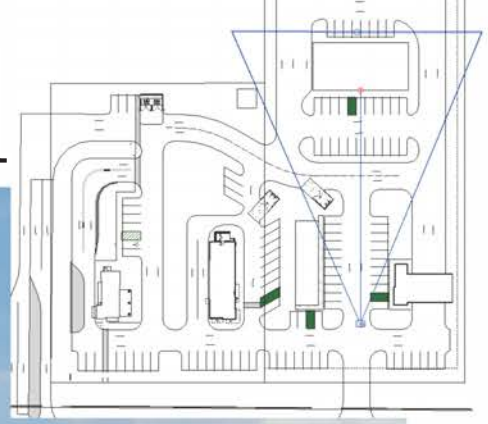
1769 State Road

SUMMERVILLE, SC 29486



Located in the heart of the Cane Bay area. Explosive and sustained residential growth coupled with the announcements of large employment opportunities near the Volvo plant will continue the need for retail services along State Road (Hwy 176).

PROPERTY DESCRIPTION:

- Approximately ±6,000 SF of new retail serving the Cane Bay market
- Suites from ±1,500 - 6,000 SF available for lease
- Endcap with drive-thru available
- Excellent visibility along State Road for retail development
- Full access to State Road with median break
- Zoning: GC (General Commercial) - Berkeley County
- Delivering Fall of 2026!
- **LEASE RATE: $42/SF, NNN**

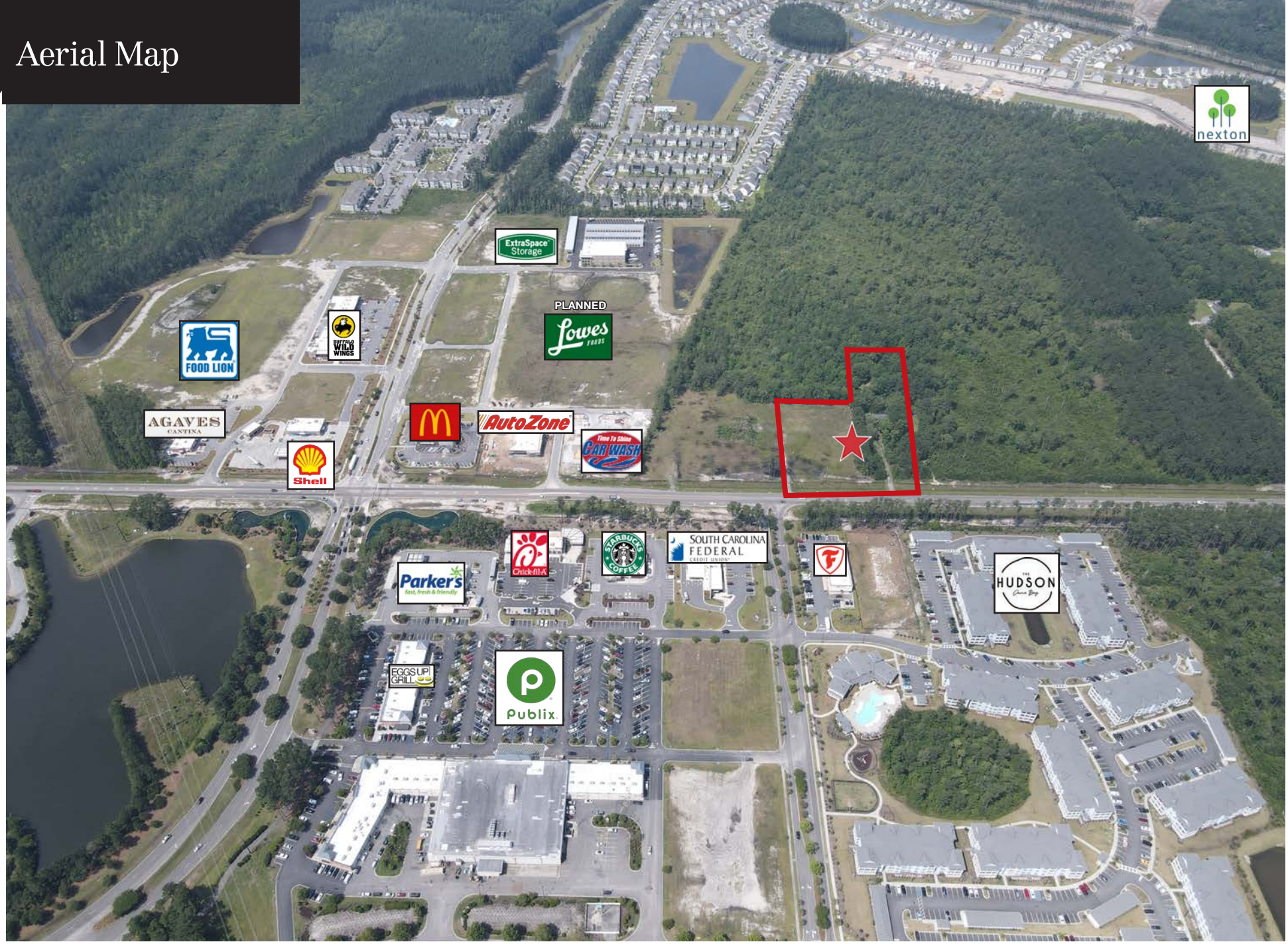
FOR MORE INFORMATION:

Will Sherrod, CCIM
+1 843.364.3796
wsherrod@naicharleston.com

Christi Copenhaver
+1 843.513.0595
ccopenhaver@naicharleston.com

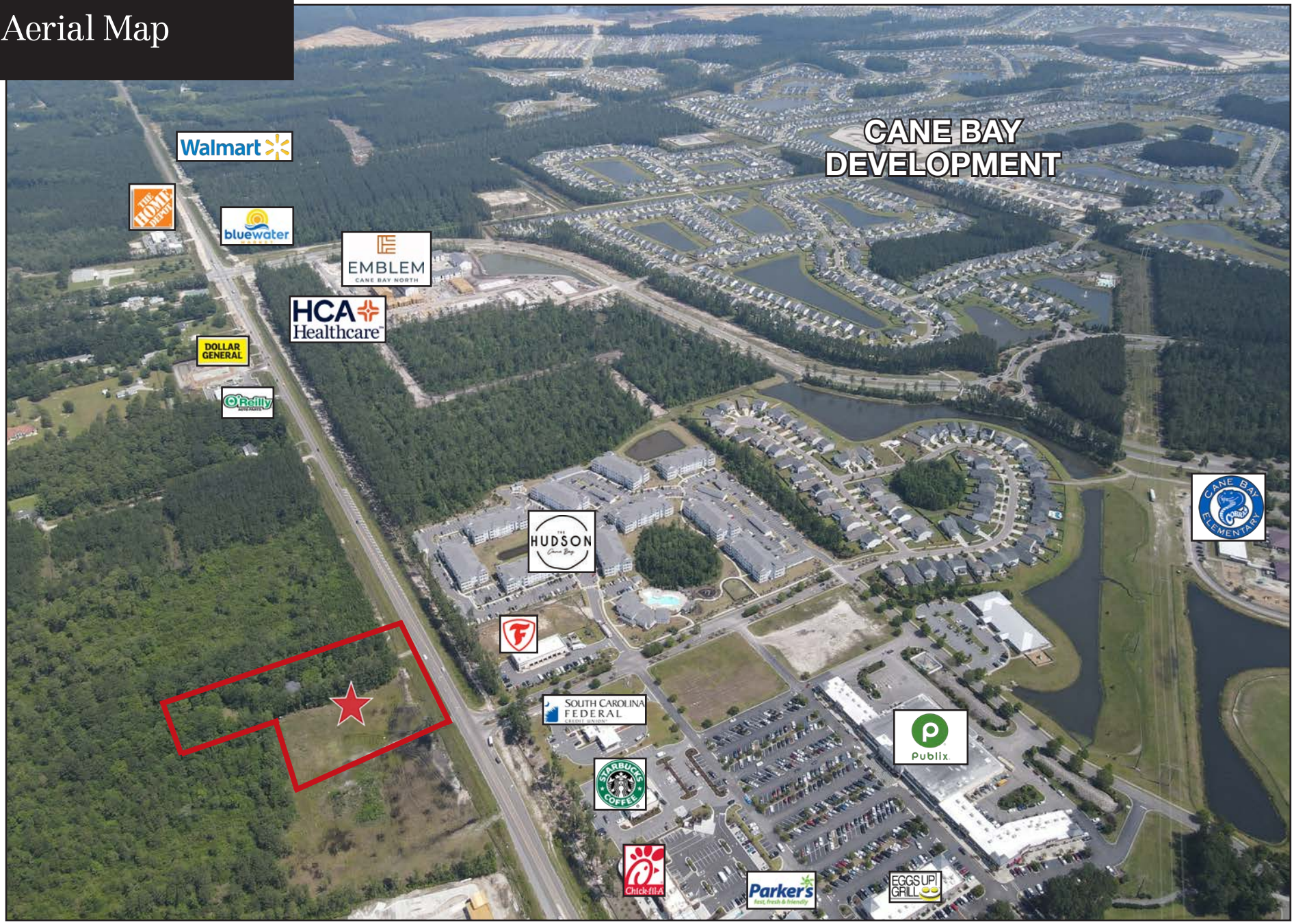
NAI Charleston

Aerial Map



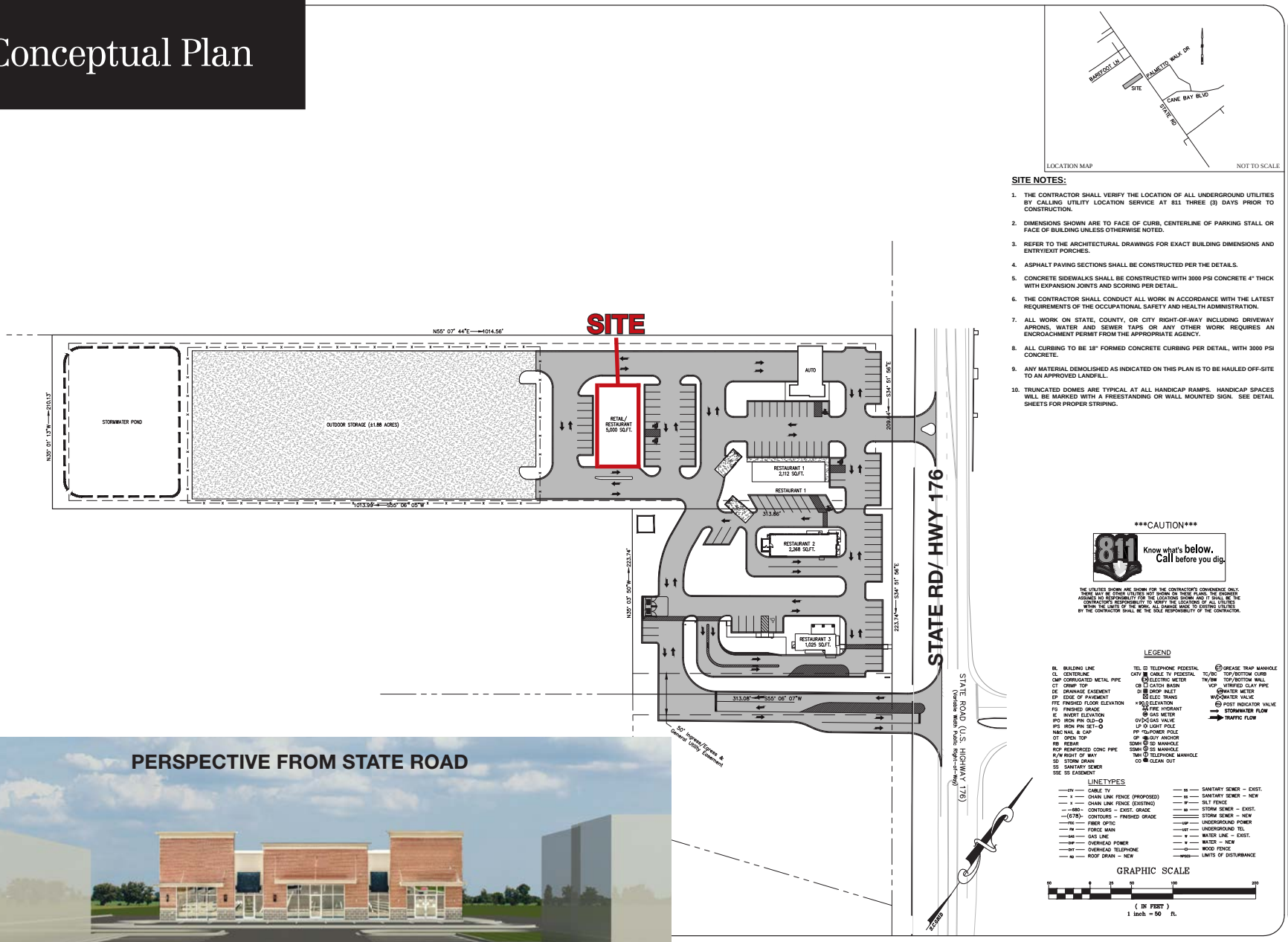
NAI Charleston

Aerial Map



NAI Charleston

Conceptual Plan



SITE NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
4. ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
5. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
6. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
7. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
8. ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
9. ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
10. TRUNCATED DOMES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.

CAUTION

811 Know what's below. Call before you dig.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LEGEND

BL BUILDING LINE
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CT CRIMP TOP
DE DRAINAGE EASEMENT
EP EDGE OF PAVEMENT
FFE FINISHED FLOOR ELEVATION
FG FINISHED GRADE
IE INVERT ELEVATION
IPO IRON PIN OLD
IPS IRON PIN SET
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
RCP REINFORCED CONC PIPE
R/W RIGHT OF WAY
SD STORM DRAIN
SS SANITARY SEWER
SSE SS EASEMENT
TEL TELEPHONE PEDESTAL
CATV CABLE TV PEDESTAL
ELECTRIC METER
CB CATCH BASIN
DI DROP INLET
ELEC TRANS
ELEVATION
FIRE HYDRANT
GAS METER
GVO GAS VALVE
LP LIGHT POLE
PP POWER POLE
GP GUY ANCHOR
SDMH SD MANHOLE
SSMH SS MANHOLE
TMH TELEPHONE MANHOLE
CO CLEAN OUT
GT GREASE TRAP MANHOLE
TC/BC TOP/BOTTOM CURB
TW/BW TOP/BOTTOM WALL
VCP VITRIFIED CLAY PIPE
WM WATER METER
WVO WATER VALVE
PIV POST INDICATOR VALVE
STORMWATER FLOW
TRAFFIC FLOW

LINETYPES

CTV CABLE TV
X CHAIN LINK FENCE (PROPOSED)
X CHAIN LINK FENCE (EXISTING)
680 CONTOURS – EXIST. GRADE
(678) CONTOURS – FINISHED GRADE
FOC FIBER OPTIC
FM FORCE MAIN
GAS GAS LINE
OHP OVERHEAD POWER
OHT OVERHEAD TELEPHONE
RD ROOF DRAIN – NEW
SS SANITARY SEWER – EXIST.
SS SANITARY SEWER – NEW
SF SILT FENCE
SD STORM SEWER – EXIST.
SD STORM SEWER – NEW
UGP UNDERGROUND POWER
UGT UNDERGROUND TEL
W WATER LINE – EXIST.
W WATER – NEW
WOOD WOOD FENCE
LOD LIMITS OF DISTURBANCE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SITE DESIGN, INC.
CIVIL ENGINEERS · SURVEYORS · LANDSCAPE ARCHITECTS
www.sitedesign-inc.com
225 ROCKY CREEK ROAD
CHARLESTON, S.C. 29415
PH: (843) 271-0405

NO.	DATE
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NOT FOR CONSTRUCTION

S.C. REG 14400

CANE BAY RETAIL DEVELOPMENT

SUMMERVILLE
BERKELEY COUNTY
SOUTH CAROLINA

EAGLE DEVELOPMENT GROUP, LLC

HORZ. SCALE:	1" = 50'
VERT. SCALE:	N/A
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	CSW
DATE:	12/17/2024

S240572

OVERALL SITE PLAN

SHEET 5 OF 26

C200

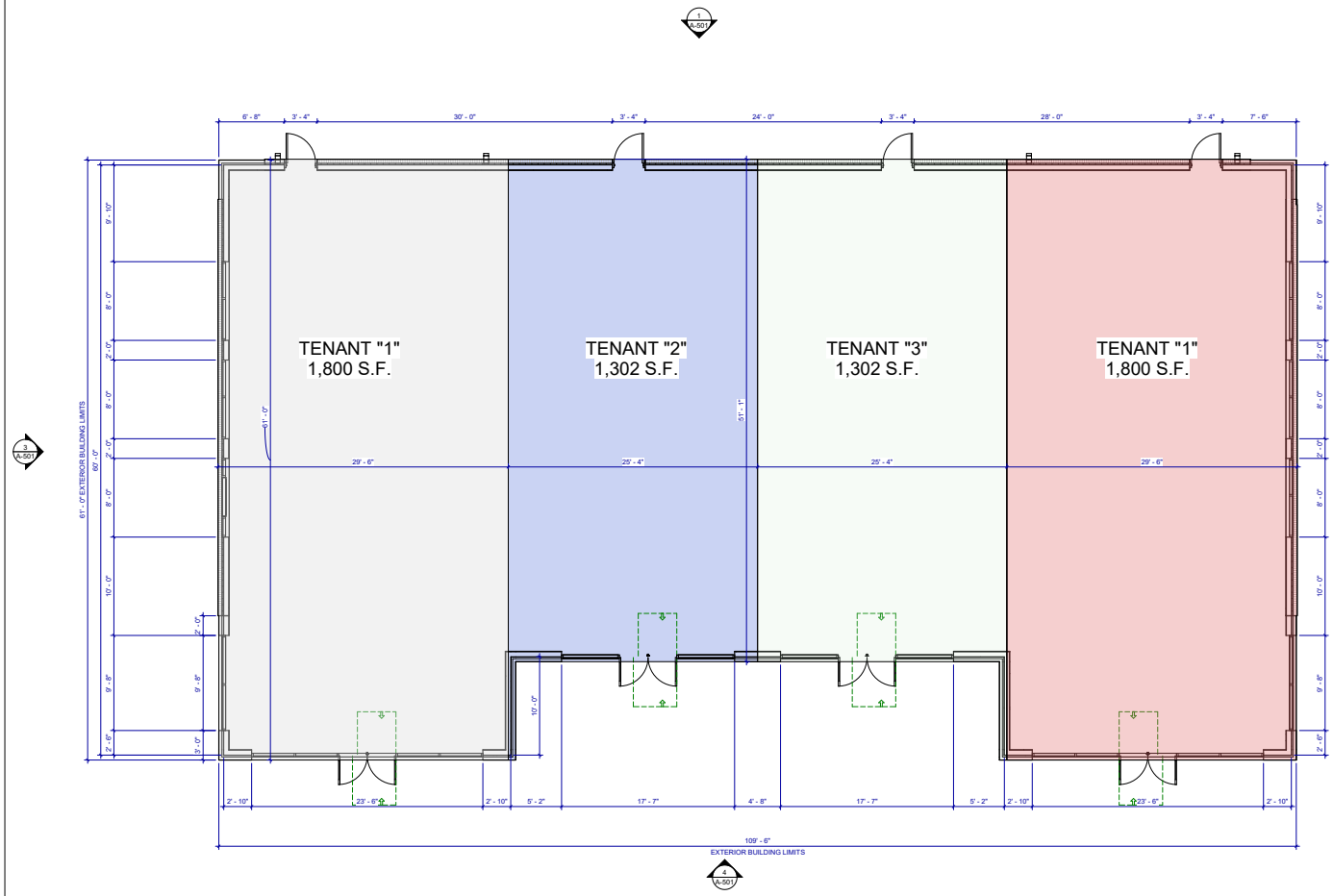
NAI Charleston

Floor Plan

OVERAL PLAN GENERAL NOTES

A. ALL PLAN DIMENSIONS NOTED ARE TO FACE OF STUD AND/OR ROUGH OPENING, U.N.O.
B. ALL OPENING DIMENSIONS ARE TO EDGE OF ROUGH OPENING, U.N.O.
C. REFER TO FLOOR PLANS FOR FURTHER INFORMATION.

DRAWING KEYNOTES



1 A-100 **OVERALL FLOOR PLAN**
3/16" = 1'-0"

NORTH

PLAN LEGEND

- NEW WALL - TO 6" ABOVE HIGHEST ADJ. CEILING
- NEW WALL - FULL HT. TO STRUCTURE ABOVE
- NEW WALL, 3 - HOUR FIRE RATED
- NEW CONSTRUCTION, PARTIAL HEIGHT
- NEW CONSTRUCTION, OVERHEAD

GP|N architecture, inc

GERALD P. NOE ARCHITECT

399 LUCERNE DRIVE
SPARTANBURG, SC 29302
P: 864.583.2215 F: 864.583.2265
mail@gpnarcht.com

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DESIGNED BY: JMF
APPROVED BY: GPN

PRELIMINARY - FOR REVIEW

REVISIONS:

No.	Description	Date	By

PROJECT NAME:

CANE BAY RETAIL BUILDING
BERKELEY COUNTY, S.C.

SHEET TITLE: PRELIMINARY FLOOR PLAN

PROJECT NO. 24-219
DATE XX/XX/202X
SHEET NO. **A-100**

SHEET____ OF ____

NAI Charleston

NAI Charleston

Demographic Profile

	5 minutes	10 minutes	15 minutes
Census 2020 Summary			
Population	6,923	28,002	78,739
Households	2,173	10,203	28,886
Average Household Size	3.18	2.74	2.71
2024 Summary			
Population	8,164	35,251	91,178
Households	2,637	12,981	33,800
Families	2,079	9,591	24,487
Average Household Size	3.09	2.71	2.68
Owner Occupied Housing Units	2,201	9,278	24,447
Renter Occupied Housing Units	436	3,703	9,353
Median Age	38.2	36.8	36.9
Median Household Income	$101,923	$89,693	$84,140
Average Household Income	$117,243	$104,996	$99,403
2029 Summary			
Population	9,742	42,787	103,323
Households	3,194	16,005	38,992
Families	2,515	11,793	28,196
Average Household Size	3.05	2.67	2.64
Owner Occupied Housing Units	2,558	10,783	27,503
Renter Occupied Housing Units	635	5,222	11,489
Median Age	38.7	37.7	38.0
Median Household Income	$112,344	$101,892	$95,542
Average Household Income	$136,993	$122,024	$115,542

DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.