

AVAILABLE - FOR LEASE

CARNES STATION

1129 - 1135 SAINT JAMES AVENUE, SUMMERVILLE, SC 29486

RETAIL | OFFICE | MEDICAL



Area amenities:



OFFERED BY



(843) 856-4600
www.belklucy.com

Blair Belk, CCIM
blair.belk@belklucy.com
(843) 606-5449 — direct office
(843) 709-9292 — mobile

Roddy Smith
AND roddy.smith@belklucy.com
(843) 834-7448 --- mobile



PROPERTY INFORMATION



PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for Carnes Station ideally positioned on well traveled Saint James Avenue. Construction is underway on this multi-building retail | office center which features Class A construction and thoughtful design. Located in the heart of Carnes Crossroads area, this property has excellent visibility and convenient access in a high-growth market. Opportunities exist for retail, medical, office and restaurant users. Several end-cap suites will be delivered with grease traps.

AREA DESCRIPTION

This property is situated in the Carnes Crossroads area of Summerville/Goose Creek, SC. This area surrounding the intersection of Highway 176 (St. James Ave.) and Highway 17A (N Main St.) has easy access to both downtown Charleston and historic Summerville. Beautiful master-planned communities and numerous amenities surround this growing area.

TERMS AND CONDITIONS

Size	1,193 - 4,850 sf
Rate	\$31.00-38.00/sf NNN
CAM, Taxes, and Ins. (est)	\$7.50/sf

DEMOGRAPHICS (5-MILE)

Population	116,1136
Households	43,554
Average Household Income	\$104,052
Traffic Count	26,000 VPD

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SITE PLAN



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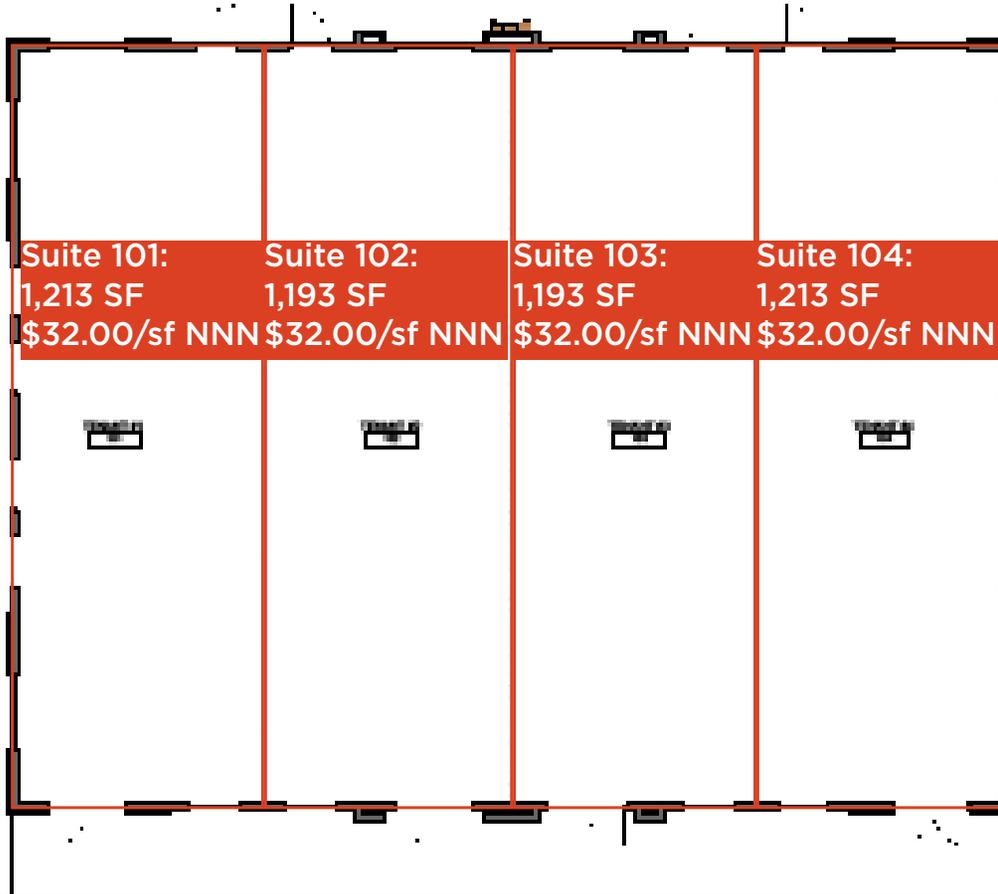
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Building 1: 1135 Saint James Avenue

**UNDER
CONSTRUCTION!!**



* up to 4,850 SF available

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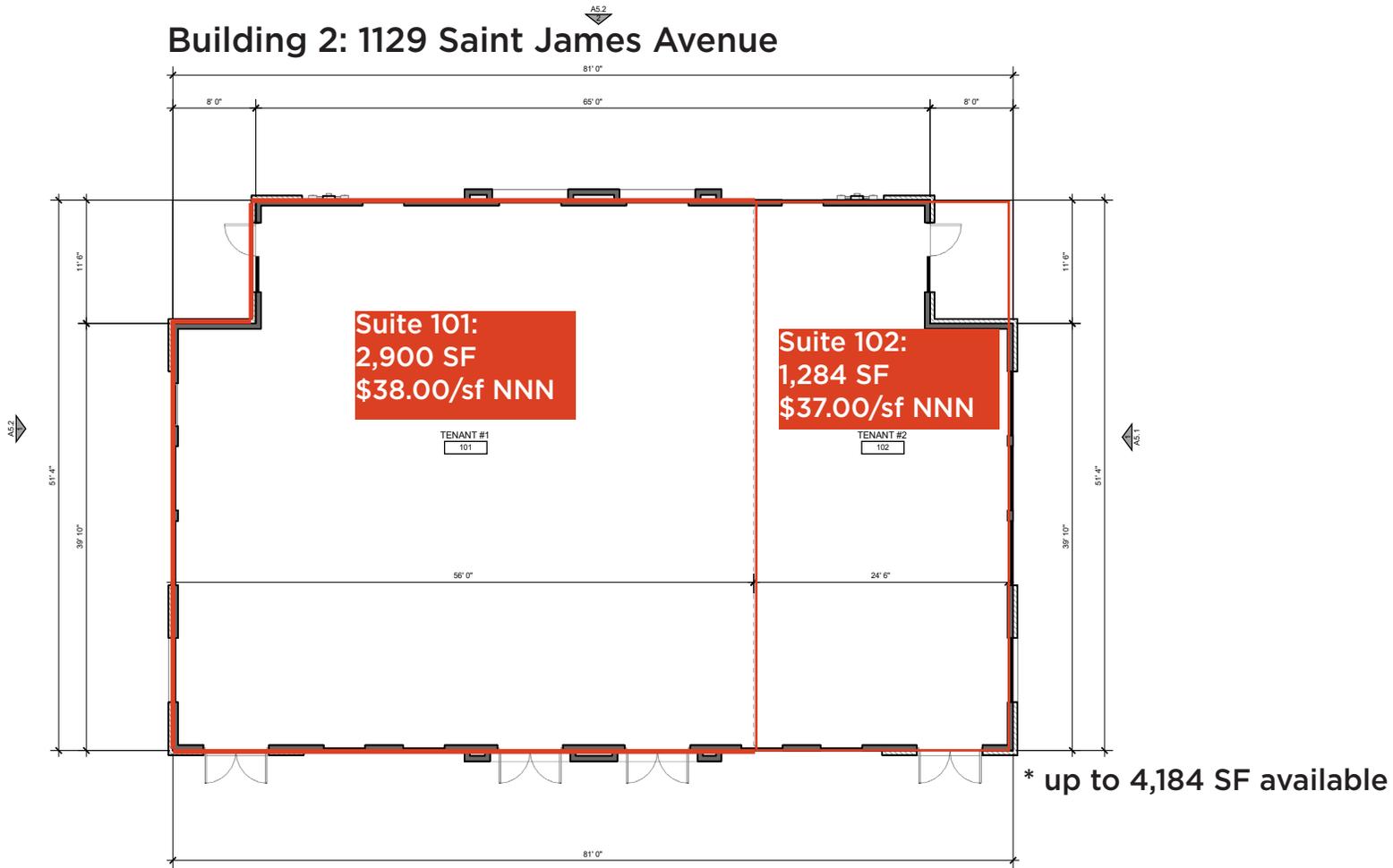
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Building 2: 1129 Saint James Avenue



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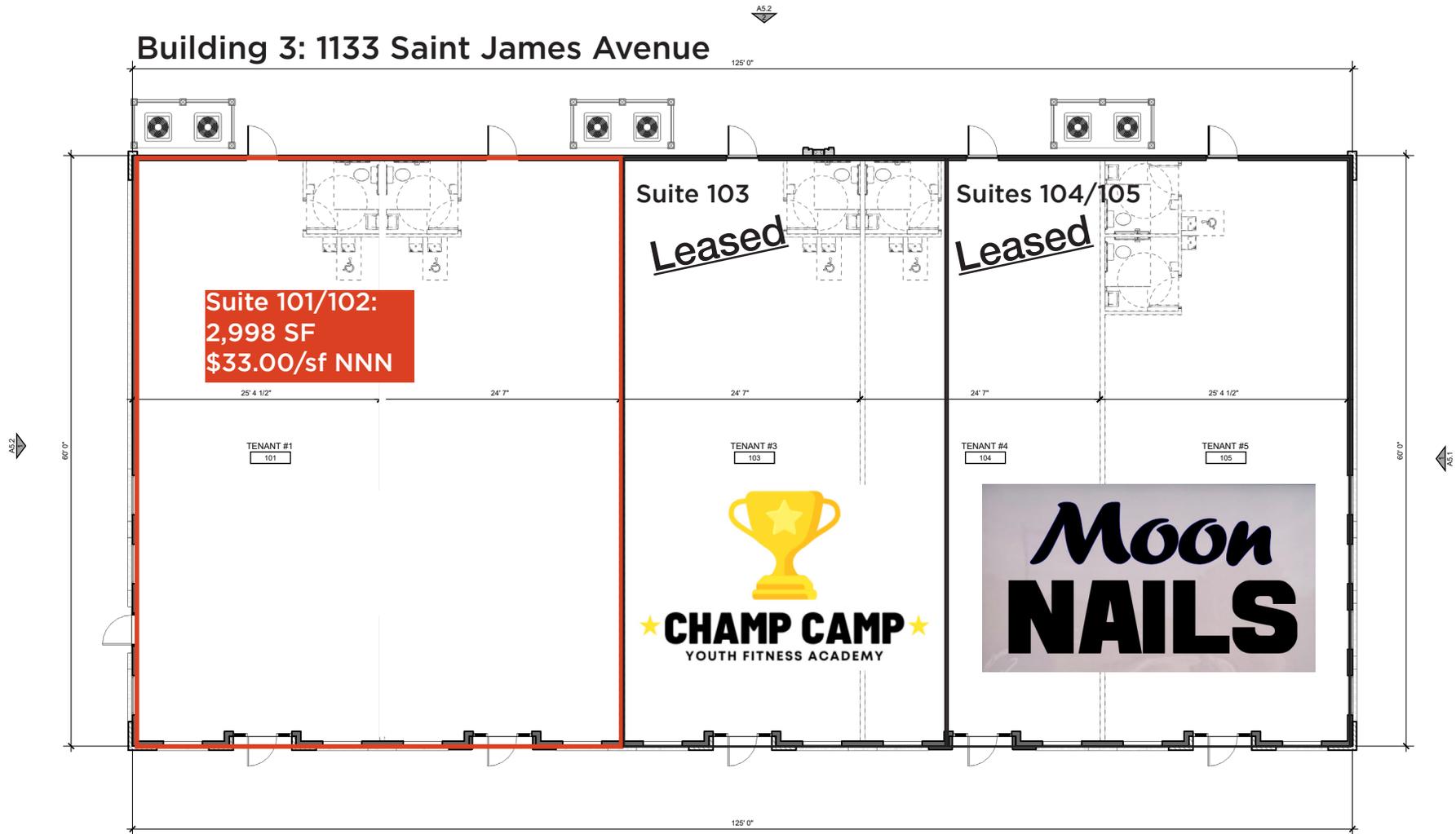
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Building 3: 1133 Saint James Avenue



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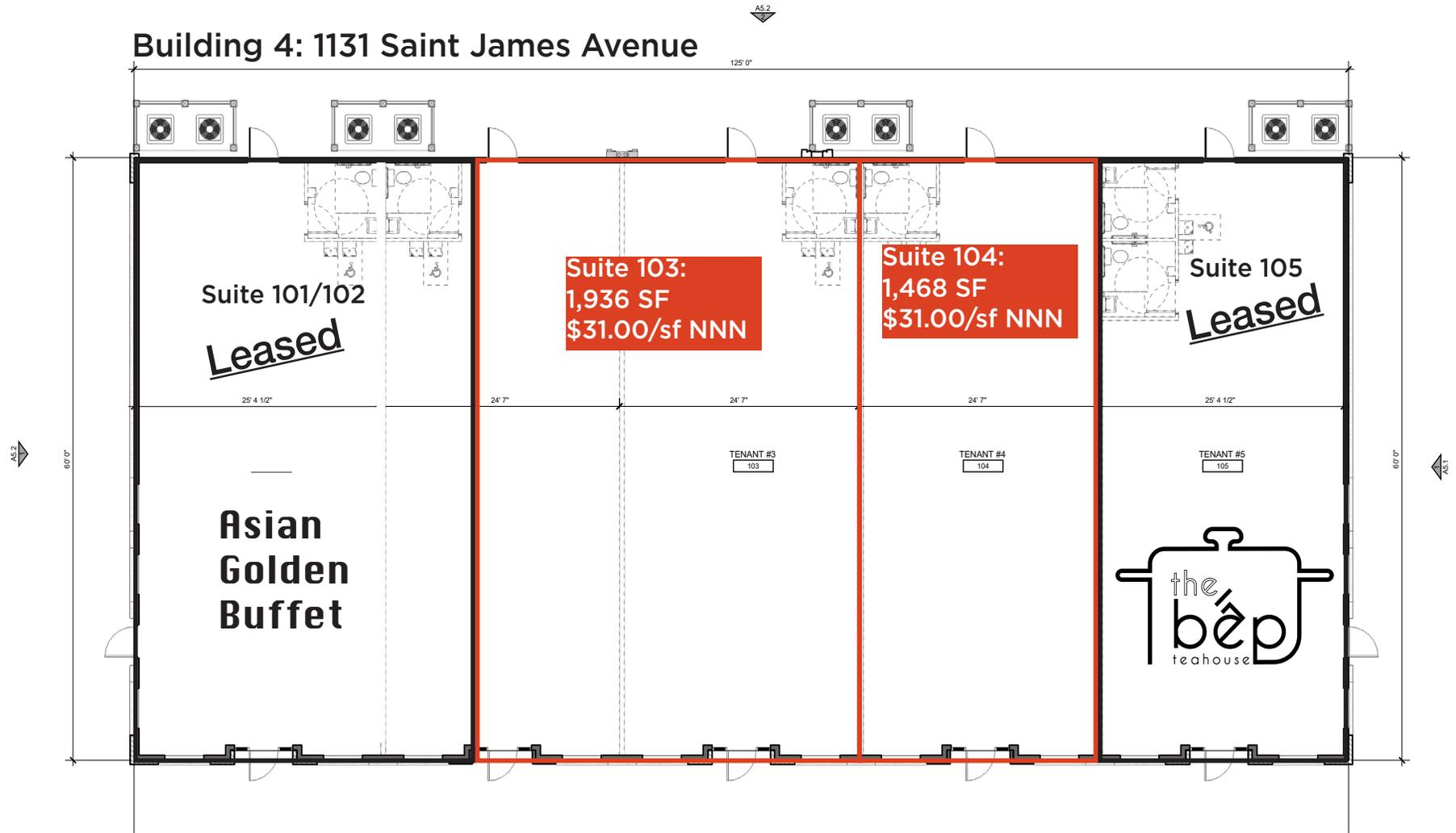
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Building 4: 1131 Saint James Avenue



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RENDERING



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