

THE TERRACE AT OKATIE CROSSINGS

Near Junction of Hwy 278 & 170
±30,000 SF Retail/Office for Lease | Okatie, SC

PRE-LEASING NOW



INTEGRITY | PROFESSIONAL SERVICE | LEADERSHIP

WWW.CHARTERONEREALTYCOMMERCIAL.COM
MATT BRADFORD | 843.290.8121 | MATT@CHARTERONEREALTY.COM
JAKE REED | 949.945.4959 | JAKEREED@CHARTERONEREALTY.COM

±30,000 SF RETAIL/OFFICE BUILDING FOR LEASE NEAR JUNCTION OF HWY 278 & 170

DRIVE-THRU

\$40/FT

PAPA MURPHYS
1,500 SF

ICRYO
3,000 SF

HAWG
POWERSPORTS
3,465 SF

SAKE
2,000 SF

NAIL SALON
2,000 SF

AVAILABLE
8,000 SF

PATIO
AREA

HUMANA/OSCHNER
PRIMARY CARE
10,000 SF

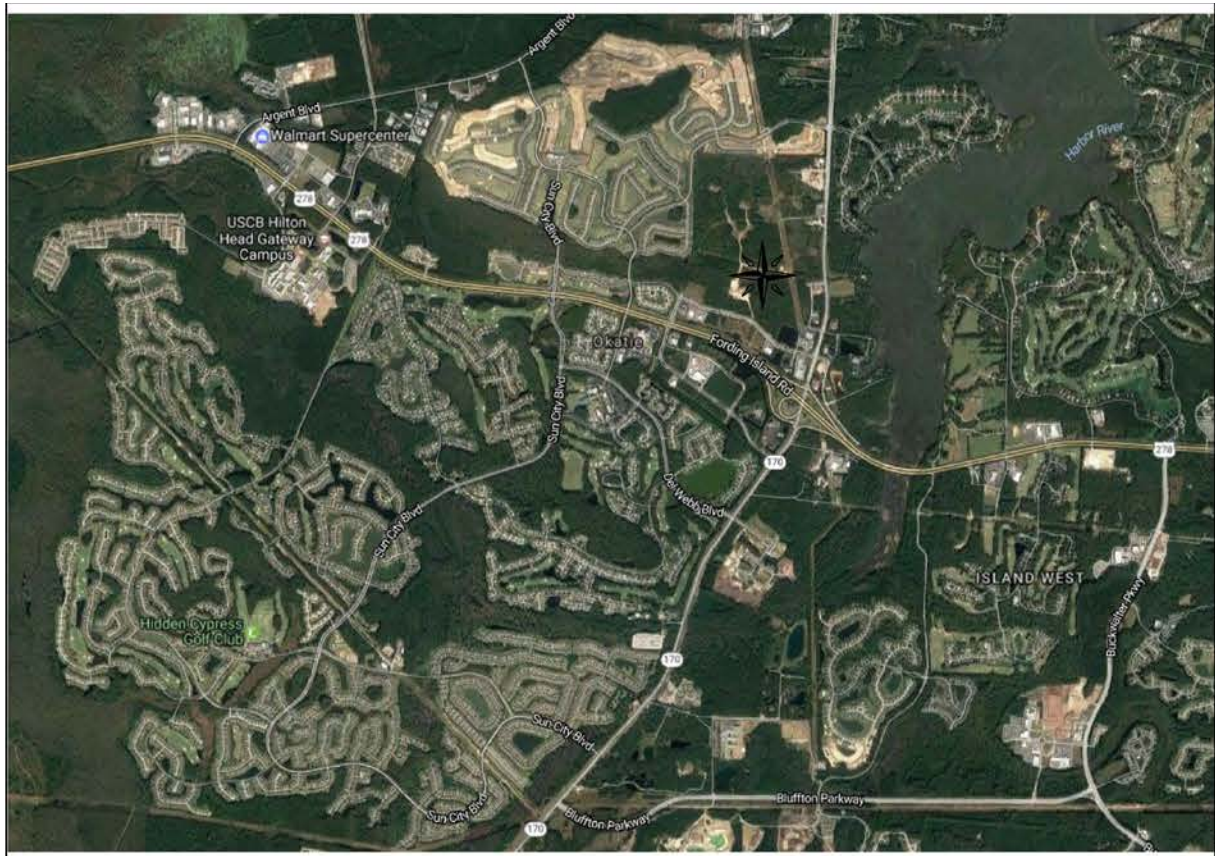
HC
Building A
Built
Fully Leased

HC HC
Building B
Under Construction

HC HC
Building C
Under Construction
Fully Leased

*Minimum lease for available
SqFt is 2,000





LOCATION MAP



Okatie Crossings Apartments 500+ Units



Space For Lease \$40/ft NNN



HORNE PROPERTIES, INC.
 412 N. Cedar Bluff Rd., Suite 205 • Knoxville, Tennessee 37923 • Telephone 865.500.1100

Okatie Crossing
 U.S. Highway 278 and 170
 Hardeeville, Bluffton, Beaufort,
 Hilton Head, SC
 and Surrounding Counties

| | |
|--------------------------------|--|
| X-REF DRAWINGS | |
| 01 | |
| 02 | |
| 03 | |
| 04 | |
| PROJ. NUMBER • Okatie Crossing | |
| FILE NUMBER • Site Exhibit | |
| ISSUE DATE • 06/14/22 | |
| DRAWING SCALE • 1"=250' | |
| DEVELOPMENT MASTER PLAN | |
| DRAWING NO: DSP-01 | |

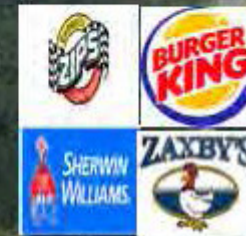


Okatie Crossings Business Cntr



1,000 High End Apartments Approved

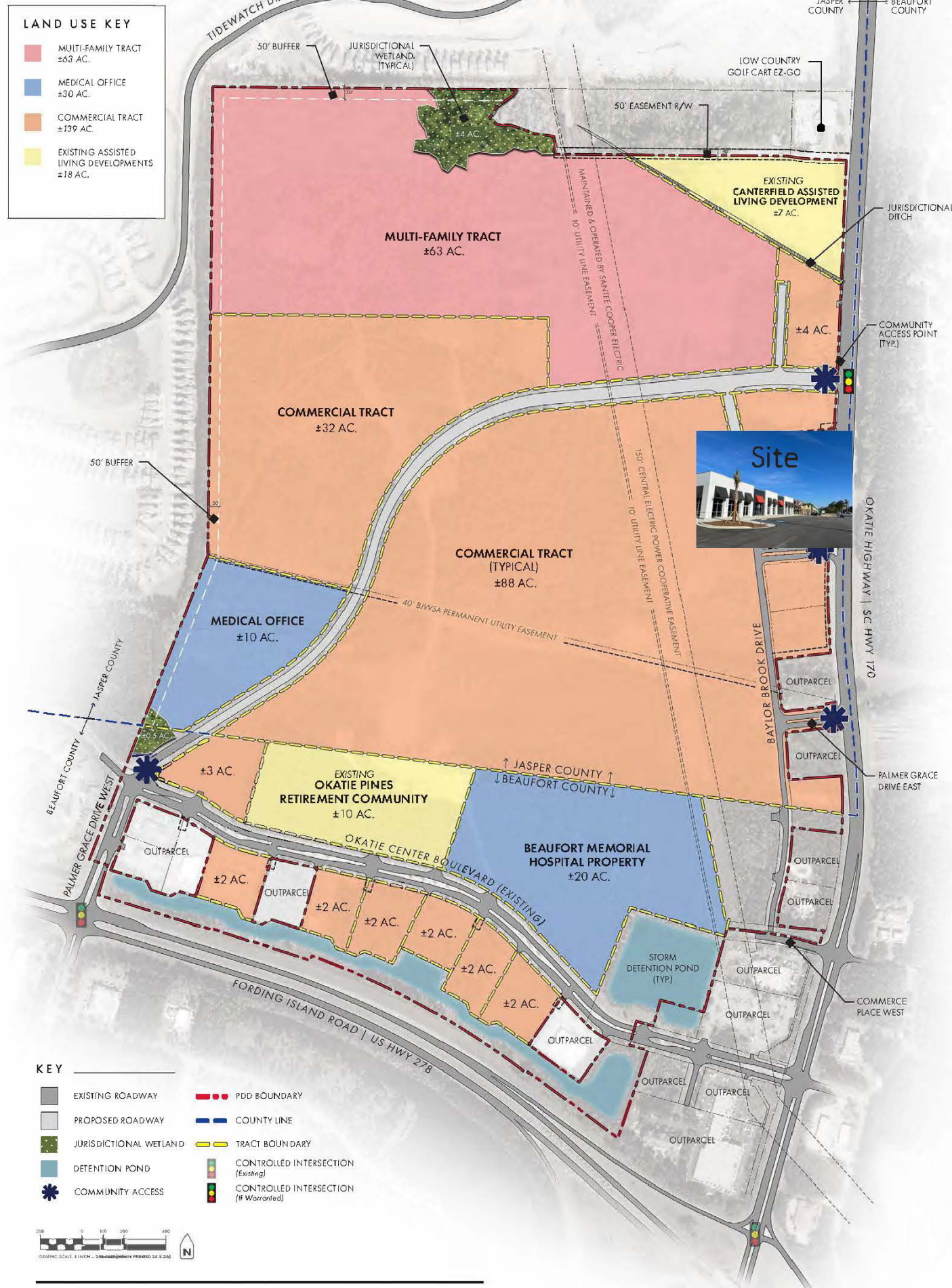
Dell Webb Sun City 15,000+ Rooftops



HWY US 278 55K VPD

HWY US 170 50K VPD

- LAND USE KEY**
- MULTI-FAMILY TRACT ±63 AC.
 - MEDICAL OFFICE ±30 AC.
 - COMMERCIAL TRACT ±139 AC.
 - EXISTING ASSISTED LIVING DEVELOPMENTS ±18 AC.



- KEY**
- EXISTING ROADWAY
 - PROPOSED ROADWAY
 - JURISDICTIONAL WETLAND
 - DETENTION POND
 - COMMUNITY ACCESS
 - PDD BOUNDARY
 - COUNTY LINE
 - TRACT BOUNDARY
 - CONTROLLED INTERSECTION (Existing)
 - CONTROLLED INTERSECTION (If Warranted)

CONCEPTUAL MASTER PLAN
OKATIE CROSSINGS
 JASPER COUNTY | SOUTH CAROLINA
 MAY 2021

30 PARK OF COMMERCE WAY
 SAVANNAH, GA 31405 • 912.345.3300
 WWW.THOMASANDHUTTON.COM





THE TERRACE AT OKATIE CROSSINGS

AVAILABLE:

±2,000 to ±10,000SF

USES:

Retail, Restaurant, Office, Medical

LEASE RATE:

\$40 / PSF, NNN

CONSTRUCTION STATUS:

Proposed ±30,000 sq feet of mixed use.
Three ± 10,000 sq feet buildings on the
±4.5 acre site



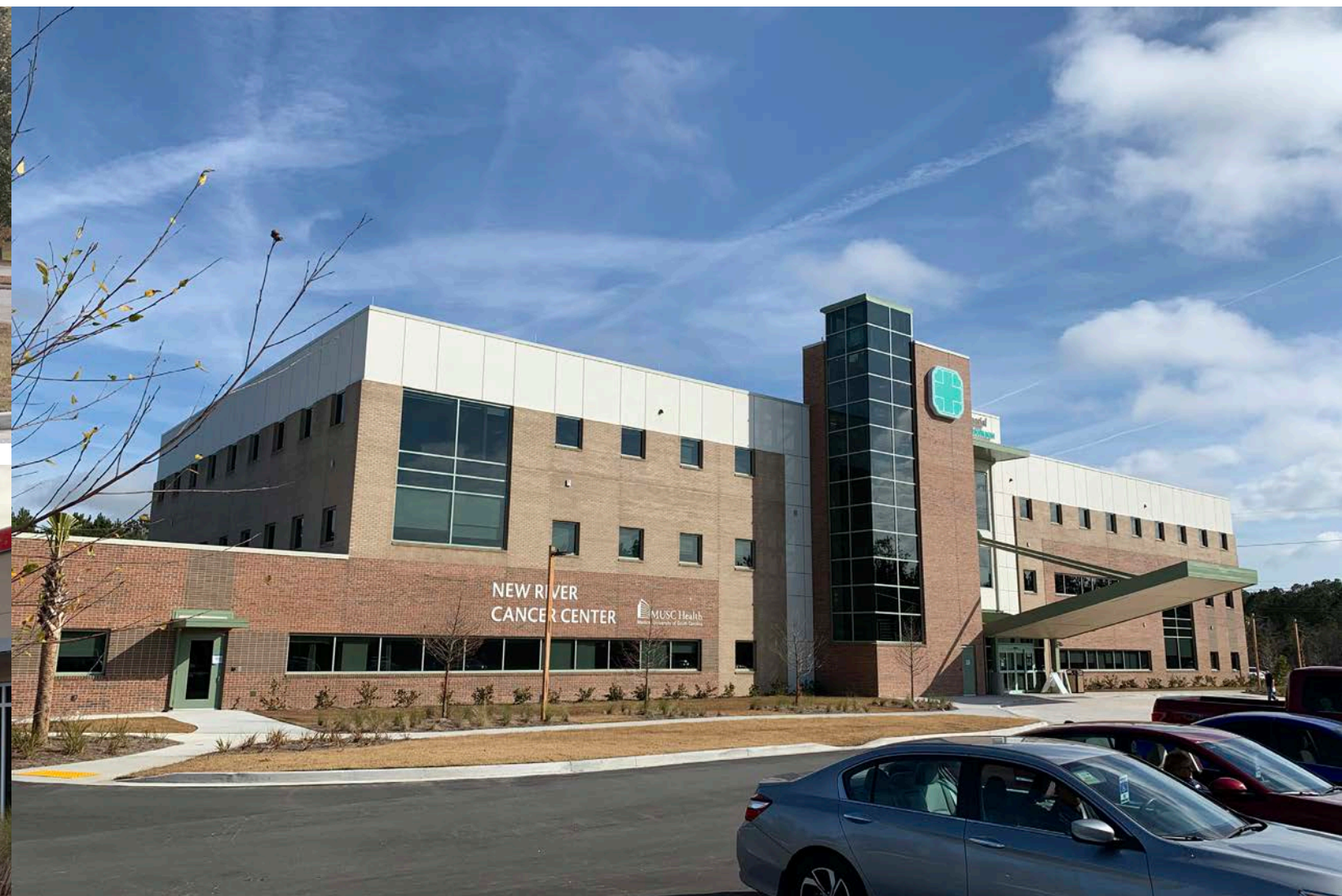
THE TERRACE AT OKATIE CROSSINGS

LOCATION:

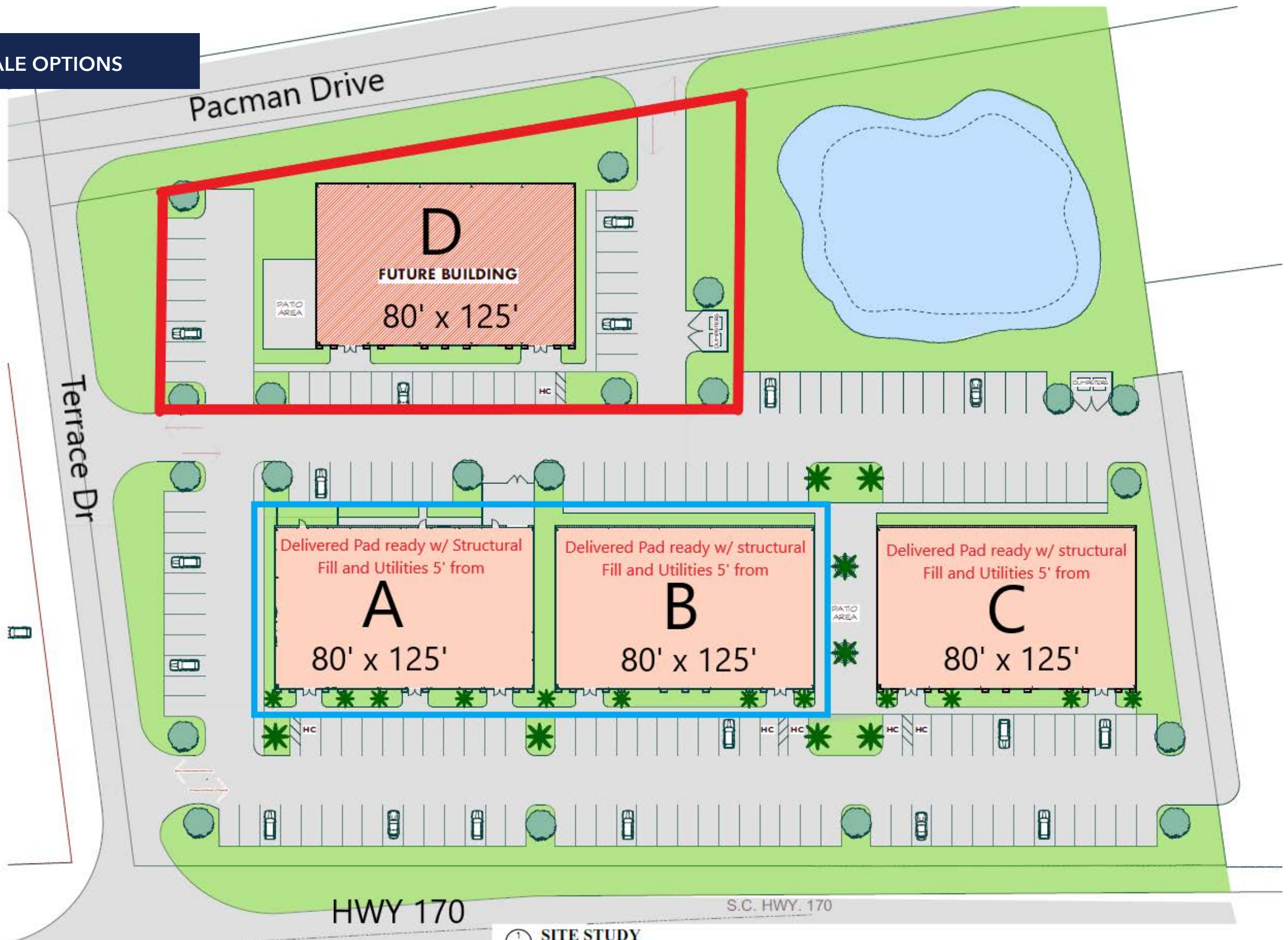
On Highway 170 close to Dunkin Donuts, Sherwin Williams and Zaxyby's. Center is located between Hilton Head/ Bluffton & Beaufort. Close to new Humane Society, Burger King, Starbucks, and new planned apartment communities, as well as the new Okatie Medical Pavilion by Beaufort Memorial Hospital.

SUMMARY:

The Terrace at Okatie Crossings is slated for 30,000 square feet of mixed use space: Retail, Restaurant, Office, Medical. It will consist of three 10,000 sq foot buildings. The site is directly adjacent to Sun City and the intersection of Hwy 278 & 170, also close to site of new Beaufort Memorial hospital building, as well as 2 new assisted living facilities, Okatie Pines and Canterfield.



PAD SALE OPTIONS

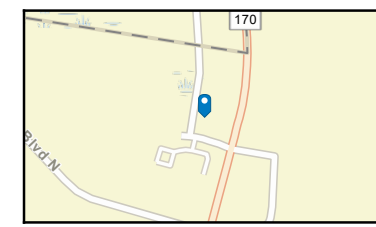
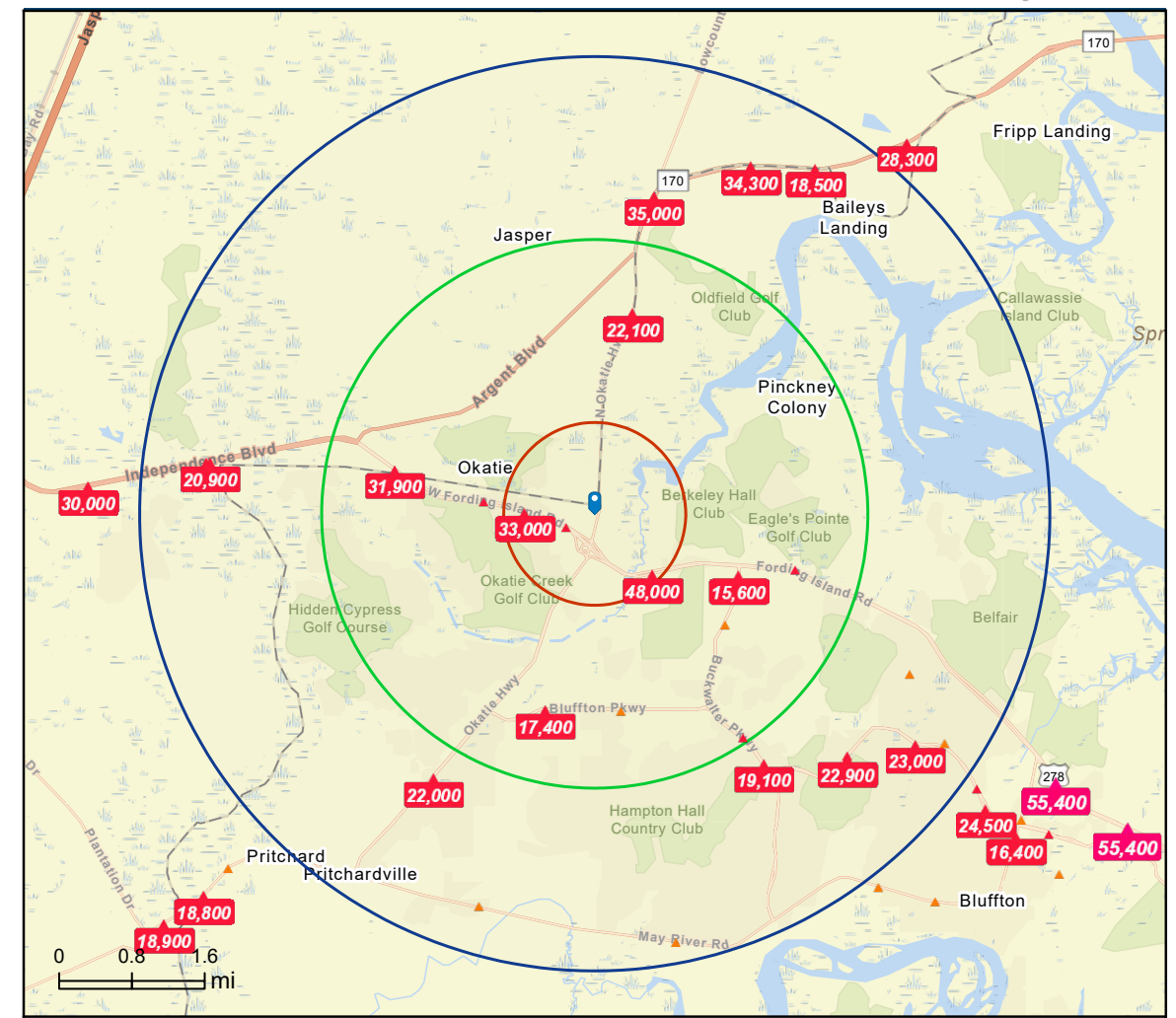




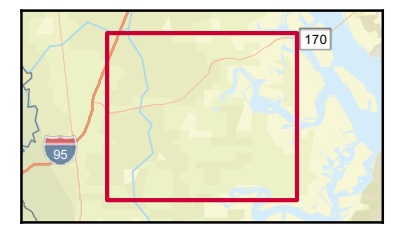
Traffic Count Map

Zaxby's
Rings: 1, 3, 5 mile radii

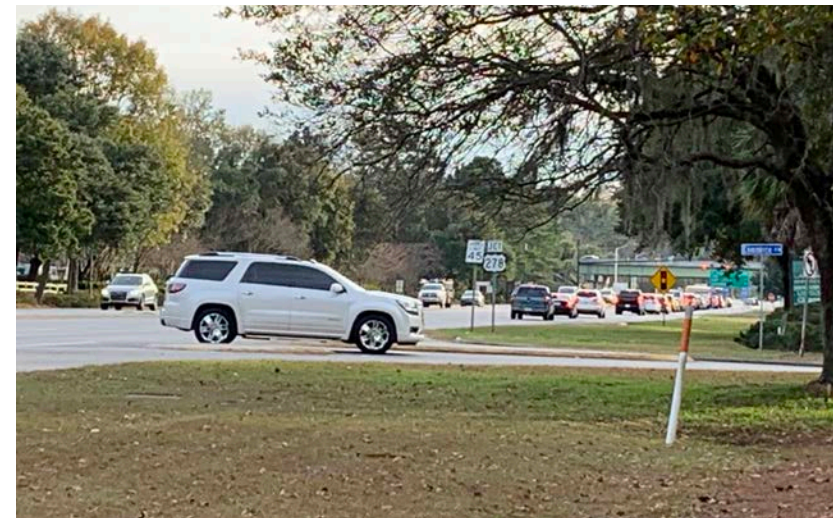
Prepared by Esri
Latitude: 32.29894
Longitude: -80.93599



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



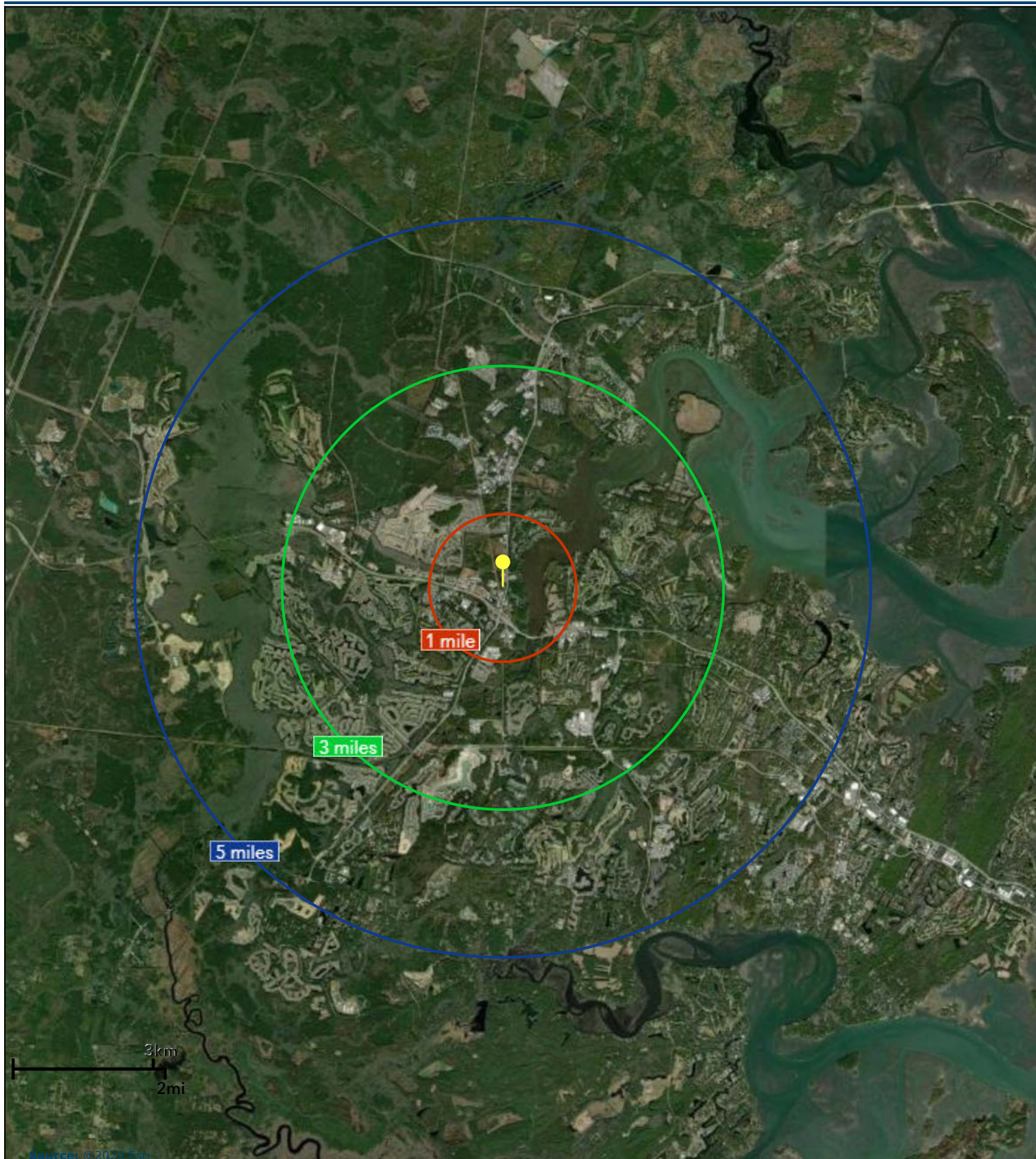
Source: ©2020 Kalibrate Technologies (Q4 2020).



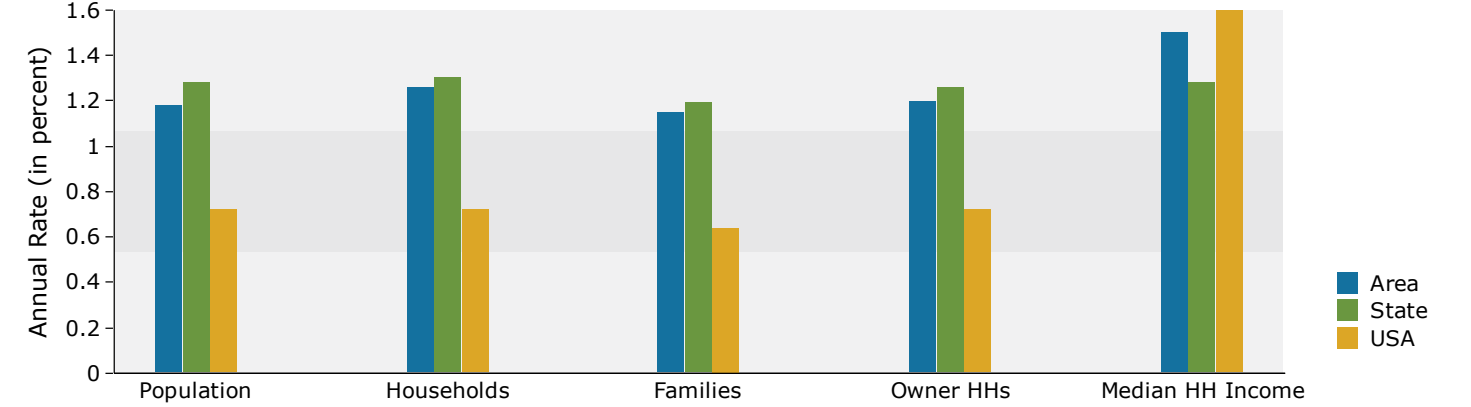


THE TERRACE AT OKATIE CROSSINGS DEMOGRAPHIC AND INCOME PROFILE

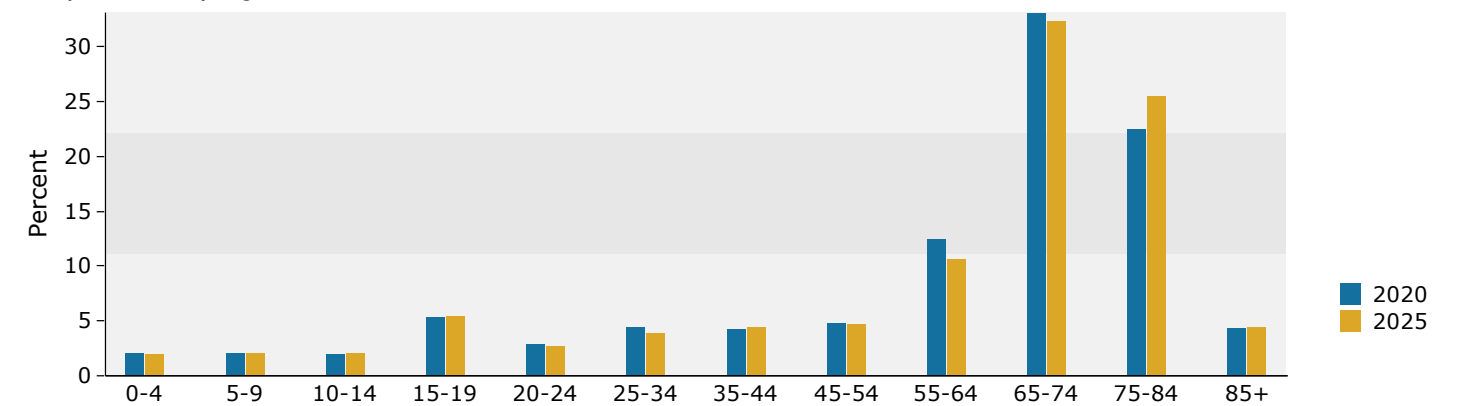
RING: 1 MILE RADIUS



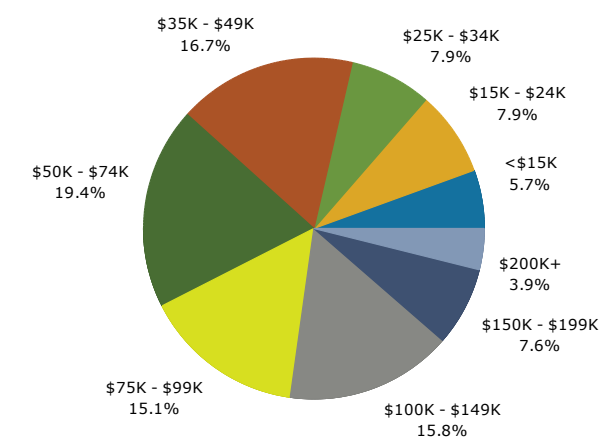
Trends 2020-2025



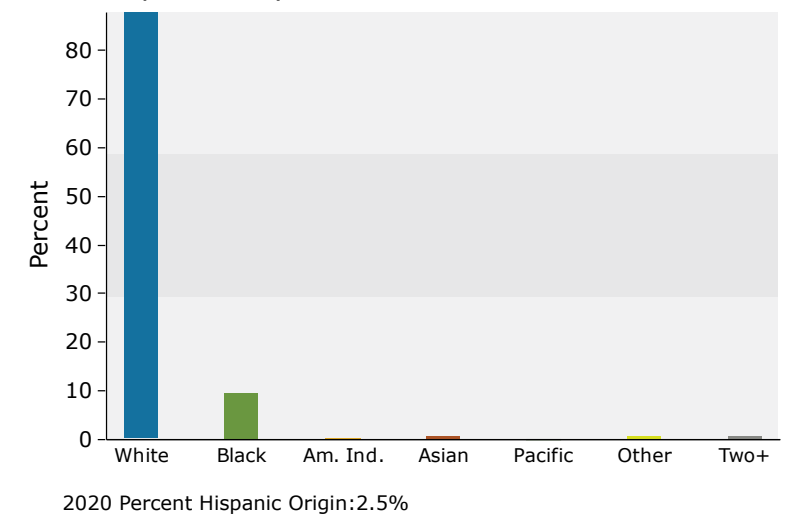
Population by Age



2020 Household Income



2020 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

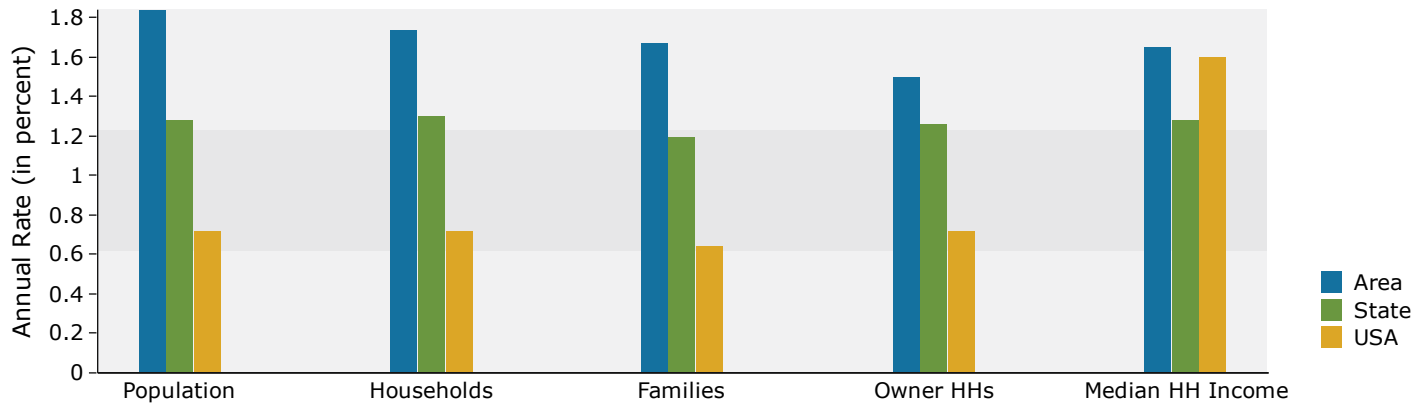
THE TERRACE AT OKATIE CROSSINGS DEMOGRAPHIC AND INCOME PROFILE

RING: 3 MILE RADIUS

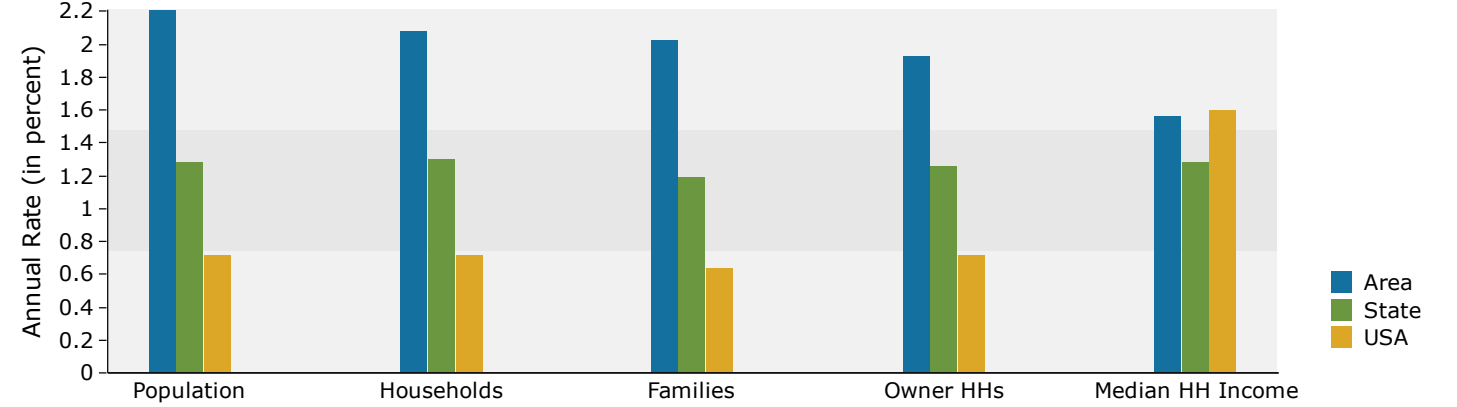
THE TERRACE AT OKATIE CROSSINGS DEMOGRAPHIC AND INCOME PROFILE

RING: 5 MILE RADIUS

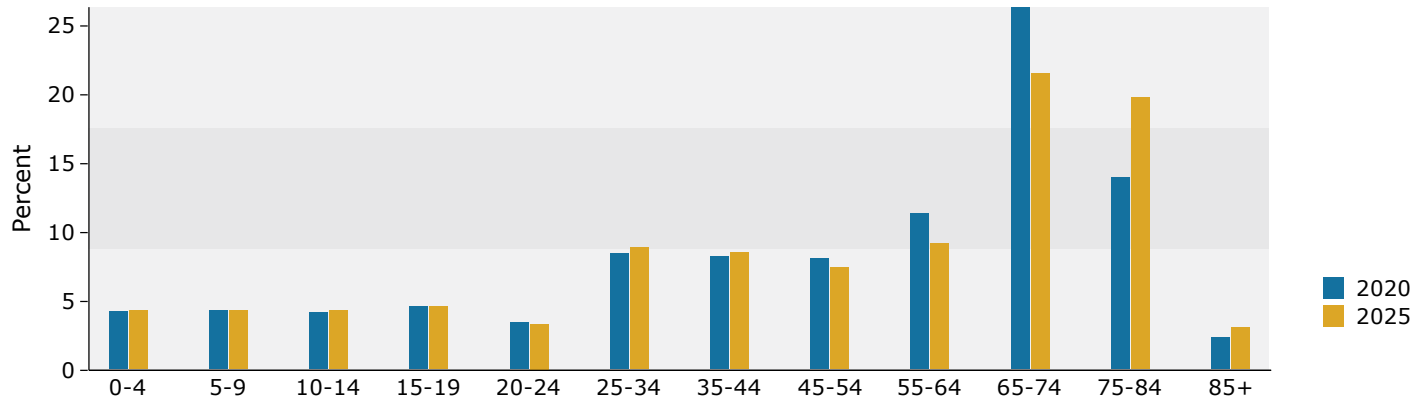
Trends 2020-2025



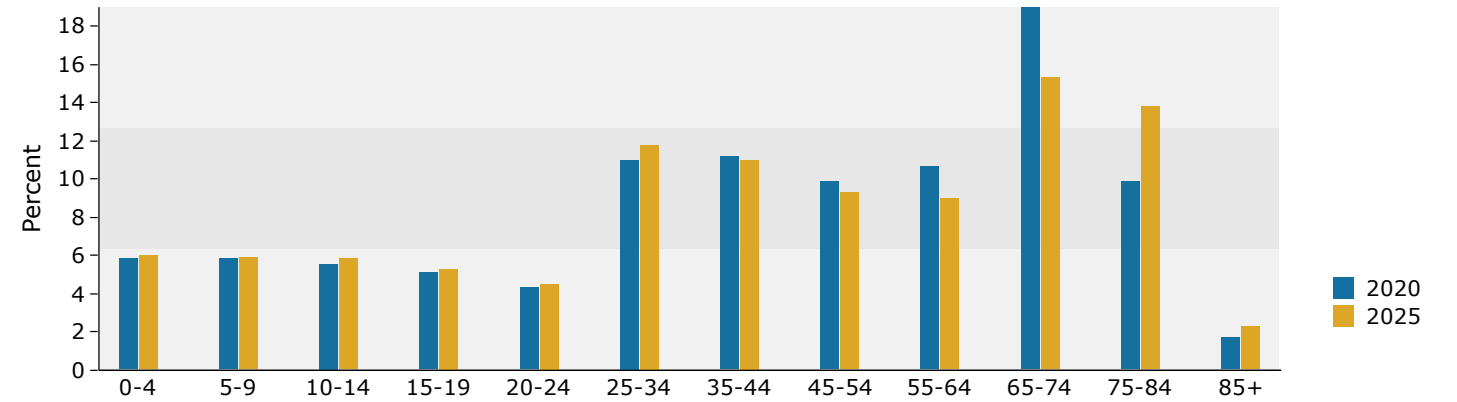
Trends 2020-2025



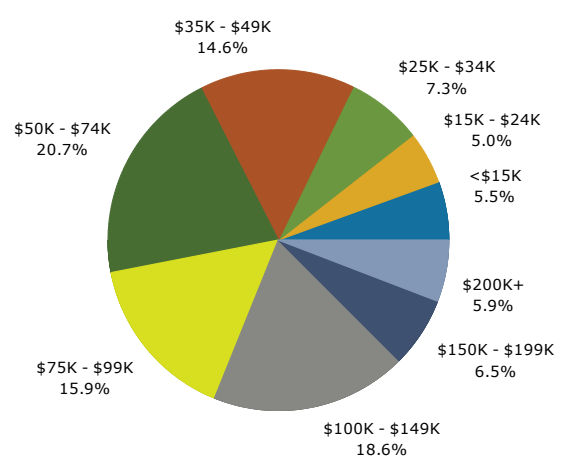
Population by Age



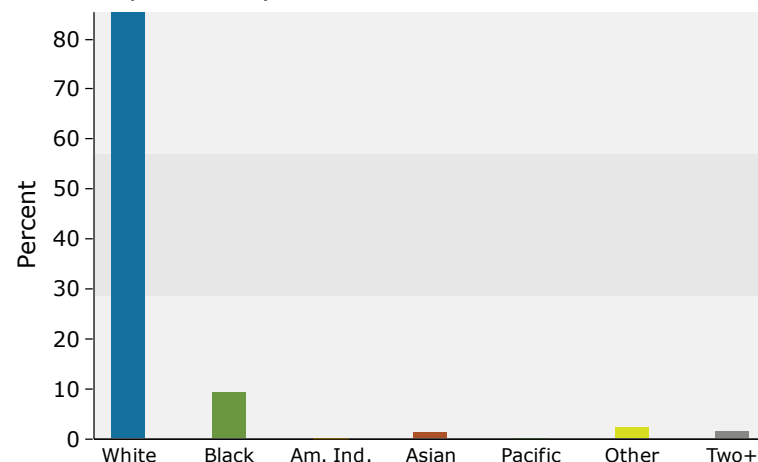
Population by Age



2020 Household Income

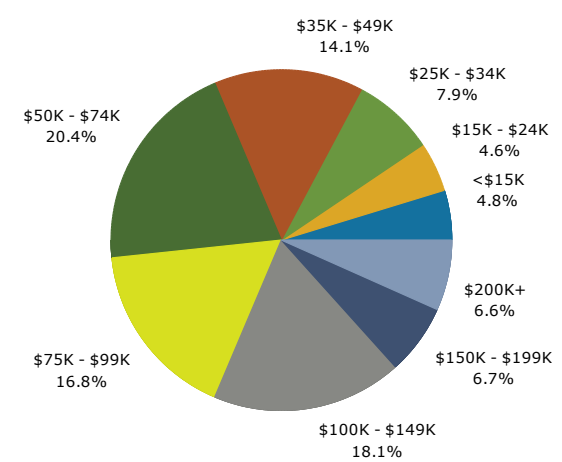


2020 Population by Race

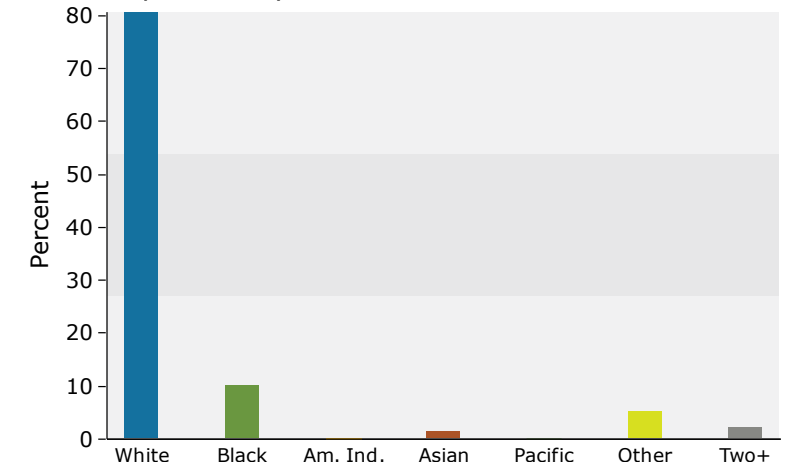


2020 Percent Hispanic Origin: 6.3%

2020 Household Income

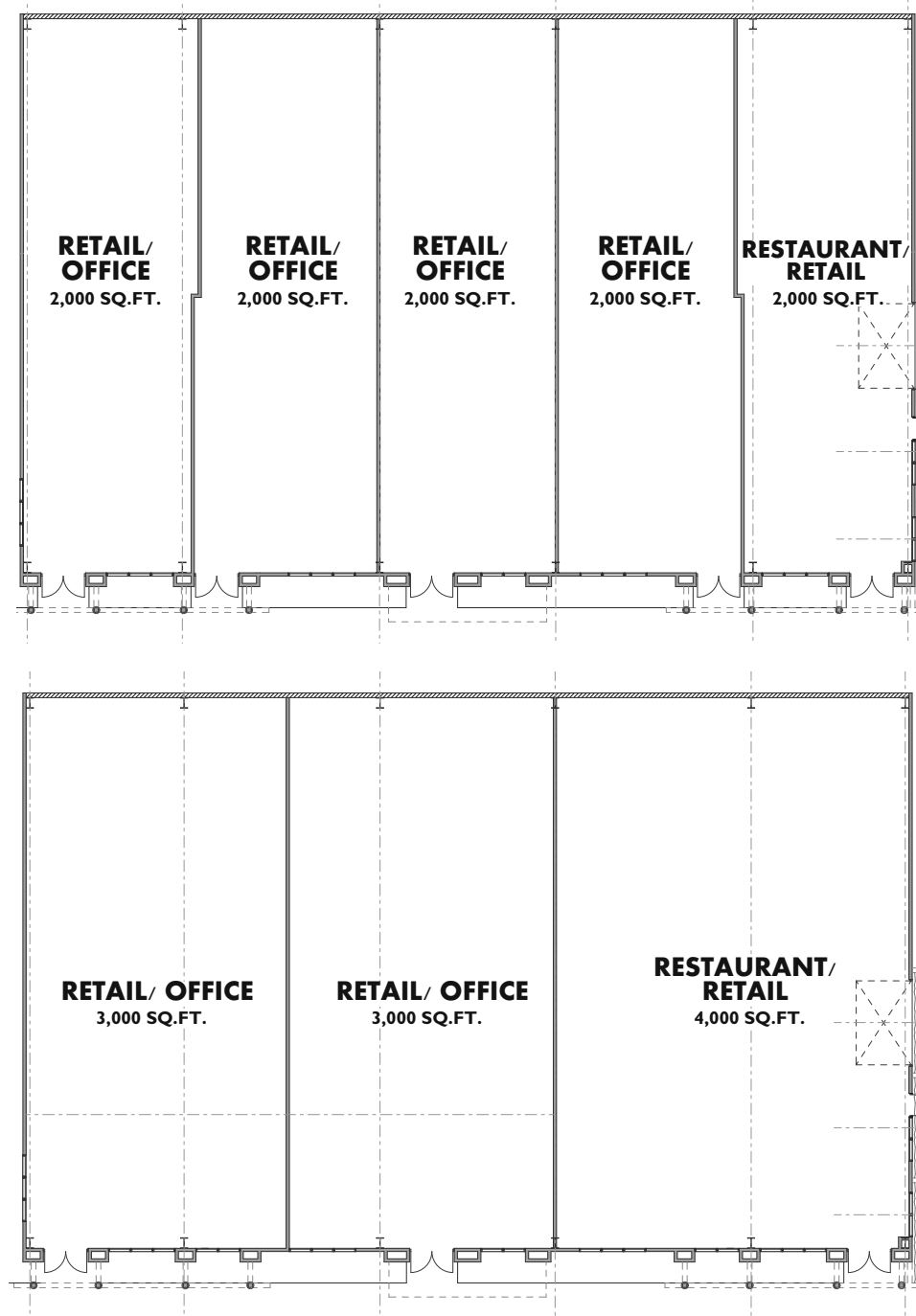


2020 Population by Race

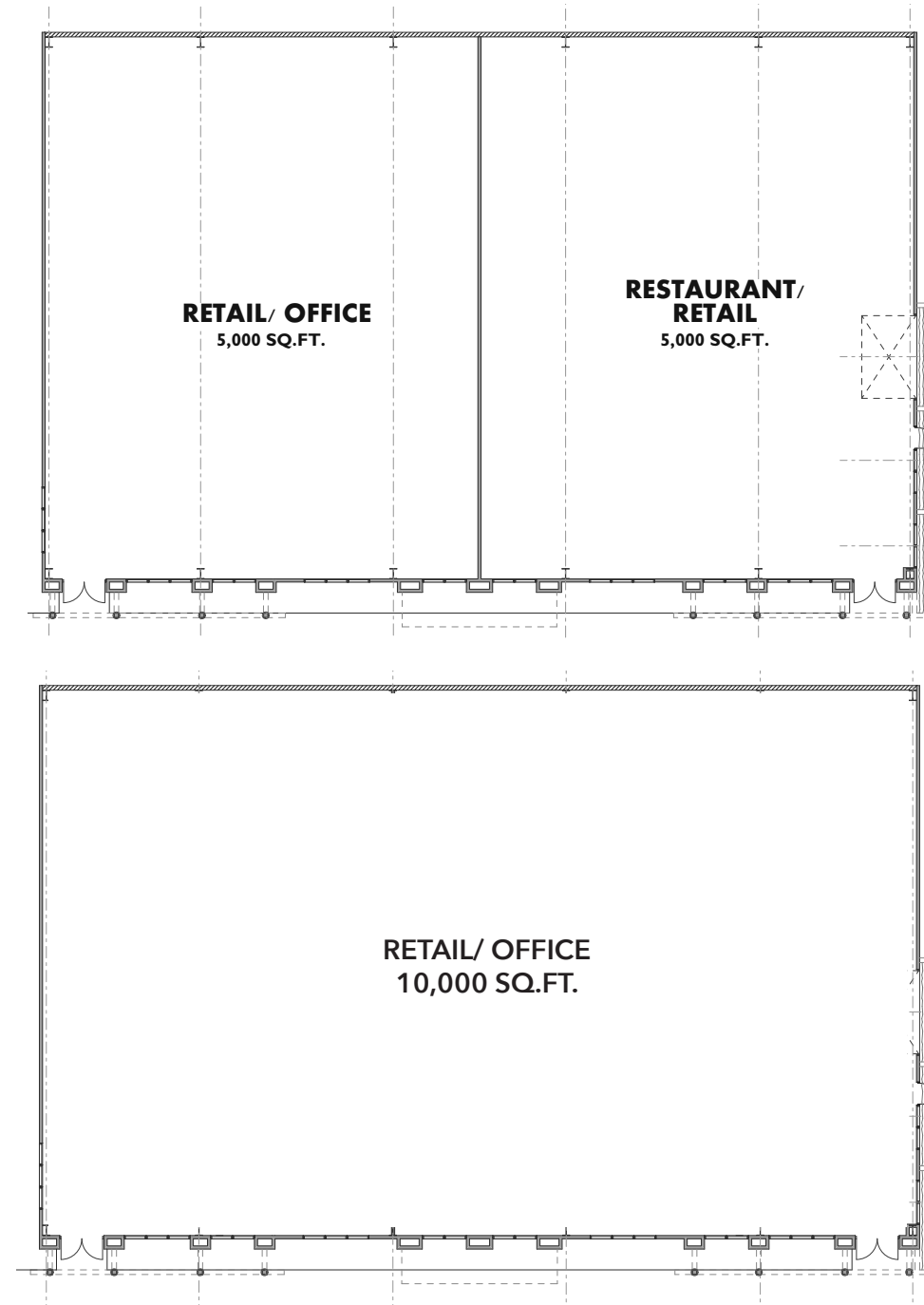


2020 Percent Hispanic Origin: 11.5%

THE TERRACE AT OKATIE CROSSINGS
FLOOR PLAN OPTIONS



THE TERRACE AT OKATIE CROSSINGS
FLOOR PLAN OPTIONS





OVER \$1.58 BILLION IN PROPERTY SALES

RESULTS THAT SPEAK FOR THEMSELVES.

Charter One Realty's marketing solutions have consistently proven to have an ability to create focused and rewarding marketing campaigns. Our approach to targeting the most qualified purchasers generated nearly \$1.58 Billion worth of property sales in 2022.

Our in-depth knowledge of the Lowcountry real estate market is highly specialized and our expertise has proven to be of significant value to our clients.

Discover the advantages of working with a company known for innovation and unparalleled results.

STRENGTH IN NUMBERS

2022 REAL ESTATE SALES

Buyers & Sellers Work with Charter One Realty.

| BROKERAGE | 2022 SALES VOLUME | 2022 SELLERS REPRESENTED | 2022 BUYERS REPRESENTED |
|--------------------|-------------------|--------------------------|-------------------------|
| CHARTER ONE REALTY | \$1.58B | 1,016 | 853 |
| COMPANY #2 | \$727M | 438 | 802 |
| COMPANY #3 | \$434M | 322 | 380 |
| COMPANY #4 | \$367M | 165 | 184 |
| COMPANY #5 | \$356M | 330 | 315 |

REPRESENTING ALL PRICE POINTS

Regardless of price, clients of Charter One Realty benefit from our firm's state-of-the-art marketing and professional service.

This information is based on data provided by the Multiple Listing Service of Hilton Head Island, Inc. HHIMLS does not guarantee and is not in any way responsible for its accuracy. Data provided by HHIMLS may not reflect all real estate activity in the market.

COMMERCIAL REAL ESTATE SERVICES

SALES · LEASING · INVESTMENTS · PROPERTY MANAGEMENT · BUSINESS BROKERAGE

Charter One Realty Commercial is a full-service commercial real estate firm serving its clients with decades of combined experience and local knowledge of the Southern South Carolina regions of Beaufort, Jasper and Hampton Counties. With over \$1.5 Billion in sales in 2022, the company's residential client base is a wealth of referrals who want to invest in commercial real estate, buy land to develop, or simply learn more about how they can become involved in commercial real estate. This fact alone sets us apart from any other commercial real estate company in our service area. Our sales professionals embody our brand which conveys integrity, strength, and trust.

Whether you are a seasoned commercial investor, a landlord or tenant, buyer or seller, or a fortune 500 company, Charter One Realty Commercial can help you accomplish your business goals in our area.

The brokers of Charter One Realty Commercial have over 60 years combined experience with education levels ranging from degrees in finance, real estate and urban analysis, business law, civil engineering and an MBA. Our brokers are dedicated to their craft. They serve on local advisory boards, keep current with the local County and Town municipalities in our area, and have accreditations that include Certified Commercial Investment Members. Our brokers have the relationships here locally to accomplish any goals you as an investor or a company may have.

BROKERAGE SERVICES

All of our brokers are dedicated to a professional grade client experience in the following areas of brokerage services:

- Retail Space and Office Space
- Warehouse and Flex Space
- Industrial Space
- Land and Site Selection
- Investment Real Estate (NNN no or low owner responsibilities)
- Leasing Services for Landlord and Tenant
- Business Brokerage

JAKE REED | 949.945.4959
JAKEREE@CHARTERONEREALTY.COM

MATT BRADFORD | 843.290.8121
MATT@CHARTERONEREALTY.COM

#1 RANKED Real Estate Company in The Lowcountry

SERVING THE LOWCOUNTRY

Charter One Realty has 9 offices in the Coastal Lowcountry. Three of those offices are located just outside of the gates of some of the most prestigious communities in the area - Belfair, Berkeley Hall, and Hilton Head Plantation.

CHARTER ONE REALTY
11 & 5 Park Lane, Hilton Head
843-785-4460

CHARTER ONE REALTY BEACH MARKET
2 N Forest Beach Drive, STE 119, Hilton Head
843-785-1115

CHARTER ONE REALTY NORTH
81 Main Street, Hilton Head
843-681-3307

CHARTER ONE REALTY PROMENADE
1 Promenade Street, Bluffton
843-815-0055

CHARTER ONE REALTY COMMERCIAL
1 Promenade Street, Bluffton
843-815-0055

CHARTER ONE REALTY BELFAIR
2 Belfair Oaks Boulevard, Bluffton
843-757-7710

CHARTER ONE REALTY BERKELEY HALL
1024 Berkeley Hall Boulevard, Bluffton
843-815-8400

CHARTER ONE REALTY SUN CITY
10 William Pope Drive, Okatie
843-705-2830

CHARTER ONE REALTY BEAUFORT
203 Carteret Street, Beaufort
844-526-0002
Relocating to:
203 Carteret Street, in 2021

SAVANNAH QUARTERS
100 Blue Moon Xing #114, Pooler
877-728-4636



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JAKEREED@CHARTERONEREALTY.COM