

THE MARKETPLACE AT CARNES CROSSROADS



2700 N. Main Street, Summerville, SC

NAICharleston

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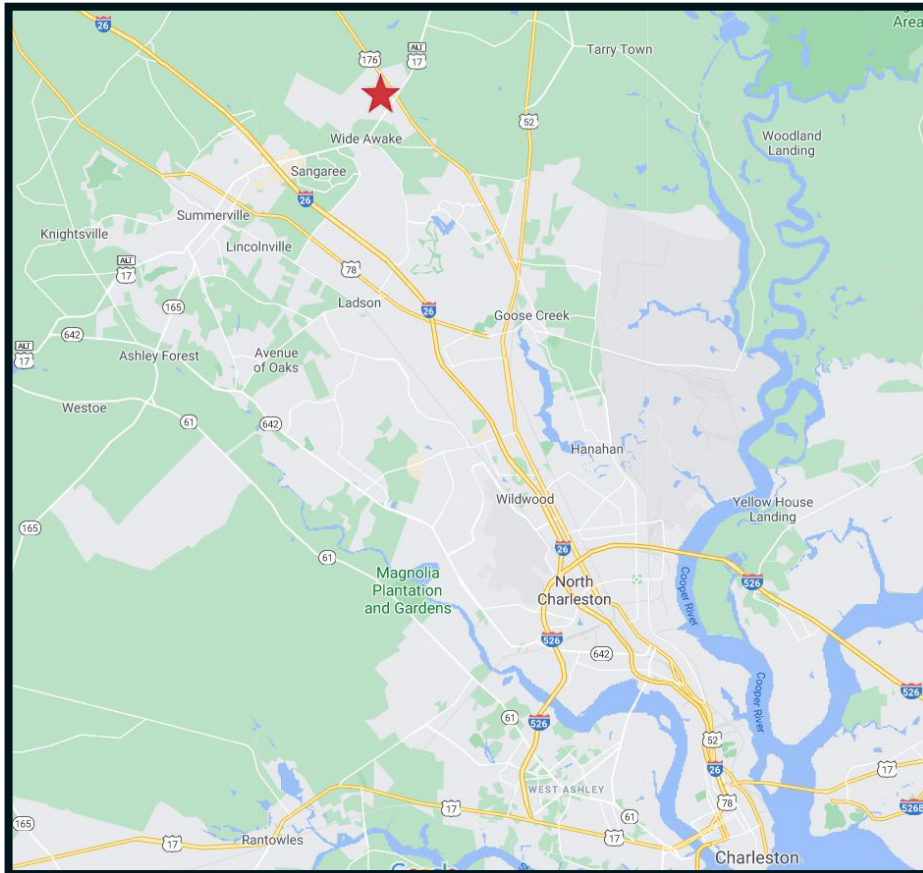
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PROPERTY SUMMARY

The intersection of N. Main (Hwy 17-A) and State Road (Hwy 176), known as Carnes Crossroads, is rapidly emerging as the epicenter of growth in the Summerville and Goose Creek markets. The Marketplace at Carnes Crossroads will be the retail focal point of the area, creating a true sense of place for the residents in the surrounding neighborhoods. It will be anchored by a ±48,910 square foot Publix grocer and provide over 41,000 square feet of retail space. With numerous restaurant opportunities overlooking the lake with exceptional outside dining experiences and over 10 acres of outparcel pads, The Marketplace at Carnes Crossroads will be a destination point for years to come.

Currently leasing retail spaces for Fall 2025 opening!



Highlights & Demographics

- Prime location at apex of Carnes, Nexton, and Cane Bay mega developments
- ±1,500 - 3,000 SF retail space available
- ±41,000 SF Publix anchored retail/restaurant shop space
- 10+ AC of commercial outparcels available
- In front of Northwood Academy (K-12)
- Across from new Roper Hospital

MARKET DEMOGRAPHICS:

	1 mile	3 mile	5 mile
Population	3,766	39,015	99,171
Household Income	\$68,484	\$70,203	\$74,682

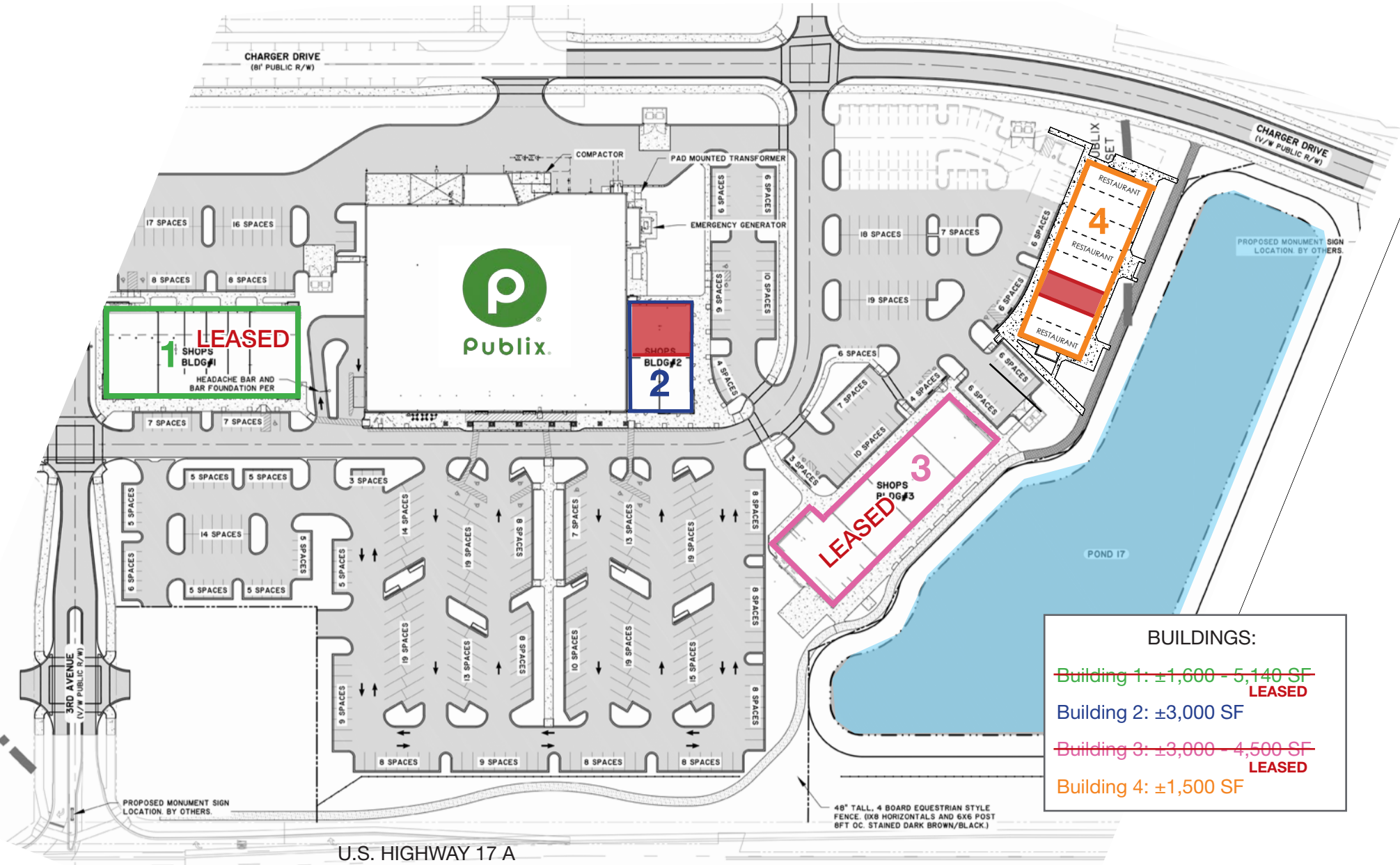
PROPERTY AERIAL (September 2025)



AVAILABLE SPACES



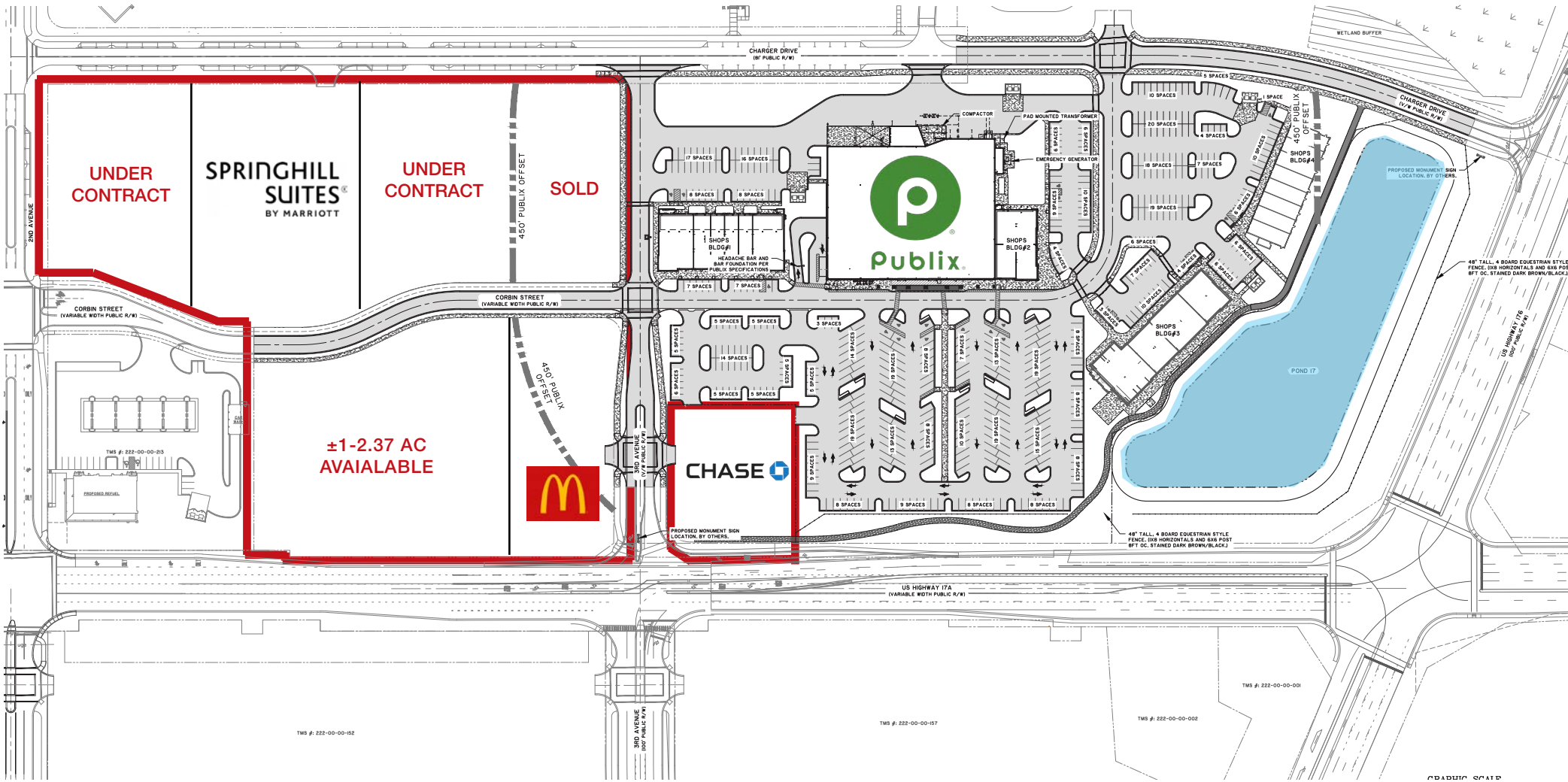
SITE PLAN



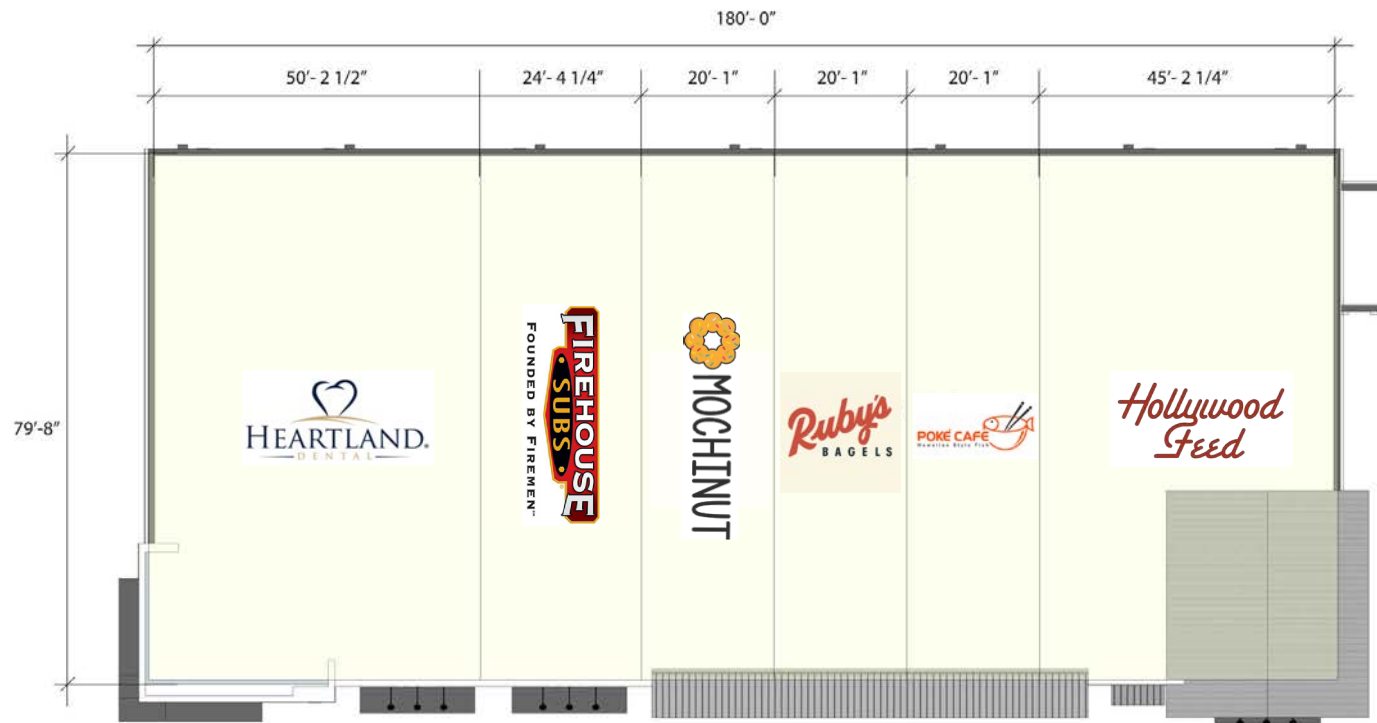
BUILDINGS:

- ~~Building 1: ±1,600 - 5,140 SF~~ **LEASED**
- Building 2: ±3,000 SF
- ~~Building 3: ±3,000 - 4,500 SF~~ **LEASED**
- Building 4: ±1,500 SF

AVAILABLE OUTPARCELS

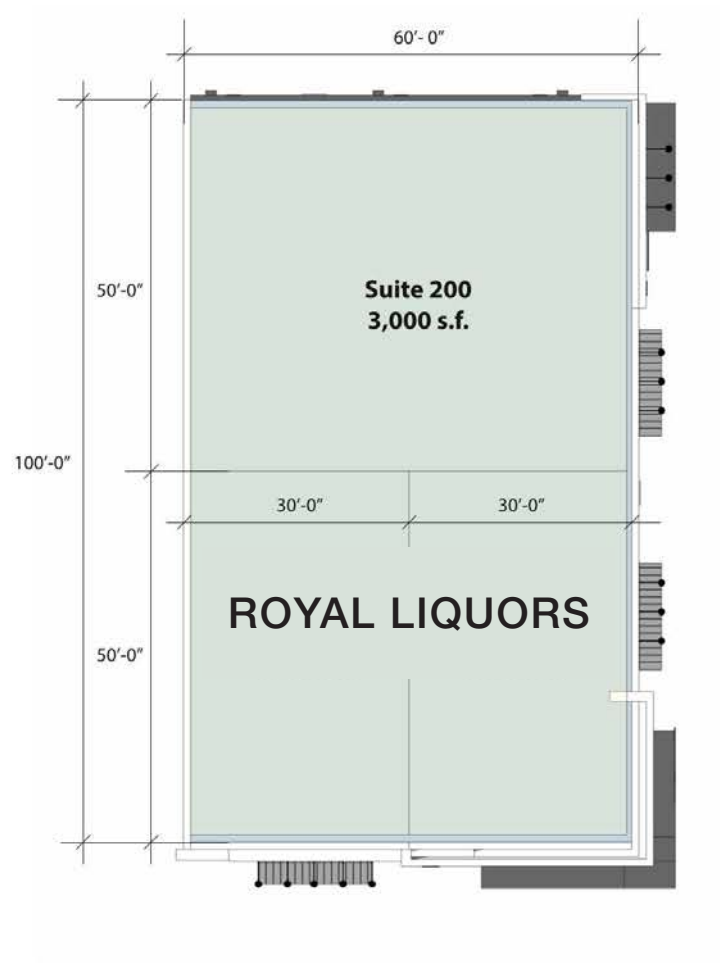


FLOOR PLAN: BUILDING 1- 100% LEASED



BUILDING 1

FLOOR PLAN: BUILDING 2



BUILDING 2

FLOOR PLAN: BUILDING 3- 100% LEASED



Fitzpatrick



AREA MAP



AREA MAP



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