

SOUTHWIND STATION - BUILDING PAD D

2005 Slack Tide Drive, Johns Island, SC

SALE PRICE: \$2,599,000

For more information:

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**BUILDING
D**

PROPERTY HIGHLIGHTS:

- Pad site for a ±14,100 SF two-story building
- Pre-construction and engineering completed
- Abundant surrounding parking provided to serve Pad D
- Located on the major thoroughfare of rapidly expanding Johns Island between River Road and Bohicket Road
- Construction for the site is nearing completion
- The development is located at the entrance to the future Low Tide Brewery
- Surrounded by multiple new developments, restaurants, and retail
- High visibility & frontage on Maybank
- Zoned: PD- Planned Development - City of Charleston
- A portion of TMS #: 313-00-00-306
- SALE PRICE: \$2,599,000

**BUILDING
D**

Site Plan

BUILDING	SQUARE FEET
BUILDING A	±5,215 SF
BUILDING B	±2,750 SF
BUILDING C	±3,929 SF
BUILDING D	±14,100
BUILDING E	±12,730
BUILDING F	±19,412
TOTAL	±58,136 SF

ROADSIDE MAN

- ## Site Plan
- SITE NOTES:**
1. LIGHT DISTRIBUTION VISIBILITY AT ALL EXITS AND/OR PARKING MANEUVERING MANUELS.
 2. THE SITE SHALL MEET THE ACCESSIBILITY REQUIREMENTS.
 3. THE PUBLIC RIGHT-OF-WAY MUST REMAIN ADA COMPLIANT.
 4. RADIUS DIMENSIONS REQUIRED TO EDGE OF PAYMENT.
 5. ROADWAY SPEED LIMIT = 25 MPH.
 6. SEE LANDSCAPE PLANS FOR STREET LIGHT LOCATIONS.
 7. ALL PROPOSED STREET LIGHTING REQUIRE AN APPROVED AND SEALED LIGHTING PLAN FROM BEC PRIOR TO ANY ASSOCIATED LIGHTING OR INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL CONDUIT IN ACCORDANCE WITH BEC SPECIFICATIONS.
 8. DEMONSTRATION/CONSTRUCTION ROUTE TO AND FROM THE SITE WILL BE VIA WABANK HWY.
 9. FOR EASEMENT INFORMATION SEE SHEET 7.
 10. FOR STRIPING & SIGNAGE INFORMATION SEE SHEET 7.
 11. IF A RETAIL USE IS NEEDED IN THE FUTURE A LEADING ZONE BASED ON THE TOTAL SQUARE FOOTAGE OF THE COMMERCIAL SPACE WILL BE REQUIRED.
 12. EACH BUILDING AND BUSINESS LICENSE APPLICATION WILL NEED TO PROVIDE THE MINIMUM NUMBER OF PARKING SPACES.
 13. ALL SOWS REQUIRE A SEPARATE PERMIT, CONTACT A PRESERVATION PLANNER AT 724-3791 FOR MORE INFORMATION.



SURNAME



NORTH



02/02/2024



175

SITE LAYOUT PLAN

SOUTHWIND STATION

CITY OF CHARLESTON, CHARLESTON COUNTY, SC

PROJECT	08100.1
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DATE: 10/26/202

SCALE: 1" = 30'

DESIGN:	KRN/ABC
DRAWN BY:	JAM

DRAWN:	JAW
CHECK:	KRN

REVISIONS

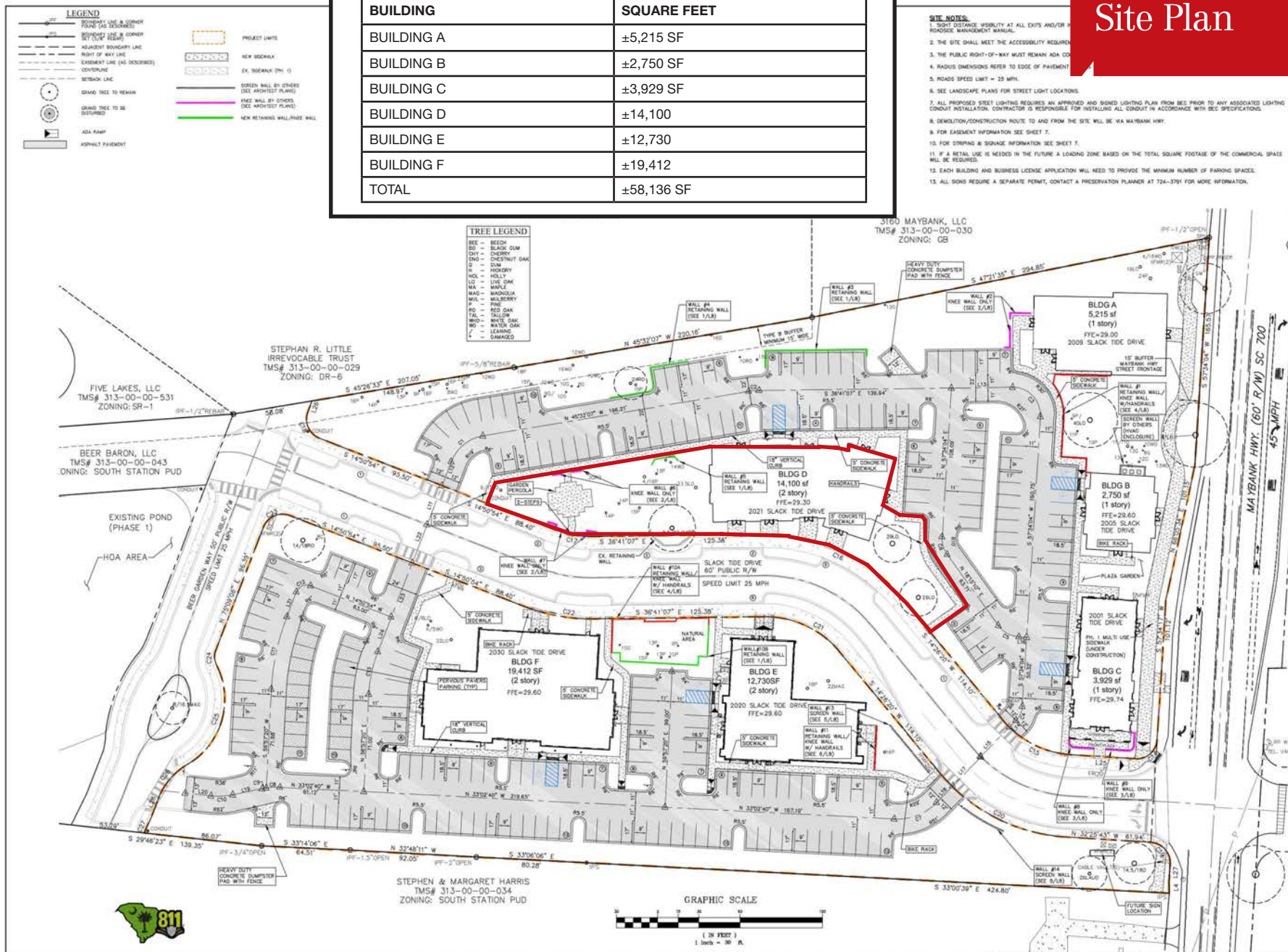
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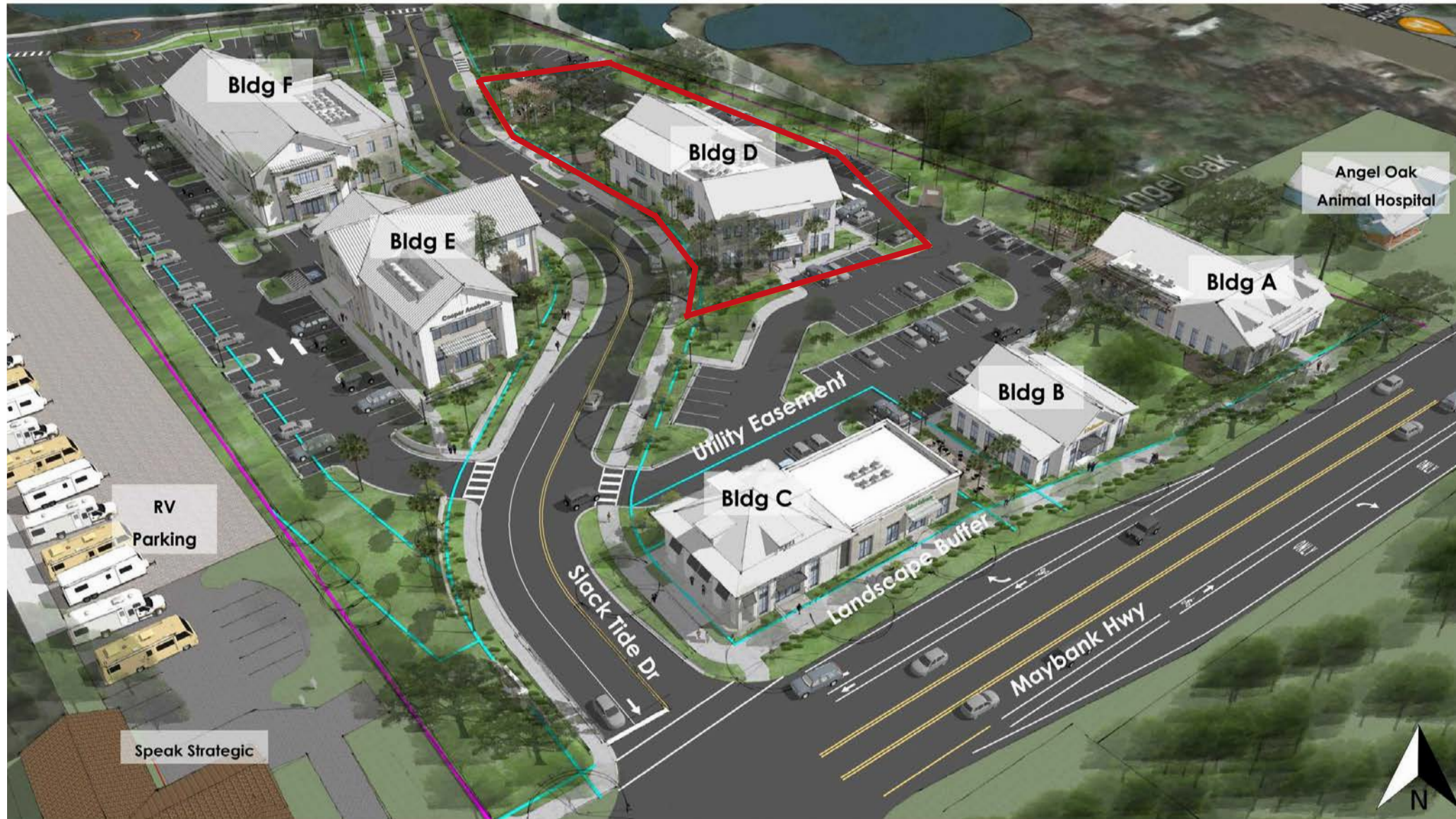
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SHEET

SHEET
6 OF 22

6 of 23













Slack Tide Dr

Crown at Live
Oak Square

LIVE OAK
SQUARE



MAYBANK
VILLAGE



Retailer Map

