



COMET CREEK CENTER

451 Comet Creek Lane
Summerville, SC 29468



COLDWELL BANKER
COMMERCIAL
ATLANTIC

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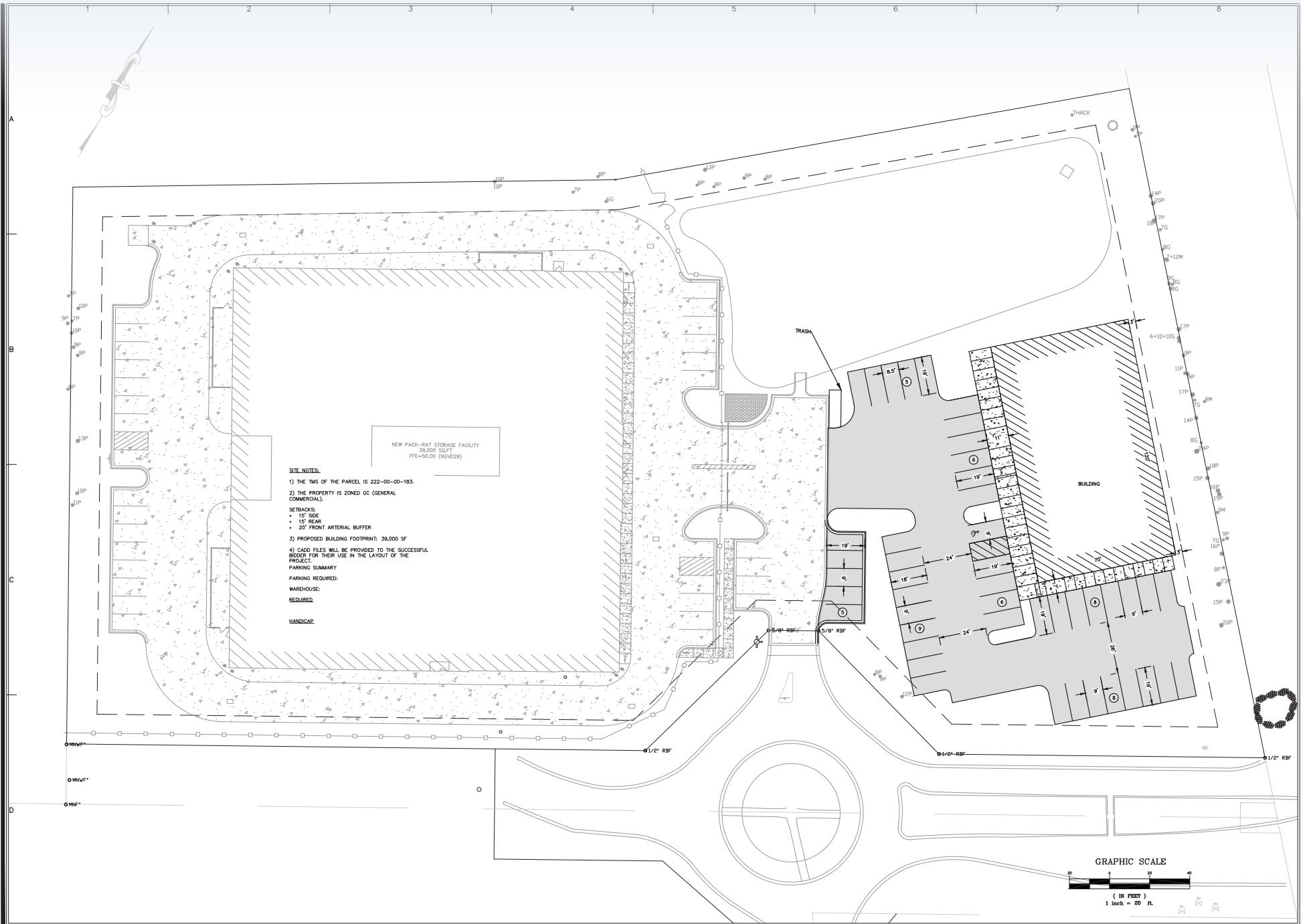


OFFERING SUMMARY

PROPERTY OVERVIEW

Lease Rate: \$35 PSF
Total Available: 1,400 SF - 8,400 SF
Lease Type: \$7.00 NNN
Municipality: Berkeley
Zoning: GC - General Commercial
Tax ID: 2220000183

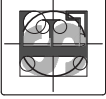
8,400 SF square foot strip center to be constructed. Expected delivery in 4Q 2025 and currently Pre-leasing. Just outside of the Carnes Crossroads and Sangaree housing development and down the street from the busy Saint James Avenue and N Main Street intersection.



NEW PACK-RAT STORAGE FACILITY
 39,000 SQ.FT
 FFE=50.00 (NOV29)

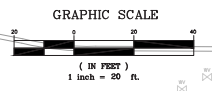
- SITE NOTES:**
- 1) THE TMS OF THE PARCEL IS 222-00-00-183.
 - 2) THE PROPERTY IS ZONED GC (GENERAL COMMERCIAL).
- SETBACKS:**
- 15' SIDE
 - 15' REAR
 - 20' FRONT ARTERIAL BUFFER
- 3) PROPOSED BUILDING FOOTPRINT: 39,000 SF
 - 4) CAD FILES WILL BE PROVIDED TO THE SUCCESSFUL BIDDER FOR THEIR USE IN THE LAYOUT OF THE PROJECT.
- PARKING SUMMARY**
- PARKING REQUIRED:
 WAREHOUSE:
 REQUIRED:
 HANDICAP:

FORSBERG ENGINEERING AND SURVEYING, INC.
 1587 SAVANNAH HIGHWAY SUITE B
 CHARLESTON, SOUTH CAROLINA 29417
 (843) 541-1111
 CIVIL ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE

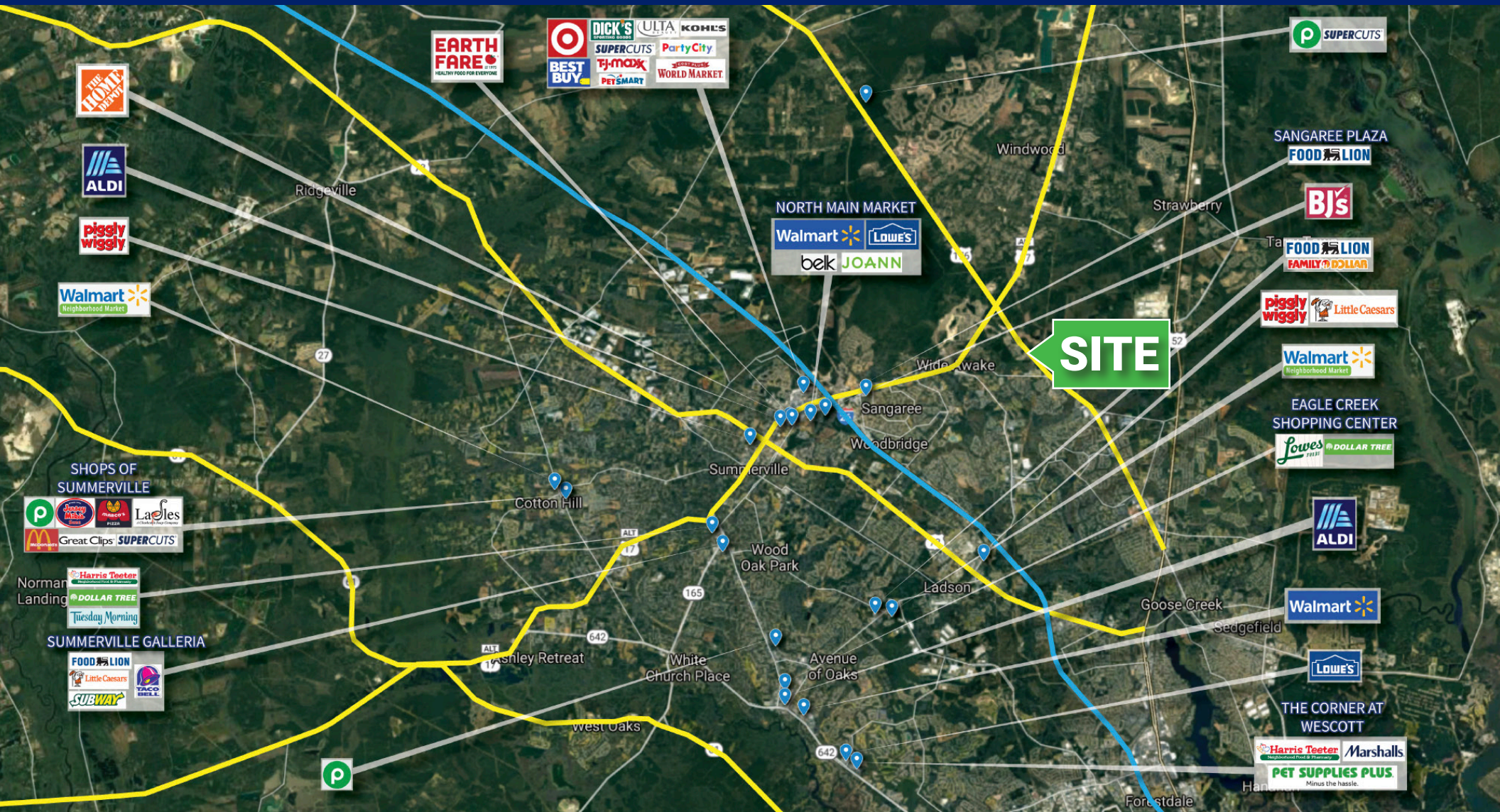


SITE PLAN
PACK-RAT STORAGE FACILITY
TMS 222-00-00-183/TRACT A-2-B1
 CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA

NOT FOR CONSTRUCTION	
GADSDEN A. LINTON III	
DATE	MAY 14, 2024
DRAWN/CHECKED	AEF/TL
LAST REVISED	
APPROVED	TL
SCALE	1"=20'
PROJECT NO.	5672-2
SHEET NUMBER	C300
OF	



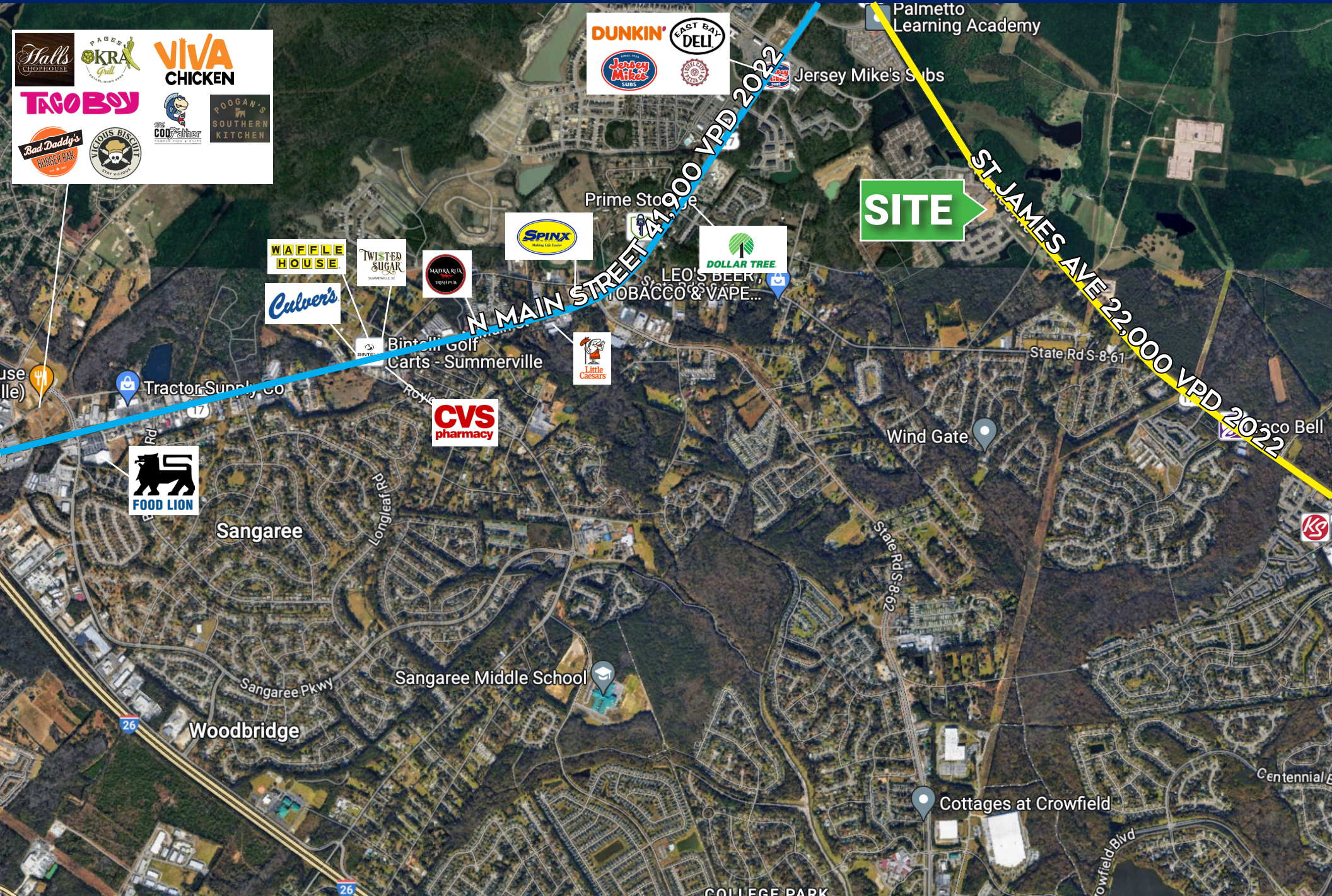
AREA MAP



DEVELOPMENT



AREA RETAILERS



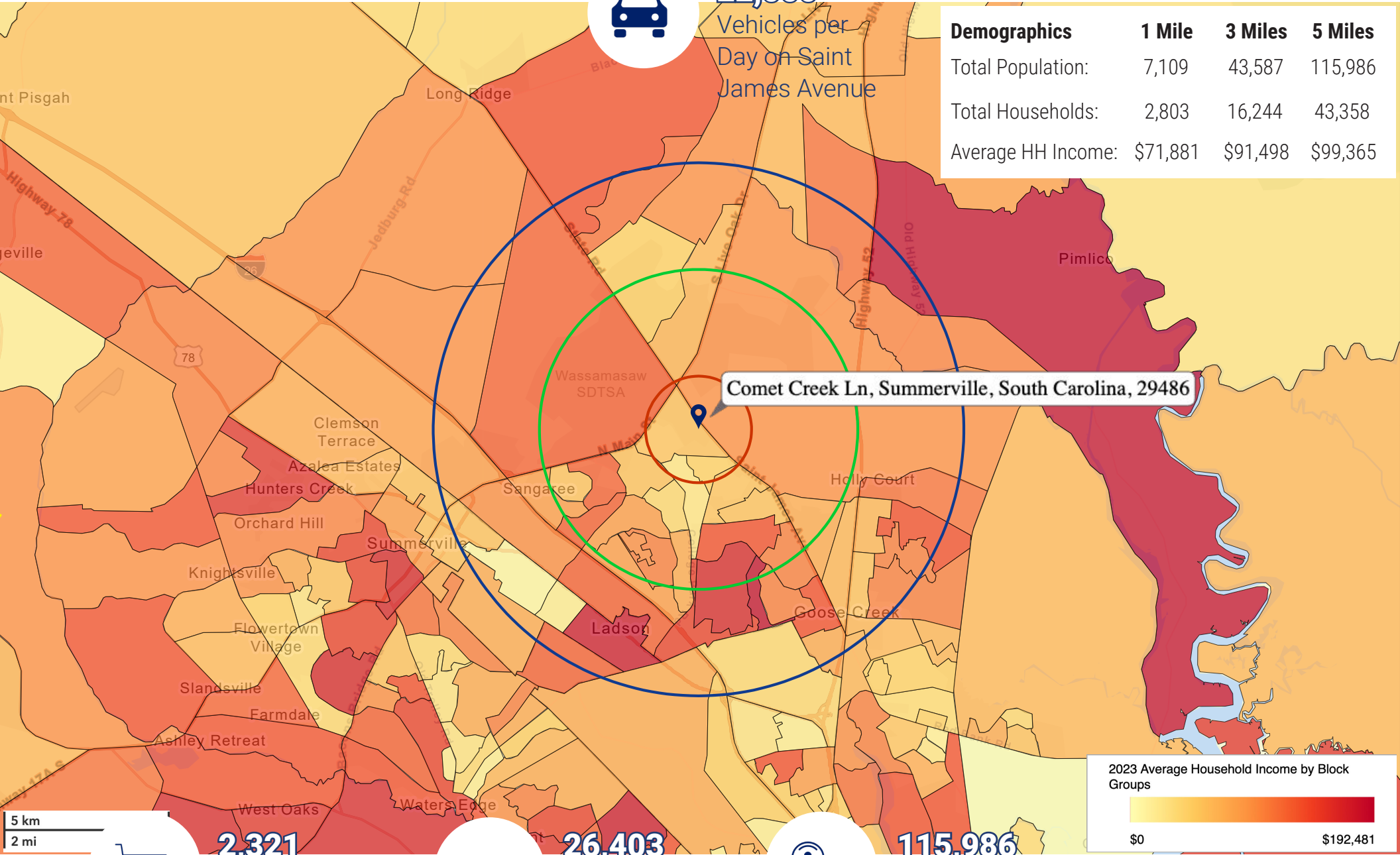
DEMOGRAPHICS



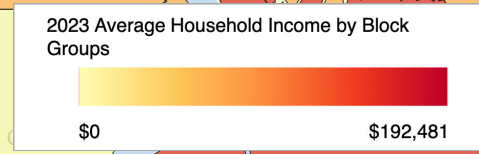
22,000

Vehicles per Day on Saint James Avenue

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	7,109	43,587	115,986
Total Households:	2,803	16,244	43,358
Average HH Income:	\$71,881	\$91,498	\$99,365



Comet Creek Ln, Summerville, South Carolina, 29486



5 km
2 mi

2,321
Businesses
within 5 Miles



26,403
Employees
within 5 Miles



115,986
Population
within 5 Miles

All demographics based on Esri forecasts for 2023
SCDOT AADT 2022

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