



RETAIL PRE-LEASING

3517 Maybank Hwy
Johns Island, SC 29455

Kip Bowman | Principal | 843.437.0074 | kipbowman@gmail.com
Sara Bodell | Broker | 864.903.2731 | sbodell@cbcatlantic.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

EXECUTIVE SUMMARY



LEASE RATE

\$36 PSF NNN



AVAILABLE

1,500 SF - 4,500 SF



TIA

Available



ZONING

Limited Business Overlay



MUNICIPALITY

Charleston



PARKING

89 Parking Spaces



TAX ID

279-00-00-168



VEHICLES PER DAY

SCDOT 19,400 VPD 2023



ACRES

3.3 Acres

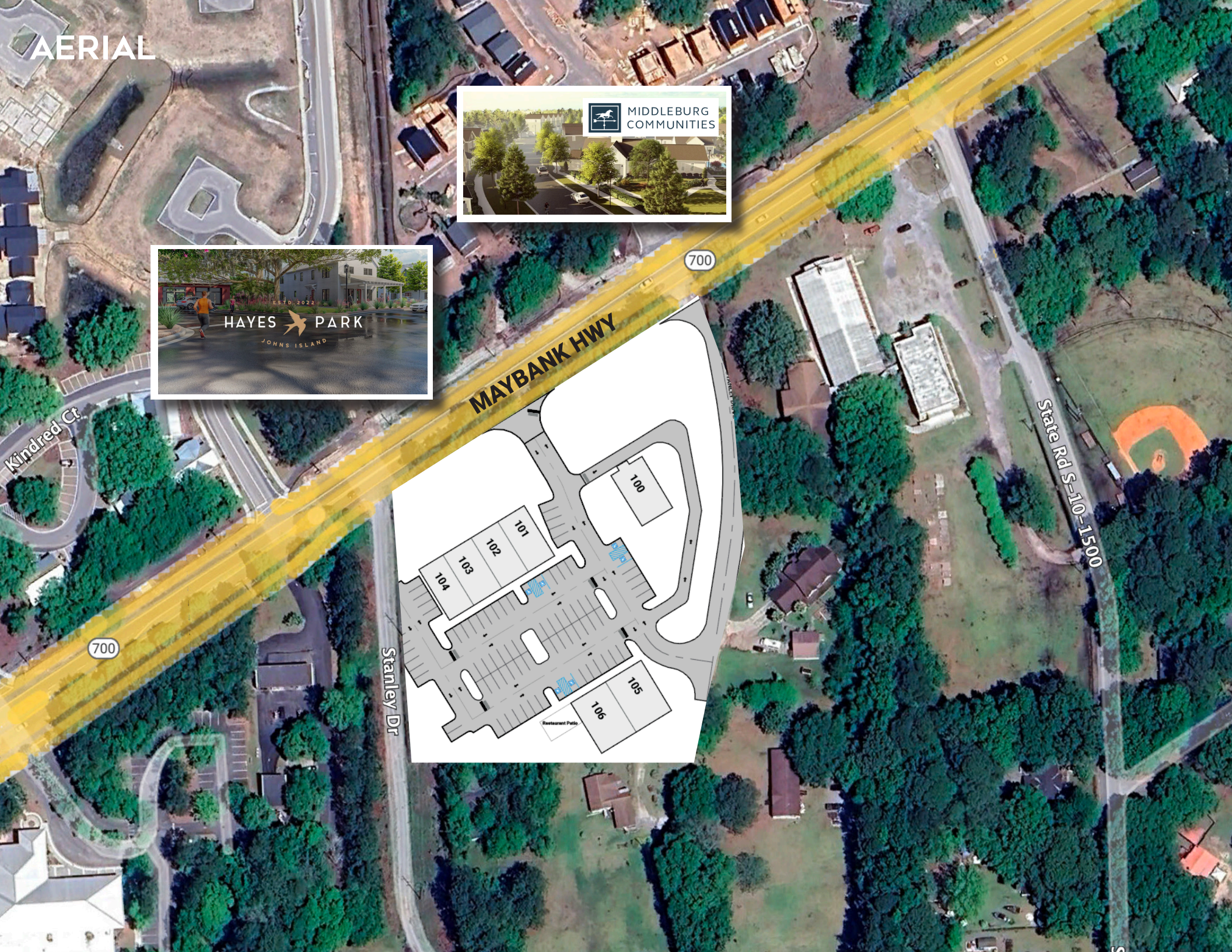
PROPERTY OVERVIEW

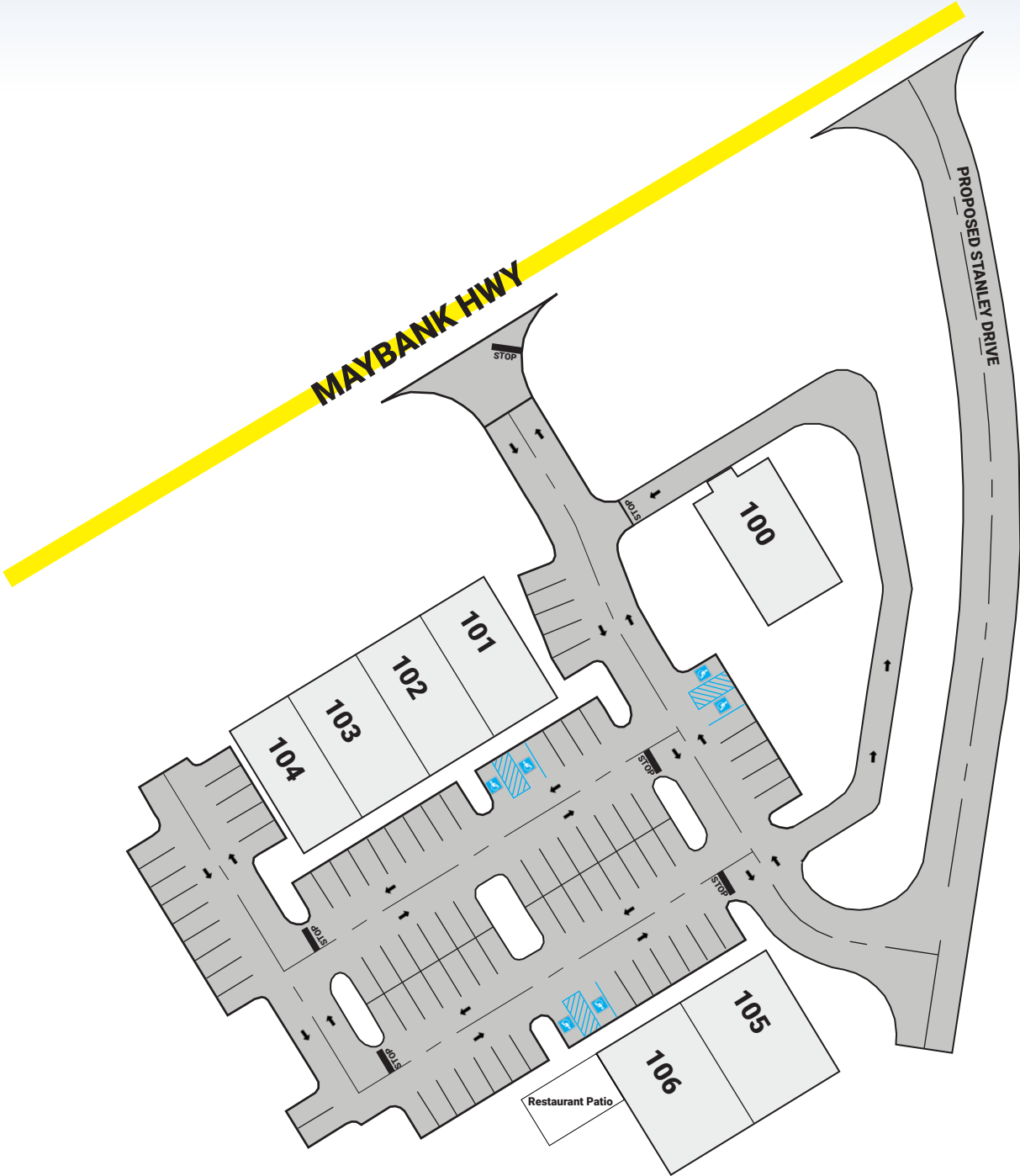
Secure your spot in one of Greater Charleston's most dynamic and rapidly expanding commercial corridors. This highly visible street-level retail location offers strong daily traffic counts and excellent exposure within the Charleston Business Overlay. Pre-leasing opportunities range from 1,500 SF to 4,500 SF, with a tenant improvement allowance available (call for details). The 3.3-acre development also features a dedicated pad opportunity for a quick-service restaurant (QSR).

Strategically located just 1.5 miles from the proposed new Trident Hospital, this site is surrounded by numerous multi-family residential developments, ensuring a steady flow of potential customers. With strong demographics and long-term growth in the area, this is an ideal opportunity to establish a retail presence in one of Charleston's most promising commercial corridors.



AERIAL





***Suites 101 - 103 can be configured to offer spaces ranging from 1,500 SF - 4,500 SF.**

SUITE	TENANT	SQFT
100	Drive-Thru (Phase II)	2,500 SF
101	AVAILABLE	1,500 SF
102	AVAILABLE	1,500 SF
103	AVAILABLE	1,500 SF
104	Retail	1,500 SF
105	El Molino Supermarket	3,000 SF
106	El Molino Supermarket	3,000 SF

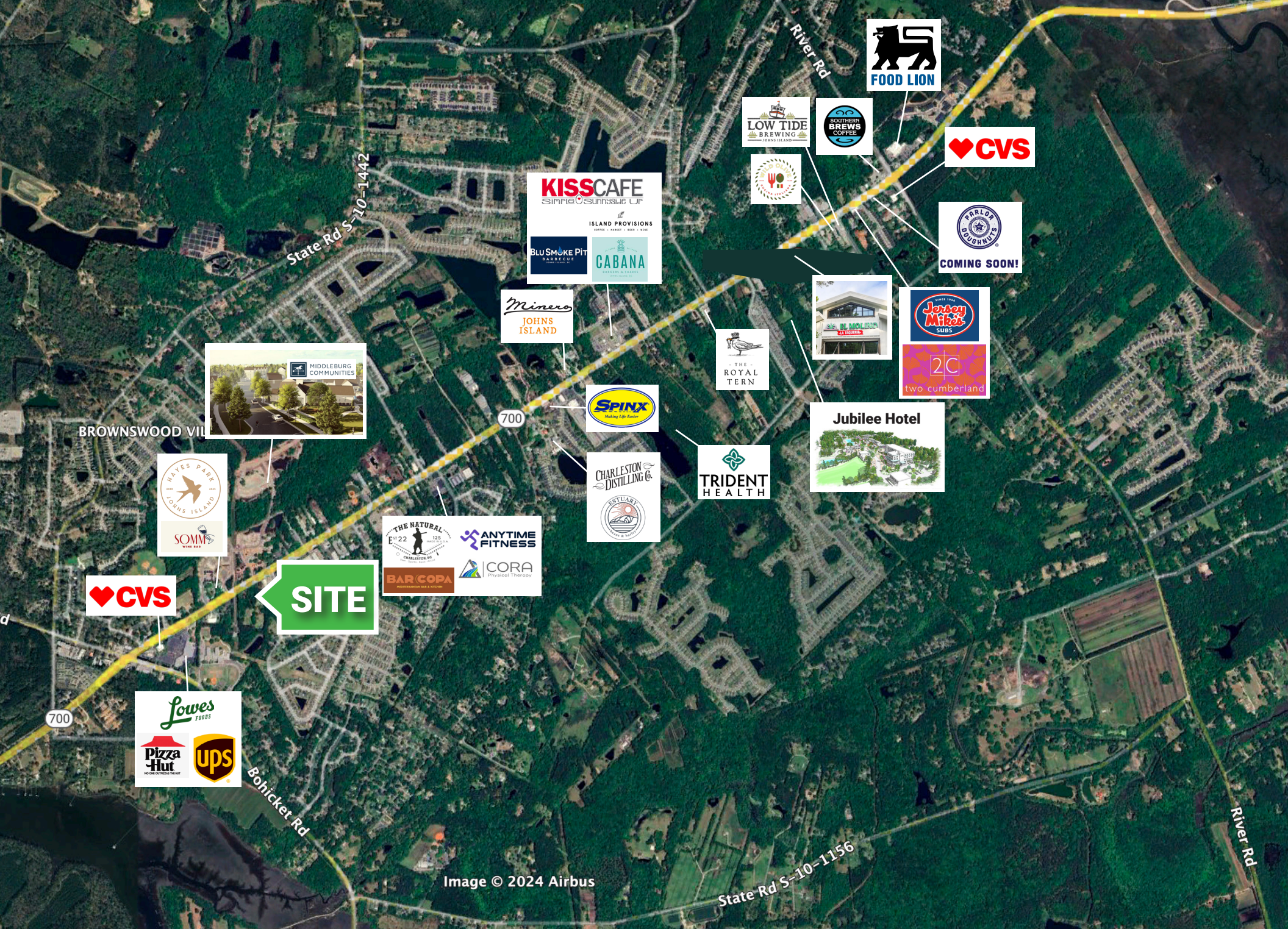
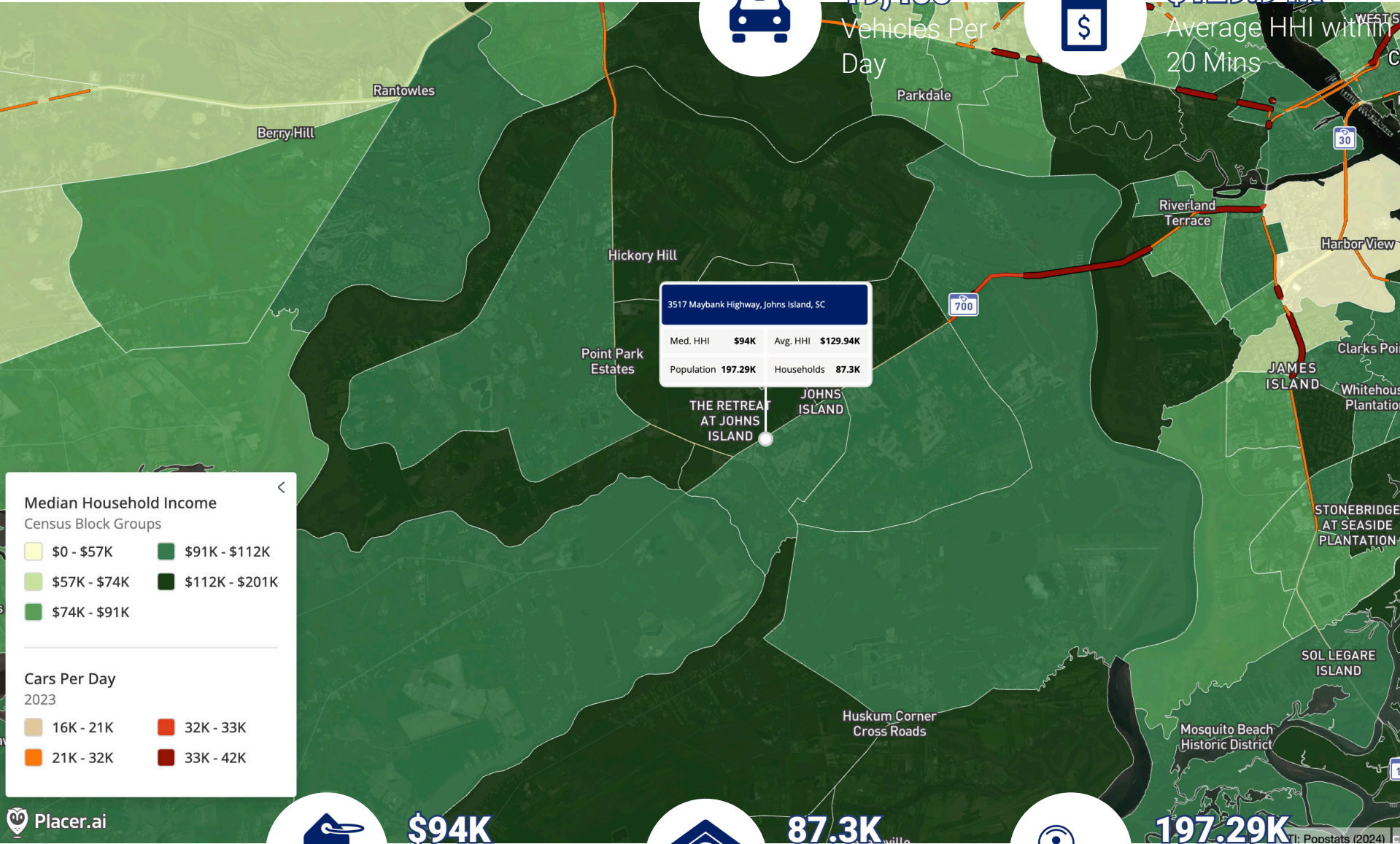


Image © 2024 Airbus

DEMOGRAPHICS



SCDOT VPD 2023
STI POPSTATS 2024



COLDWELL BANKER
COMMERCIAL
ATLANTIC

3517 Maybank Hwy | Johns Island, SC 29455

RETAIL PRE-LEASING



3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbcatlantic.com | cbcretailatlantic.com

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Coldwell Banker Commercial Atlantic makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.

RETAIL PRE-LEASING