

HIGH VISIBILITY - FIRST GENERATION FLEX / RETAIL FOR LEASE

TMS 130-13-00-078 (DORCH CO)

PRIME LOCATION - EPICENTER OF GROWTH

\$21.00-\$31.50/SF NNN

THE MILL BUSINESS PARK



RE/MAX SOUTHERN SHORES
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313 N. MAPLE STREET

| SUMMERVILLE |

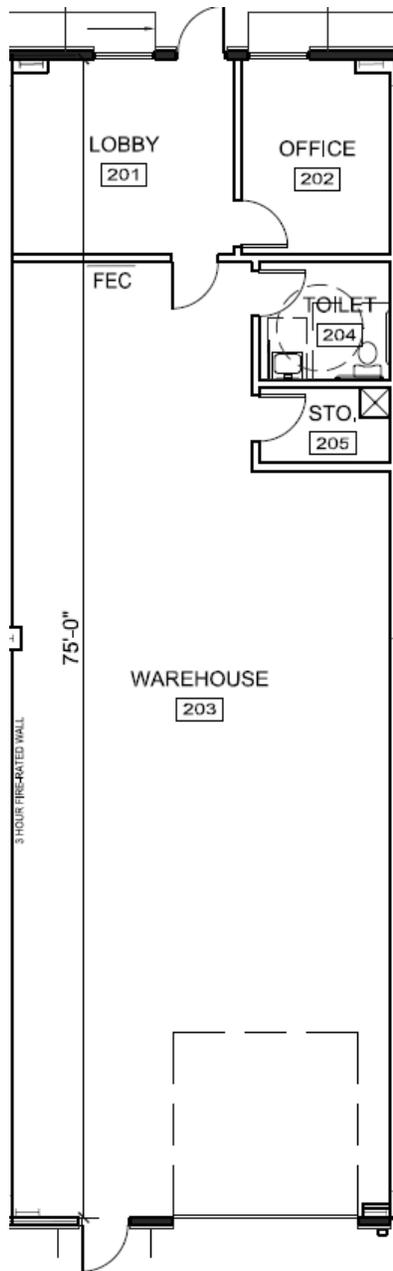
SOUTH CAROLINA

Beautifully designed 22,820 SF flex building fronting the rapidly growing N Maple/Nexton Pkwy Corridor on the historic side of Summerville, with shell delivery expected Q1 2026. Eight (8) suites will be delivered in turn key condition – Seven (7) of these suites will be 1,875 SF and delivered with a reception/lobby, private office, restroom, small storage and open warehouse with one (1) roll up door. One (1) suite will be 2,220 SF with a reception/lobby, two (2) private offices, restroom, small storage and open warehouse with two (2) roll up doors. Additionally, 4,430 SF available as a build to suit, directly adjacent to the recently widened N Maple St Extension, with high visibility. Strategically situated just 1.9 miles and 2 minutes to I-26 exit 197 (2.75 miles and 5 minutes to I-26 exit 199), and just 1.2 miles and 2 minutes to Historic Downtown Summerville, with prime visibility close to the lighted intersection of N Maple and HWY 78. This corridor has been dubbed "The New Gateway to Summerville" by the town, and is undergoing rapid redevelopment with both infrastructure and a variety of residential and commercial/mixed use development. The Town of Summerville has the largest inventory of entitled, to be built housing, in the Charleston MSA. This rapid development is providing a large variety of residential opportunities and newly created employment opportunities, while capturing extremely strong and attractive demographics. The N Maple St Extension road widening project is one of the most significant in the region, and will connect Central Avenue in Summerville directly into Nexton Parkway as a four (4) lane thoroughfare, alleviating traffic congestion from heavily traveled N Main St/HWY 17. As this road project nears completion, the result will be higher traffic counts quickly diverted into this corridor for both morning and afternoon commutes. In addition to the completion of the aforementioned road improvement project, the "Westhill" and "Newfield" mixed use/master planned projects are taking place less than a mile away from the subject property, and on the same road. These developments encompass +/- 300 acres of real estate lining North Maple St to I-26. These planned communities, and additional surrounding parcels (multifamily projects, AMH neighborhood under construction, Planned Unit Development, etc.), will provide even more residential units and commercial/retail activation along this well positioned and highly traveled corridor that will serve as "The New Gateway to Summerville".



- Ample Parking & High Visibility
- Modern Retail & Flex Development
- Fronting New North Maple Interchange (Gateway connecting Nexton & Historic Downtown Summerville)
- 15'8" Low Eave, 17' High Eave, 12'x12' Overhead Door
- Delivery Estimated Q1 2026
- 7 Suites at 1,875sf
1 Suite at 2,220sf
1 Build to Suit at 4,430sf (\$31.50/SF)
- \$21.00/SF
NNN Estimated at \$4.00/SF

\$21.00/SF NNN

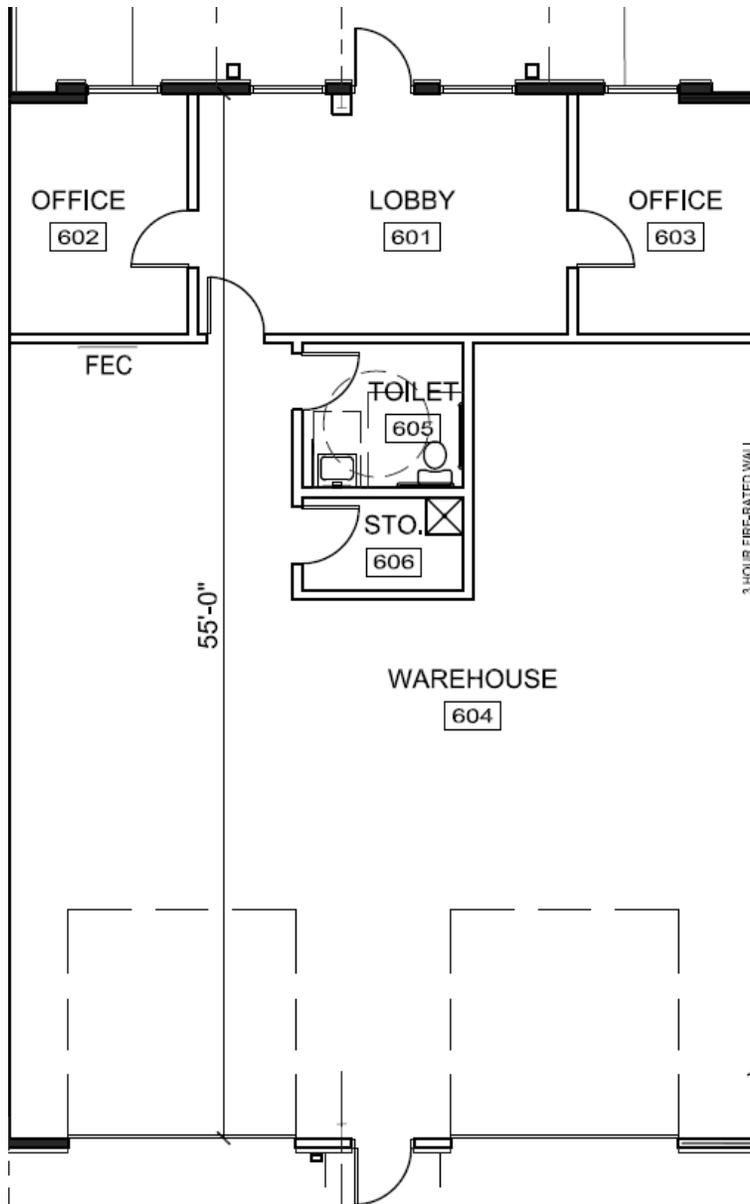


7 Suites Available

- +/- 1,875 Square Feet
- Attractive Storefronts
- +/- 440sf Office Space
- +/- 1,435sf Warehouse
- 1 Grade Level Roll-Up Door (12' x 12')

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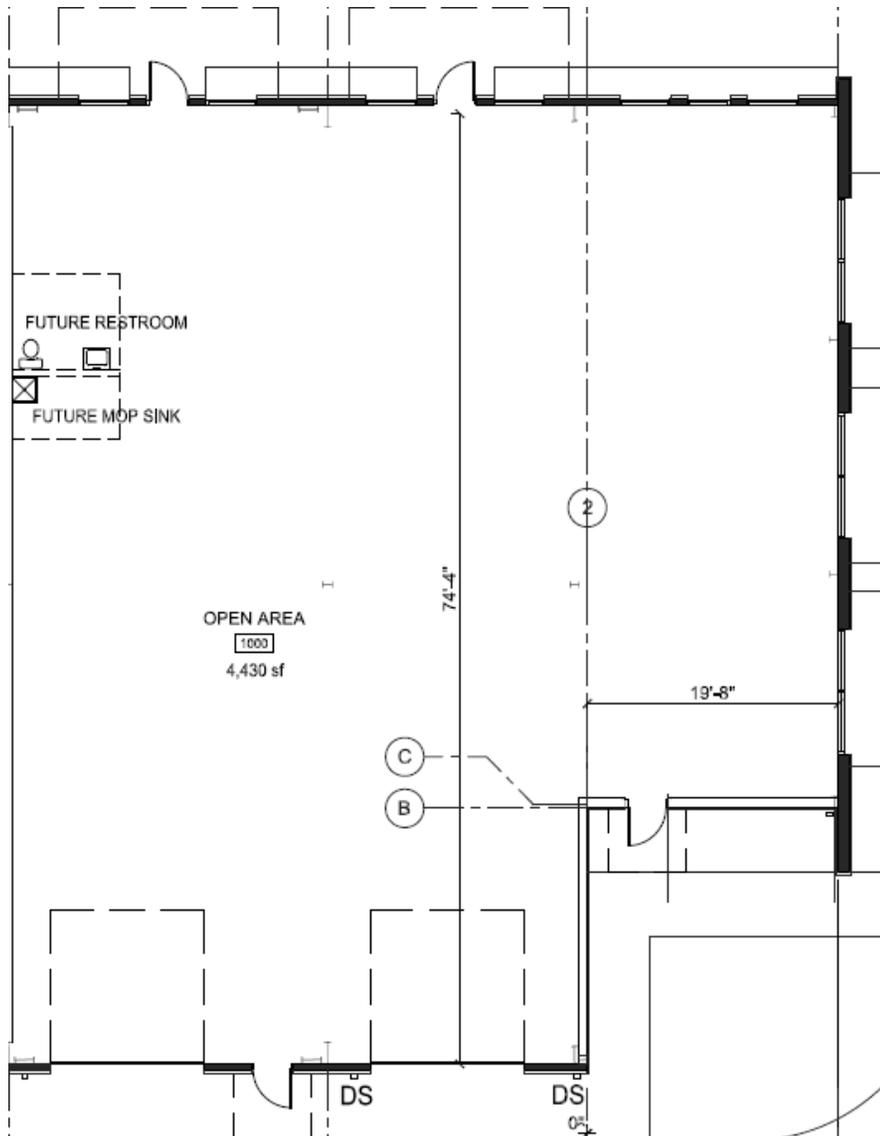
\$21.00./SF NNN



1 Suite Available

- +/- 2,220 Square Feet
- Attractive Storefront
- +/- 642sf Office Space
- +/- 1,578sf Warehouse
- 2 Grade Level Roll-Up Doors (12' x 12')

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\$31.50/SF NNN

1 Suite Available

- +/- 4,430 Square Feet
- Direct Frontage on North Maple Street
- 2 Grade Level Roll-Up Doors (12' x 12')
- Flexible configuration for a wide variety of users looking for visibility, warehousing/showroom/retail & excellent interstate access
- \$31.50/sf NNN dependent upon final lease terms, TIA/build-out cost, etc.

PRIME LOCATION - EPICENTER OF GROWTH

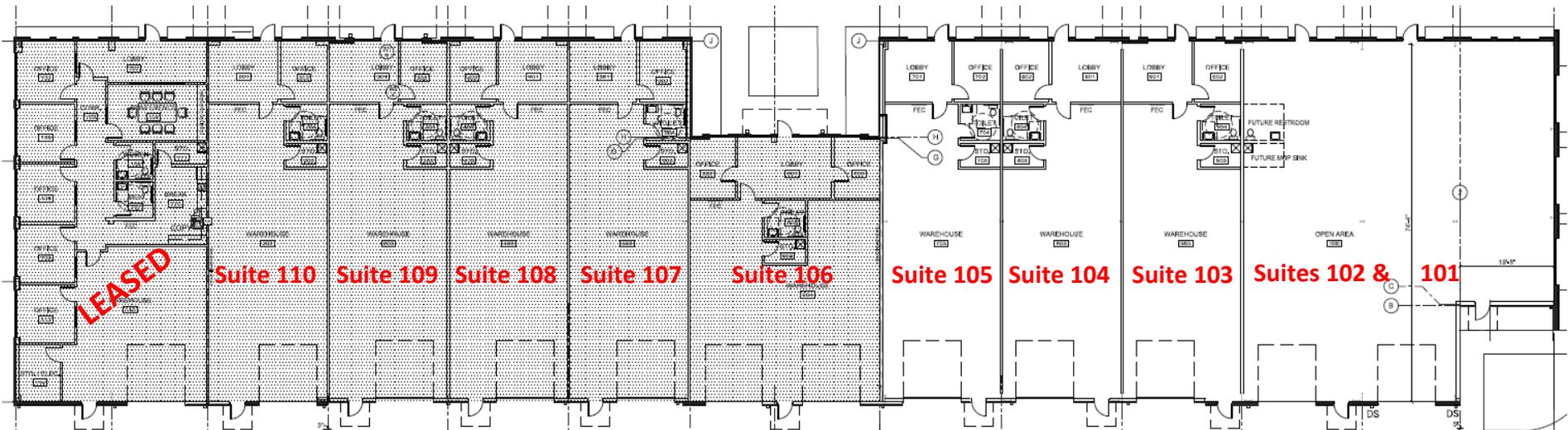
Suite 111
LEASED

\$21.00/SF
Suites 110-107
+/-440sf Office
+/-1,435sf Warehouse
(+/-1,875sf Total)

\$21.00/SF
Suite 106
+/-642sf Office
+/-1,578sf Warehouse
(+/-2,220sf Total)

\$21.00/SF
Suites 105-103
+/-440sf Office
+/-1,435sf Warehouse
(+/-1,875sf Total)

\$31.50/SF
Suites 102 & 101
Build To Suit
+/-4,430sf



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PRIME LOCATION - EPICENTER OF GROWTH

SURROUNDING COMMERCE



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PLANNED & EXISTING RESIDENTIAL



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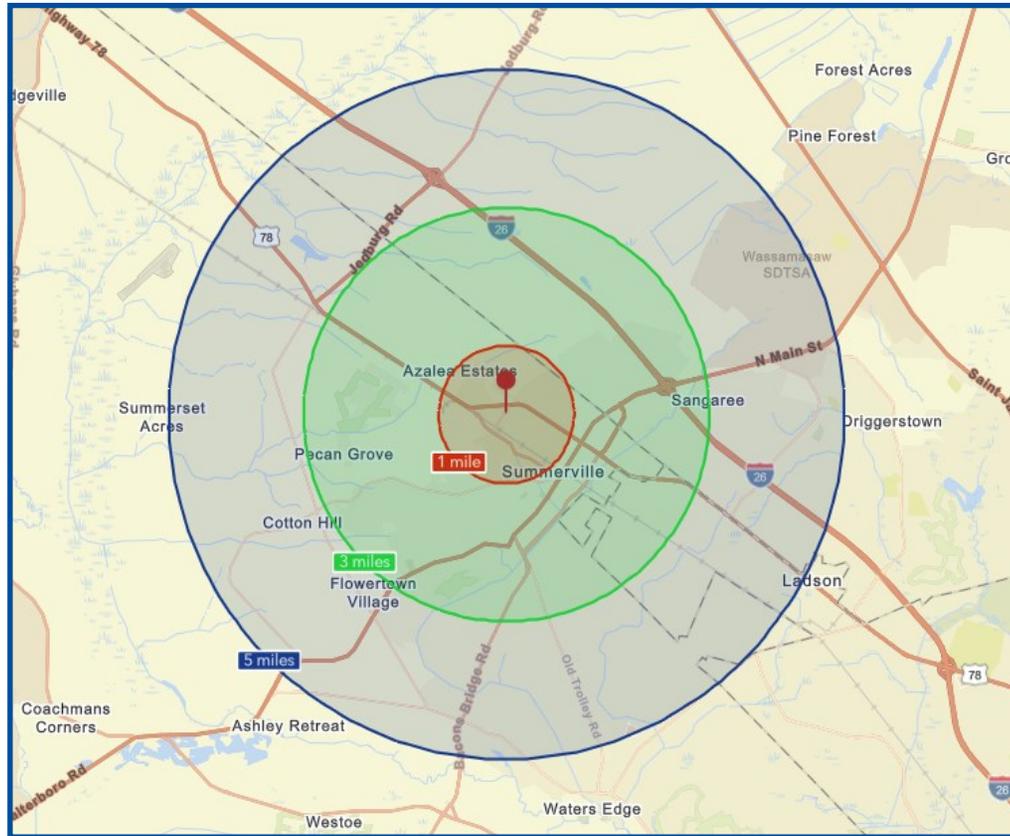
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SOUTH CAROLINA

PRIME LOCATION - EPICENTER OF GROWTH

\$21.00-\$28.00/SF NNN





1m

5,259

Population



2,035

Households



\$64,309

Median Household Income

3m

47,732

Population



18,610

Households



\$79,443

Median Household Income

5m

122,020

Population



46,337

Households



\$79,054

Median Household Income

1m

Local Business Summary

148

Total Businesses

1,322

Total Employees

3m

Local Business Summary

1,941

Total Businesses

19,876

Total Employees

5m

Local Business Summary

3,167

Total Businesses

30,827

Total Employees

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