 72,000VPD
- **Access:** Dual access at lighted intersection of Rivers Ave. and Remount Road
- **Parking:** 7.3 Spaces per 1,000sf
- **Virtually brand-new** building with upgraded systems, functional floorplans, and appealing exterior finishes



Leasing Info

(Term 5+ Years)

LEASE RATE

- In-line space - \$25nnn
- Rivers End-cap - \$28nnn
- Remount End-cap - \$27nnn

SUITE SIZES

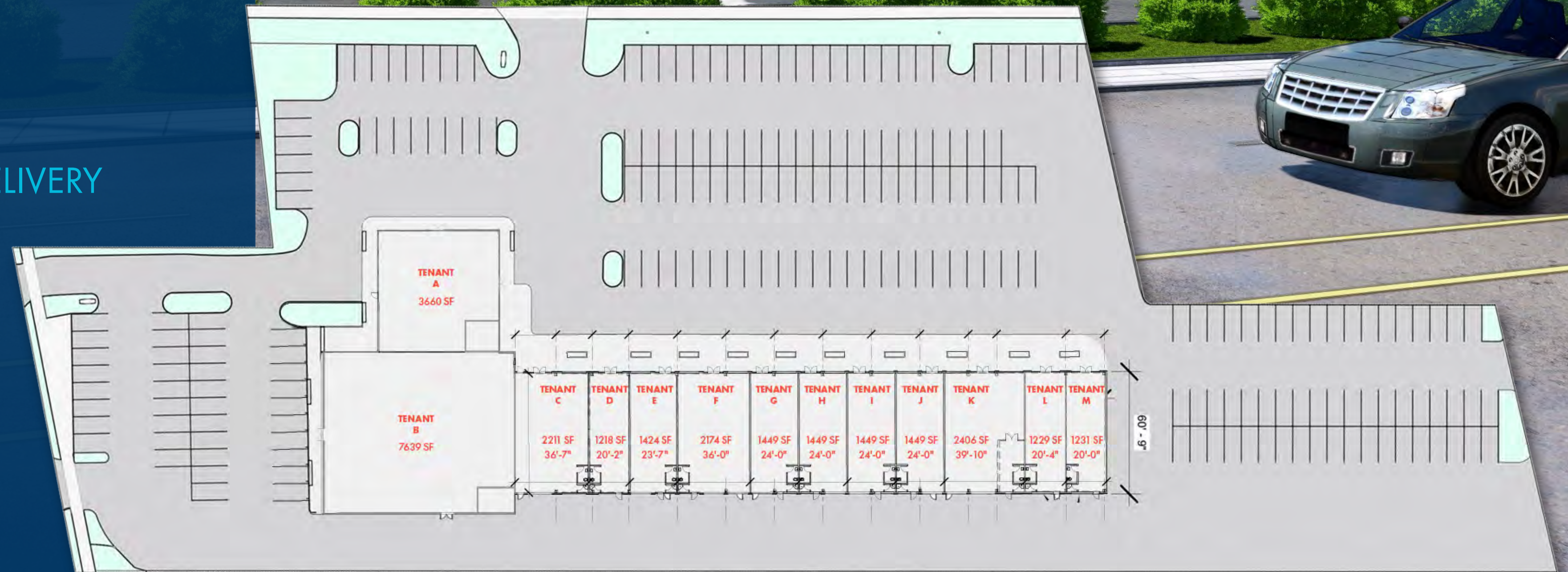
- Inline shop space – 1,218 sf+
- Rivers Ave End-cap – 1,218 sf+
- Remount End-cap – 1,231 sf+

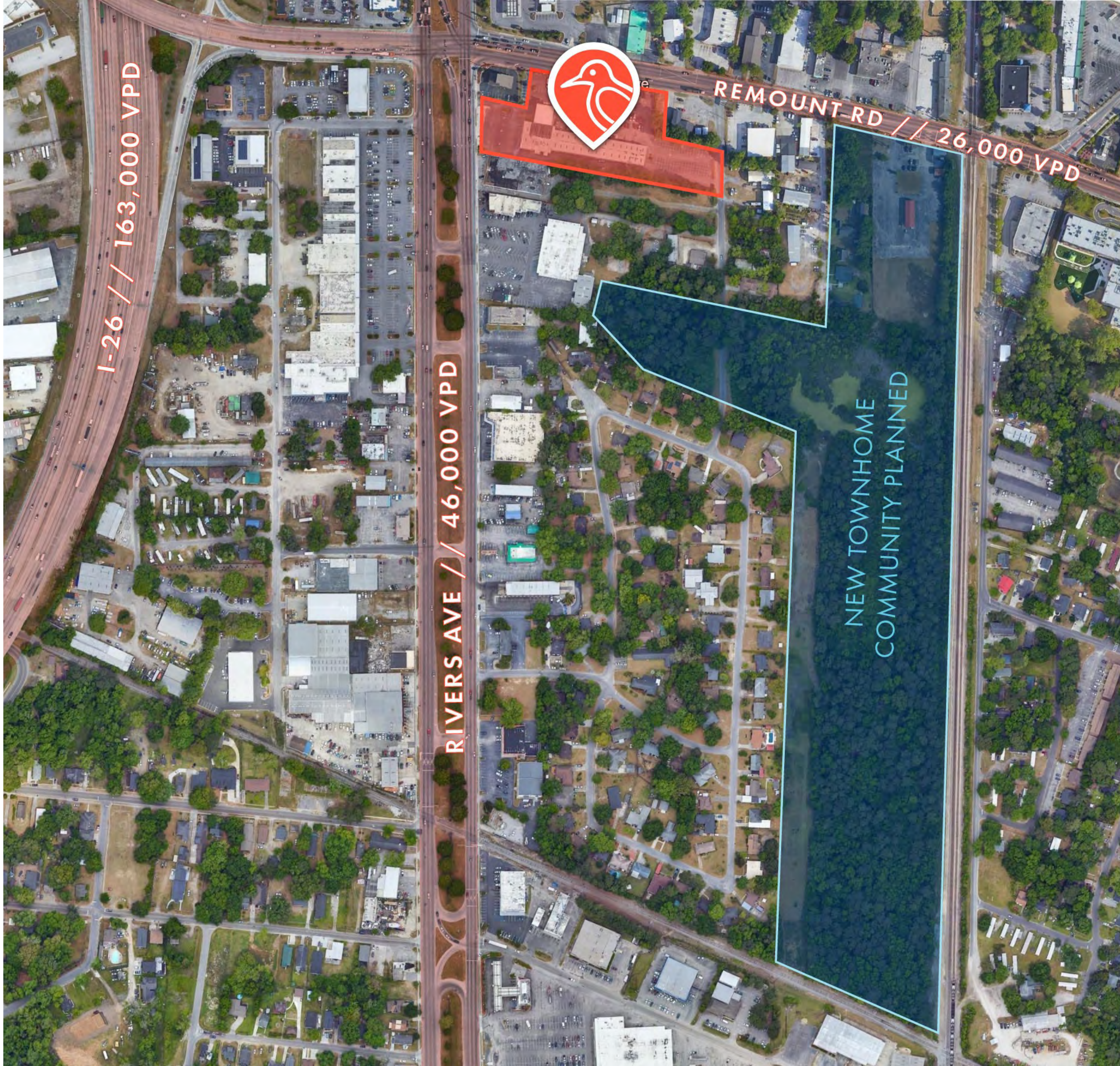
LANDLORD WORK/SPACE DELIVERY

- Occupiable warm vanilla shell
- Polished concrete floor
- ADA bathrooms
- Electrical and lighting distribution

TENANT ALLOWANCE

- Will be considered depending on credit and terms





AREA OVERVIEW

- This property sits on the highly trafficked intersection of Rivers Ave and Remount Rd that sees almost **75,000 vehicles drive past per day**.
- The Subject Property's block is set to add a **200-unit new townhome community (navy)** to this already densely populated neighborhood.
- North Charleston boasts a **28.8% population growth since 2010**
- In the path of growth with Park Circle and Navy Yard Charleston just southeast of the site.



DANIEL ISLAND
8.3 MILES / 13 MINS
MT. PLEASANT
11.3 MILES / 15 MINS

PARK CIRCLE
3.4 MILES / 9 MINS
Currently \$45MM of parks/rec & community centers/playgrounds under development

NAVY YARD CHARLESTON
4.8 MILES / 10 MINS

DOWNTOWN CHARLESTON
8.5 MILES / 14 MINS

NEW TOPGOLF
3.2 MILES / 8 MINS

NEW ROPER ST. FRANCIS HEALTH FACILITY
Announced \$1 billion investment to build a new medical campus

TANGER OUTLETS
3.2 MILES / 8 MINS

US NAVAL BASE
2.6 MILES / 5 MINS

BOEING

CHARLESTON INTERNATIONAL AIRPORT



REMOUNT RD

RIVERS AVE

I-26

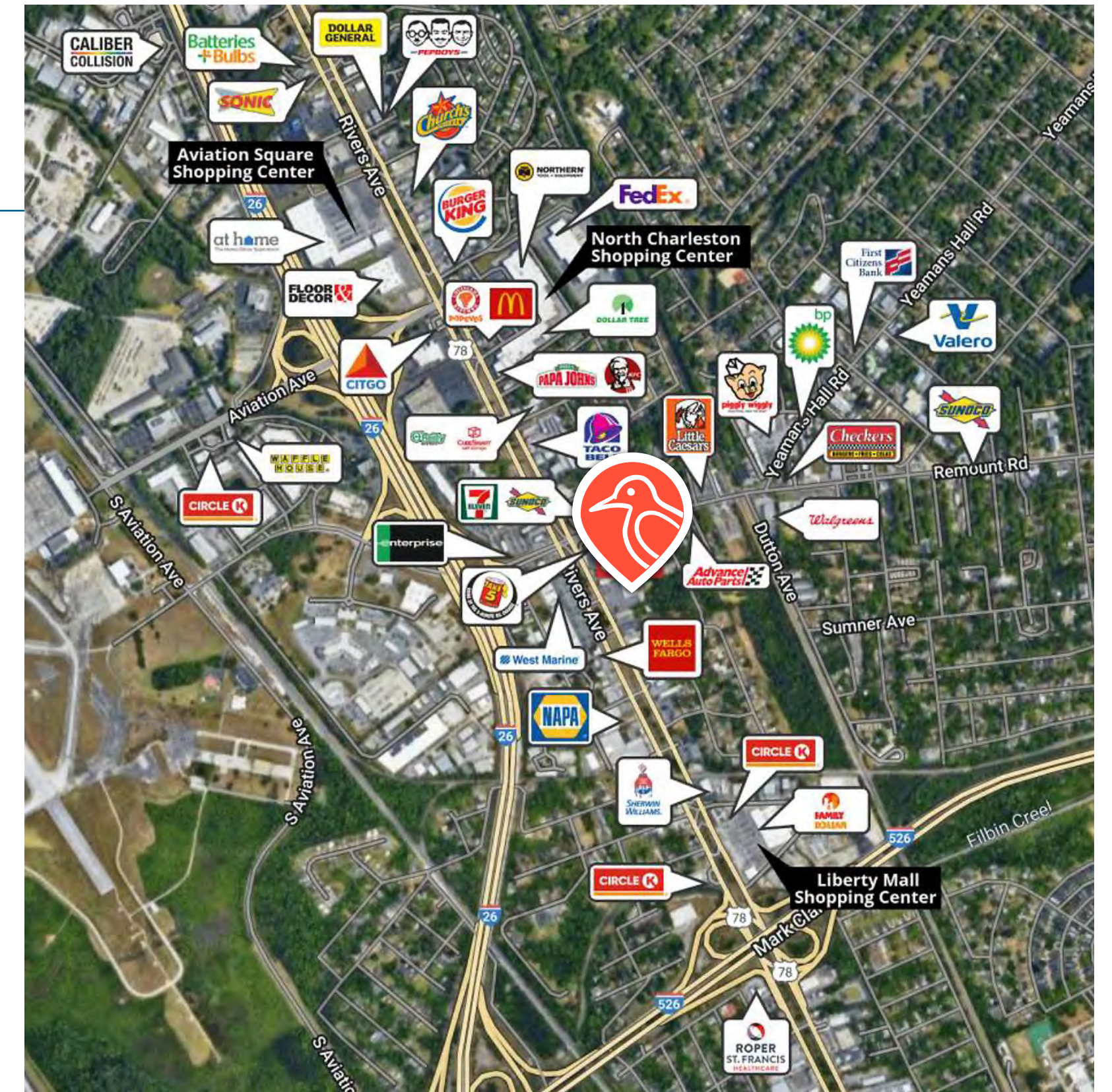
I-526

I-26

I-526

MARKET OVERVIEW

- Charleston's port access, coastal location, and relative affordability contribute to making the metro attractive.
- North Charleston has seen exponential growth over the past decade with more than a 28.8% population increase. Based on a 1.7% average annual population increase experienced over the past 5 years, North Charleston's population is projected to grow another 45% by 2040.
- The population demographics in a 3-mile, 5-mile, and 7-mile radius also show a steady population growth, with the largest demographic being the age group of 25-29.
- North Charleston is the largest retail market by inventory in the greater Charleston MSA with a 4.2% Q4 2022 vacancy rate, a 5.4% 2022 annual growth market rent growth and a YTD positive net absorption of 34k sf.
- The Park Circle neighborhood has enjoyed a renaissance over the past decade since the city of North Charleston began a push to revitalize E Montague St, its main business district.
- Rivers Avenue is the main commercial thoroughfare running through North Charleston connecting downtown's King St. up to Summerville with retail demand highly concentrated just north of I-526.



	3 MILES	5 MILES	7 MILES
POPULATION	45,420	130,657	217,002
HOUSEHOLDS	16,866	49,830	83,838
AVG. HH INCOME	\$56,998	\$56,979	\$65,999
5 YEAR GROWTH	15.1%	14.2%	14.2%





Tanger Outlets

NORTH CHARLESTON
SOUTH CAROLINA

Tanger Factory Outlet Centers, Inc. is a leading operator of upscale open-air outlet centers that owns, or has an ownership interest in, a portfolio of 36 centers with one additional center currently under development. Tanger's operating properties are located in 20 states and in Canada, totaling approximately 13.6 million square feet, leased to over 2,600 stores operated by more than 600 different brand name companies. The Company has more than 41 years of experience in the outlet industry and is a publicly-traded REIT.

- 85+ BRAND STORES
- NEARBY RESTAURANTS
- EASY TRAVEL ACCESS



Navy Yard Charleston

NORTH CHARLESTON
SOUTH CAROLINA

Beginning its operation as a working dry dock in 1901, Navy Yard Charleston* has maintained a naval presence on the North Charleston waterfront for nearly a century. Today, the site includes the former Naval Hospital – North Charleston's tallest building at ten stories, a neoclassical power plant, and a series of storehouses.

In partnership with local developers, Jamestown plans to reposition the 45-acre site into a mixed-use neighborhood. The redevelopment will bring more than 1.2 million square feet of new office space, residences, shopping, and dining to the nearby Park Circle neighborhood, as well as new green spaces, a concert hall, and an outdoor events venue.

The team expects to break ground and begin renovations this year and is currently in the design phase, exploring how the buildings on the site will be repurposed. While Navy Yard Charleston will go through extensive renovations, the team has made a commitment to preserve the area's local character, architectural detail, and history and bring new amenities to the community along the Cooper River.

Address:

1360 Truxtun Ave, North Charleston, SC 29405

Building Details:

12 buildings / 45 acres

Park Circle

The revitalization of North Charleston's Park Circle neighborhood has made it popular with families and small business owners.

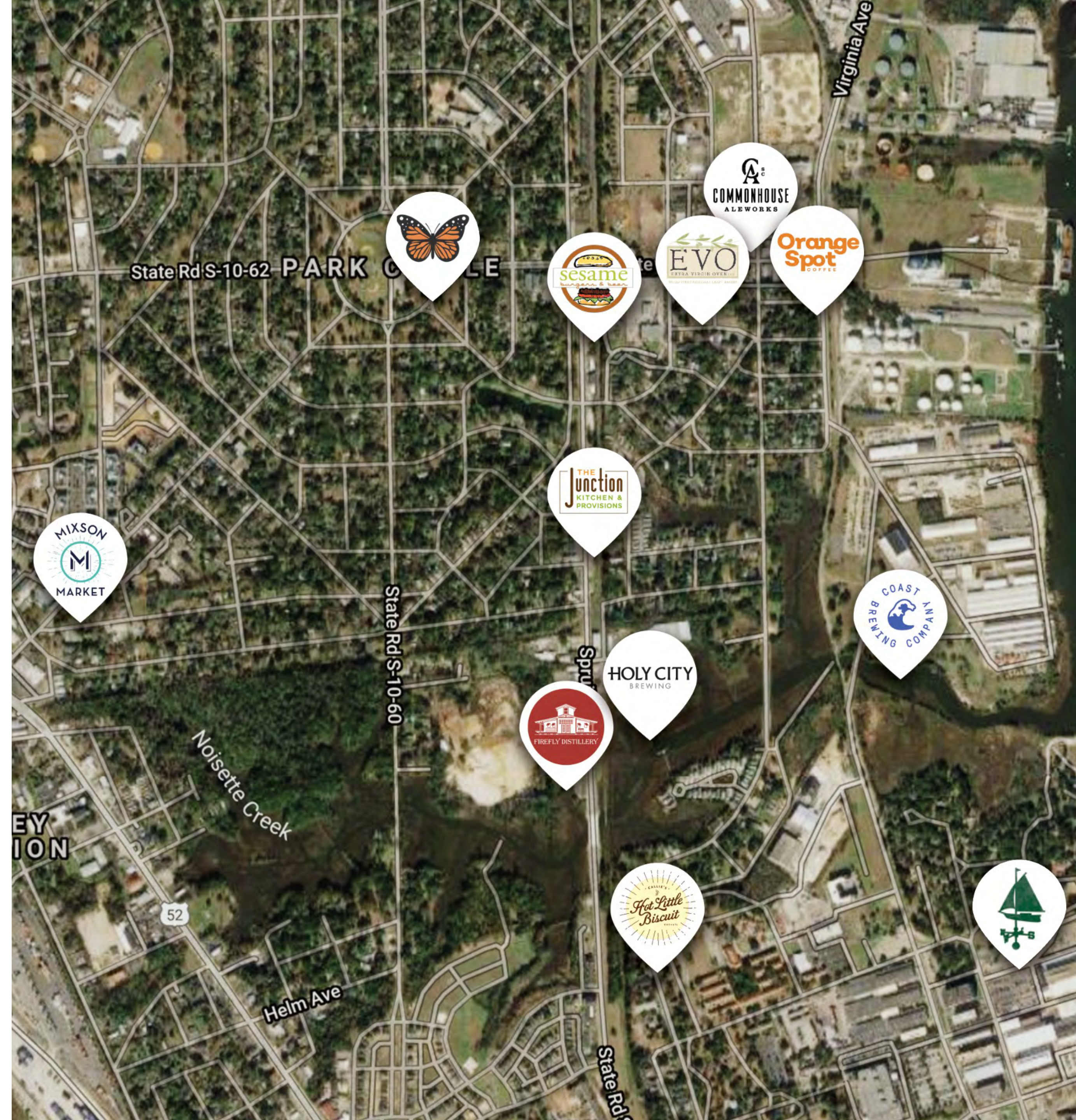
Millennials and young families are attracted by its older homes and spacious yards—while business owners hope to take advantage of the developing commercial district. Once in disrepair, East Montague Ave is now lined with breweries, ice cream parlors, amazing restaurants, local shops and galleries. Nearby a 30-plus acre park provides playgrounds, dog runs, and a weekly farmers market.

Riverfront Park

Set on the banks of the beautiful Cooper River, the park is adjacent to historic homes, surrounded by graceful oaks and features an 800-foot boardwalk. It also boasts an impressive contemporary Performance Pavilion with state of the art amphitheater. The park plays host to a wide variety of outdoor events, including the annual High Water Festival which draws an average of 10,000 guests for musical performances. With big events now a regular occurrence, efforts to expand the site across Noisette Creek are currently in the works.

"We are all excited about the growing success and appreciation for Riverfront Park. It had a slow start. Now, it's one of the most popular outdoor recreation venues in the region."

– Councilman Ron Brinson





FACTS & FIGURES

CHARLESTON, SOUTH CAROLINA

1

Growth in U.S.
**Manufacturing
Jobs**

2

State for
Doing
Business

(Area Development)

30

New Residents
Move to the
Region Everyday

**TOP
-5-**

Best City to
Start a
Business

INC. Magazine 2017

20th

in the U.S. for
**Advanced
Industries**

Charleston's durable employment growth is 3.7x U.S. average

"Charleston is riding high. Year-ago employment growth is tracking near 3% more than a full percentage point better than the state and national averages. Construction employment continues to lead the way as builders respond to strong demand for residential and commercial properties. Meanwhile, most other private industries and the public sector are pulling their weight. At 3.8% the unemployment rate is the lowest in the state despite exceptionally strong labor force growth. The tight labor market is putting upward pressure on wages, which are growing at their fastest pace since 2011....Charleston will remain an above-average performer through the end of the decade thanks to rapid growth in manufacturing and consumer industries...Longer term, robust population growth and low business cost will allow Charleston to keep pace with us U.S." Moody's Analytics March 2017

75
Different
Companies

\$2.7B+
Direct Capital
Investments

11.6K+
New Jobs to the
Charleston Area

HEALTHCARE

- MUSC: 13,000 jobs
- Roper: 5,700 jobs
- Trident: 2,600 jobs

\$5.0B Annual Economic Impact

30K Charleston MSA jobs

EDUCATION

- Trident Tech: 15,000 students
- College of Charleston: 11,000 students
- The Citadel: 3,500 students
- MUSC: 3,000 students

\$4.5B Annual Economic Impact

40K Charleston MSA jobs

TRADE

- Port of Charleston
- \$2.1B investment: completion 2021
- Deepest port on the East Coast, most productive in North America

\$53B Annual Economic Impact

50K Charleston MSA jobs

TOURISM

- 7M annual visitors
- World-renowned destination

\$7.4B Annual Economic Impact

40K Charleston MSA jobs

TRANSPORTATION

- Charleston International Airport
- 4.5M annual passengers
- 8 airlines serving 24 cities
- \$200M Terminal Renovation

\$6.4B Annual Economic Impact

6K Charleston MSA jobs

MILITARY

- Joint Base Charleston
- Navy: 12,000 jobs
- Air Force: 7,300 jobs
- SPAWAR: 3,100 jobs

\$4.7B Annual Economic Impact

22K Charleston MSA jobs



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