



Bohicket Rd

Partnership Ln

Partnership Ln

PRICE IMPROVEMENT:
\$745,000

OFFERING MEMORANDUM

2729 BOHICKET ROAD
JOHNS ISLAND, SC 29455

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EXECUTIVE SUMMARY

NAI Charleston is pleased to present a permit-ready office development opportunity at 2729 Bohicket Road on Johns Island. Situated on ± 1.99 acres at the corner of Bohicket Road and Partnership Lane, the site offers excellent visibility, convenient access, and exposure along one of the primary routes to Kiawah and Seabrook Islands. Framed by Bohicket Road's iconic oak canopy, the corridor provides a scenic, established setting that distinguishes it from a typical commercial strip while serving approximately 13,400 vehicles per day.

Zoned for professional, business, and administrative office uses, the property offers flexibility to accommodate a wide range of office tenants. Located approximately 21 miles from Downtown Charleston and just 6 miles from Kiawah's Freshfields, the site is well positioned to serve the growing Johns Island community as well as the tourism-driven demand generated by Charleston's premier coastal destinations.



Offering Summary

Parcel Size:	± 1.99 Acres
Conceptual Space:	$\pm 8,992$ SF over 2 single-story buildings
Location:	Corner of Bohicket Rd & Partnership Ln
Access:	Hard corner site with access from two streets
Traffic Counts:	$\pm 13,400$ VPD
Zoning:	PD - Planned Development
County:	Charleston County
TMS #:	256-00-00-046
Sale Price:	\$745,000

CONCEPTUAL RENDERINGS

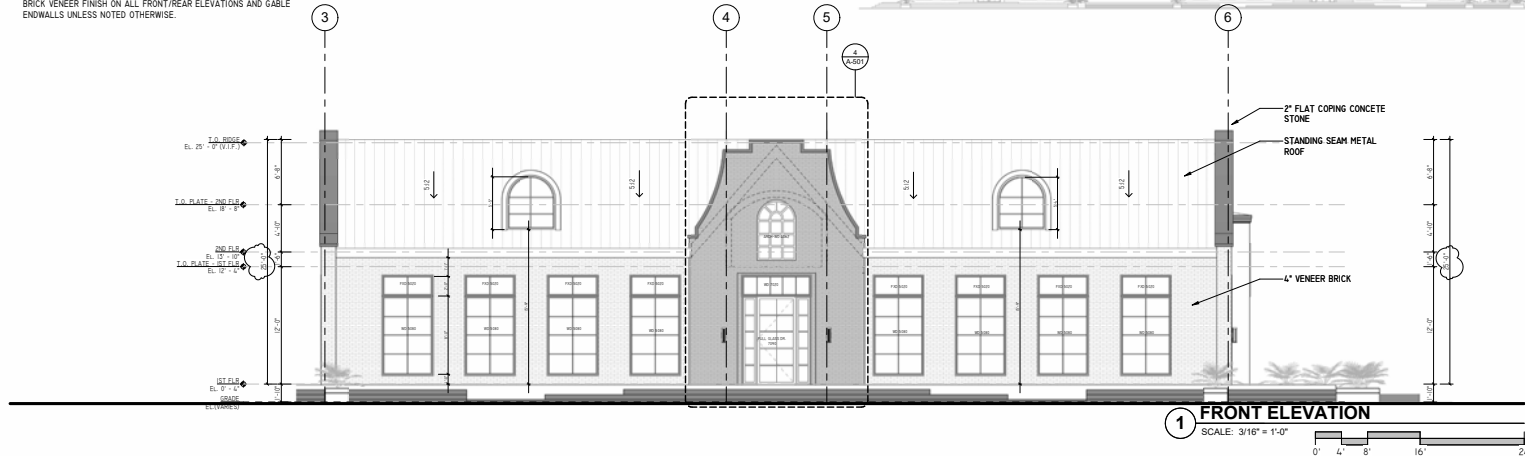


ELEVATIONS

EXTERIOR WALL ASSEMBLY

- EXTERIOR TO INTERIOR:
- 4" BRICK VENEER WITH METAL TIES @ 16" O.C. (ANCHORED TO STUDS)
 - 1" AIR GAP WITH VENTED WEEP HOLES @ 24" O.C. AT BASE AND ABOVE OPENINGS
 - WEATHER-RESISTANT BARRIER (TYVEK OR EQUAL) OVER
 - 5/8" DENSGLASS® EXTERIOR SHEATHING
 - 6" WOOD STUDS @ 16" O.C. WITH R-19 BATT INSULATION
 - 5/8" TYPE X GYPSUM BOARD, INTERIOR PAINTED FINISH

BRICK VENEER FINISH ON ALL FRONT/REAR ELEVATIONS AND GABLE
ENDWALLS UNLESS NOTED OTHERWISE.



PROJECT NAME

**CARLTON TATE GROUP
LLC.**

ARCHITECT



FORM STUDIO ARCHITECT
david.formarchitect@gmail.com

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CONSULTANTS

REV.	DESCRIPTION	BY	DATE
1	PRELIMINARY DRAWINGS TO OWNER	DA	10/25/2018
2	CONSTRUCTION DRAWINGS TO OWNER	DA	10/25/2018

STATUS

FOR CONSTRUCTION

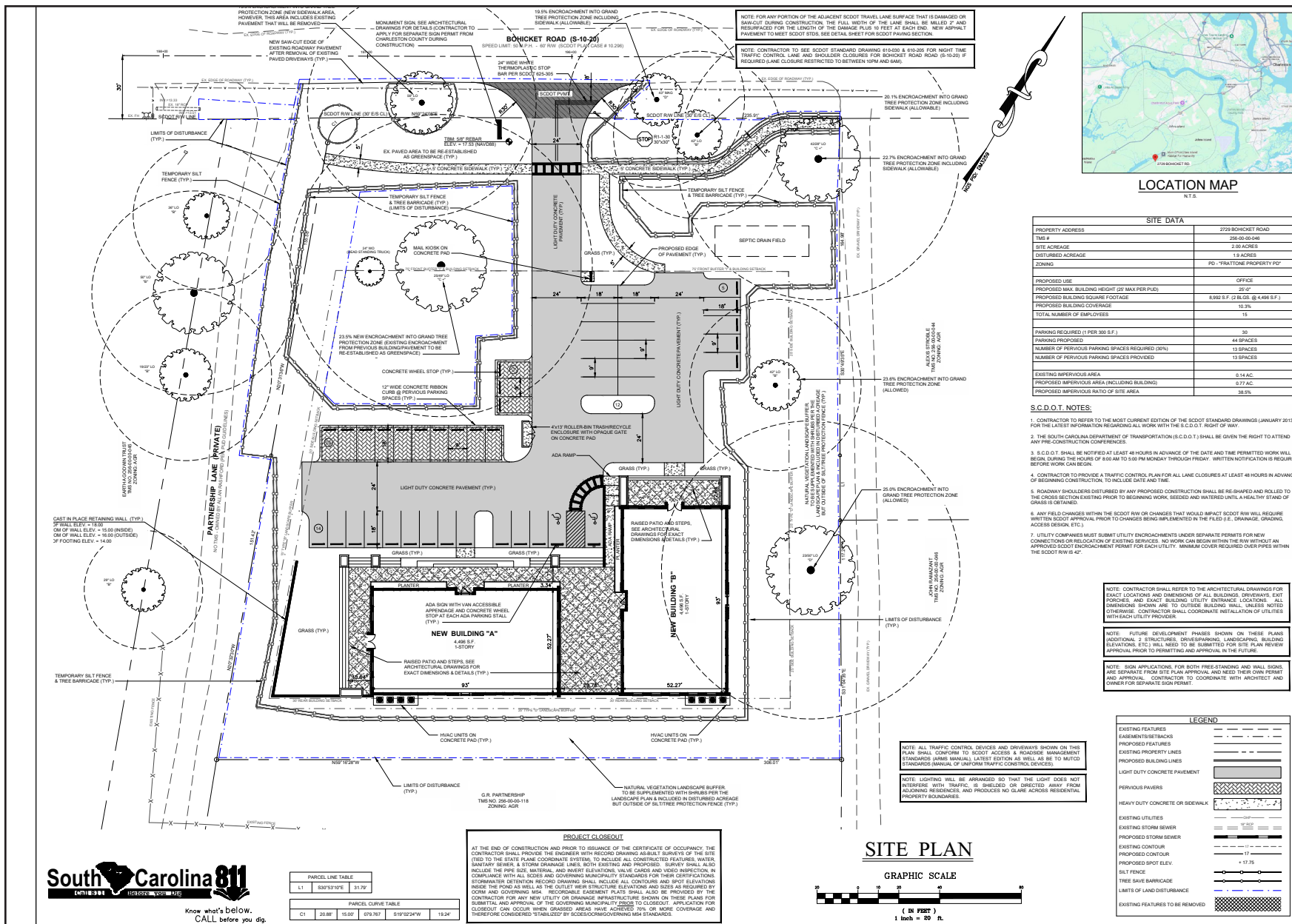
CARLTON TATE GROUP
EMAIL

2729 BOHICKET RD.

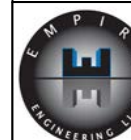
PROPOSED ELEVATIONS

SCALE:	DATE:	DRAWN:	CHECKED:
AS SHOWN	10/25/18	DA	DA
PROJECT NO:	DRAWING NO:	REVISION	
2729	A-300	1	

SITE PLAN



CIVIL & STRUCTURAL
CONSULTING ENGINEERS
590 Lone Tree Drive Suite 101
Mt. Pleasant, S.C. 29444
Phone: (843) 308-0800
email: tdurante@empireengr.com



2729 BOHICKET RD.
OFFICE PARK
JOHNS ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA

TMS: 256-00-00-046

REVISION	SCHEDULE	DATE	BY
NO	DESCRIPTION		
DESIGNED	T.M.D.		
DRAWN	T.M.D.		
CHECKED	T.M.D.		
JOB NUMBER	25-046		
DATE	NOVEMBER 26, 2020		
SCALE	1" = 20'		

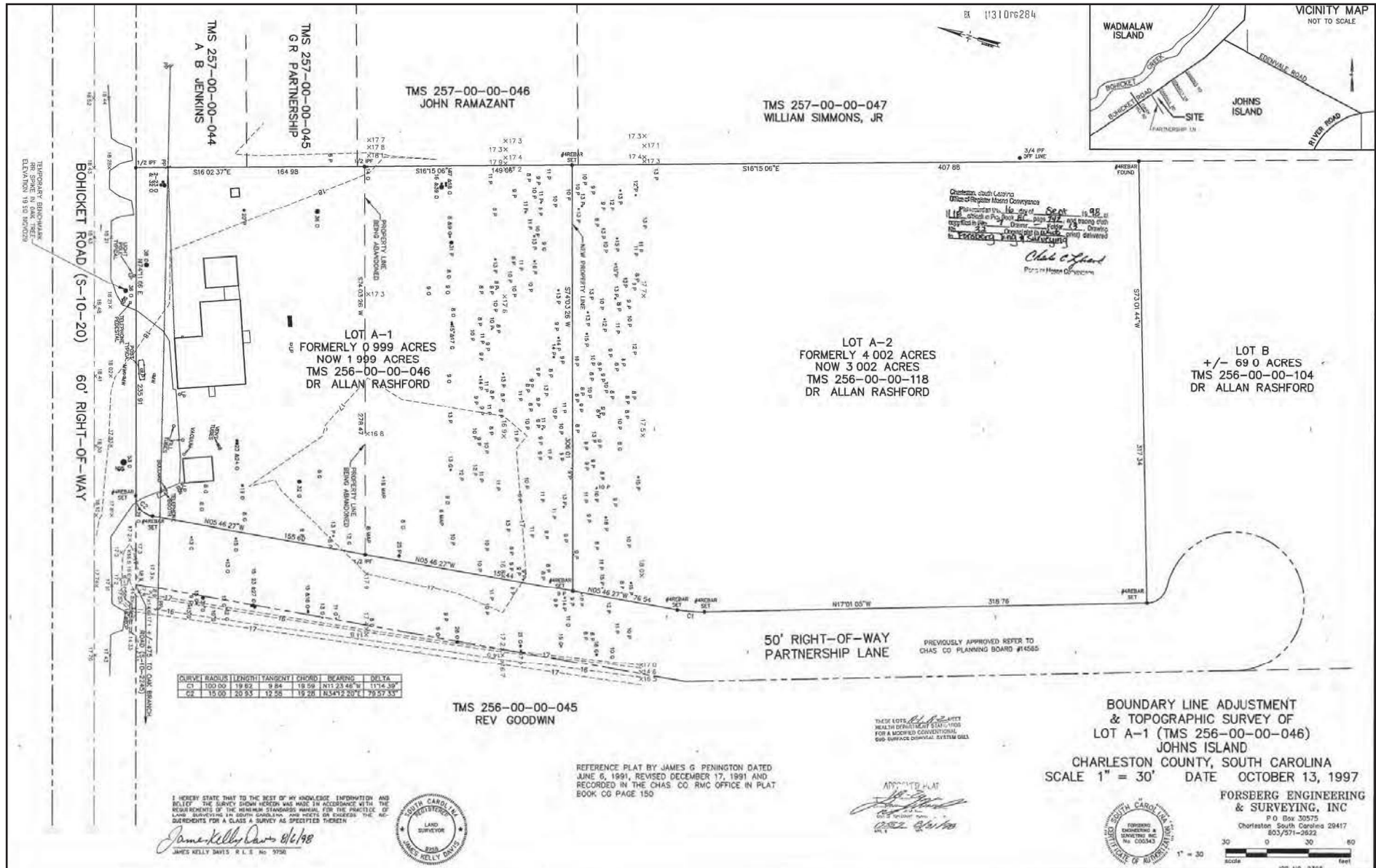
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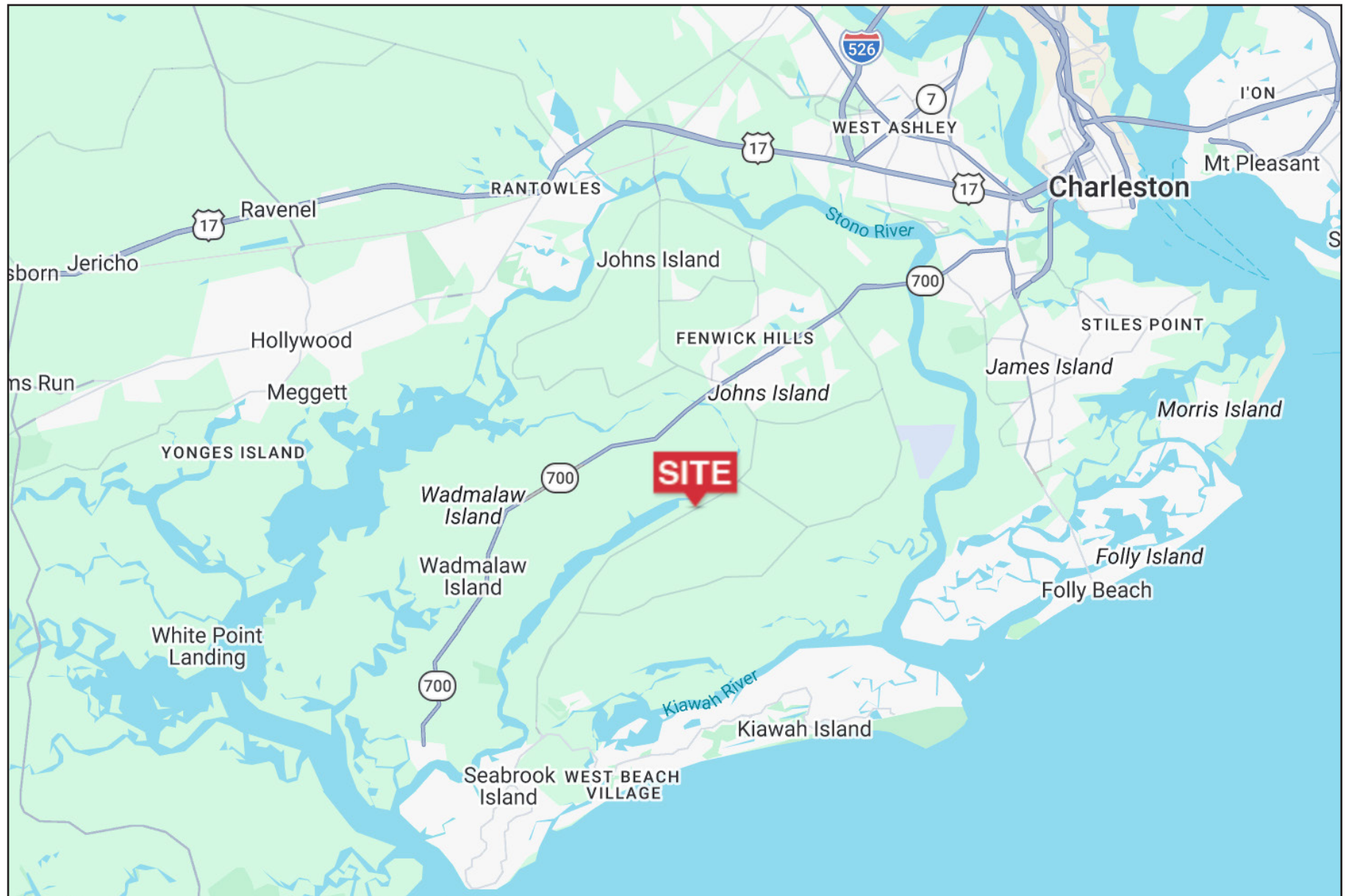
Know what's below.
CALL before you dig.



SURVEY



LOCATION MAP



CHARLESTON ACCOLADES

#1

South's Best Cities
Southern Living
(2017-2025)

#1

City in the U.S.
Travel + Leisure
(2013-2024)

#1

Small City in the U.S.
Condé Nast
(4 years in a row)

Top 5

Best of the World
National Geographic
(2023)

#2

Top Island in the U.S. -
Kiawah Island
Condé Nast
(2025)

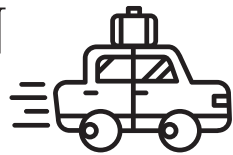
NACharleston

Charleston Fast Facts

POPULATION



869,940



33 PPL

ON AVERAGE, THE AREA
SEES 33 NEWCOMERS
PER DAY

WORKFORCE

28.5%

INCREASE IN
EMPLOYMENT OVER
THE LAST DECADE

±35,000

JOBS FORECASTED TO BE
ADDED IN NEXT 3 YEARS



KEY ECONOMIC DRIVERS

TOURISM

7.9 MILLION

VISITORS ANNUALLY



\$14 BILLION

AVERAGE ANNUAL
ECONOMIC IMPACT

AVIATION

10.8 BILLION

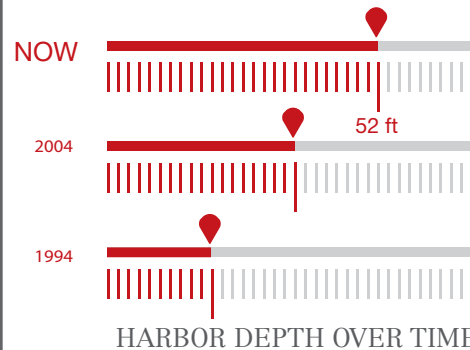
BOEING \$ PUMPED
INTO CHS

MILITARY

25,000

ACTIVE DUTY &
CONTRACT CIVILIAN

PORT OF CHARLESTON



±87 BILLION

ANNUAL STATEWIDE IMPACT

±260,000

JOBS CREATED

AUTOMOTIVE

2ND

HIGHEST EMPLOYMENT
CONCENTRATION FOR
TRANSPORTATION
EQUIPMENT
MANUFACTURING

13,000+

TECHNICALLY-SKILLED
AUTOMOTIVE WORKERS



65+ AUTOMOTIVE
MANUFACTURERS & SUPPLIERS

Source: Charleston Regional Development Alliance



NAI Charleston

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