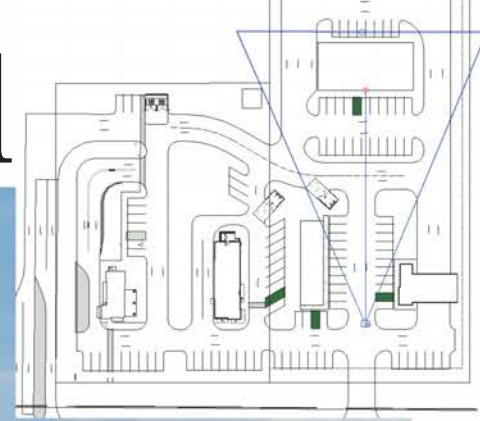


1769 State Road

SUMMERVILLE, SC 29486



Located in the heart of the Cane Bay area. Explosive and sustained residential growth coupled with the announcements of large employment opportunities near the Volvo plant will continue the need for retail services along State Road (Hwy 176).

FOR MORE INFORMATION:

Will Sherrod, CCIM

+1 843.364.3796

wsherrod@naicharleston.com

Christi Copenhaver

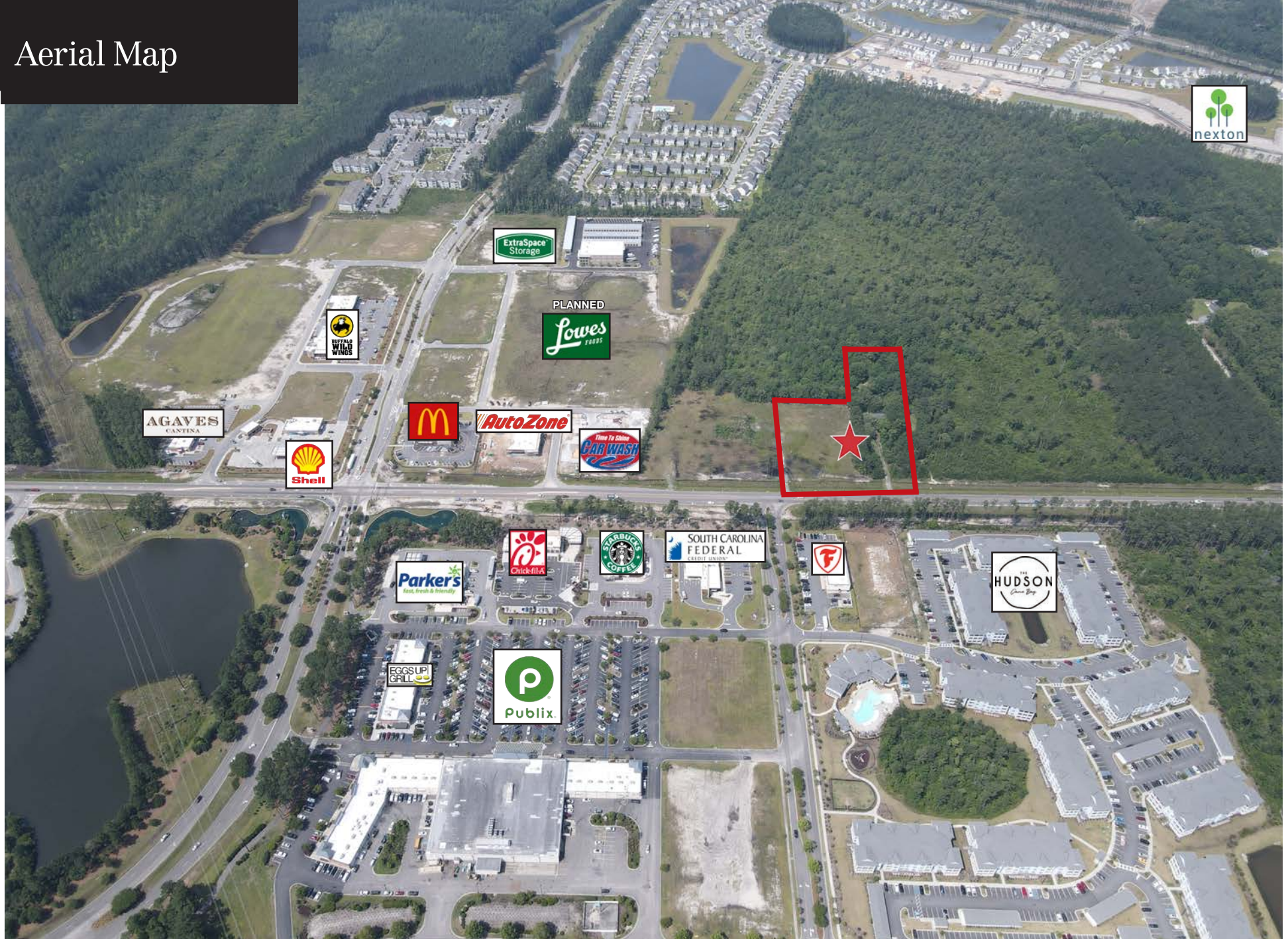
+1 843.513.0595

ccopenhaver@naicharleston.com

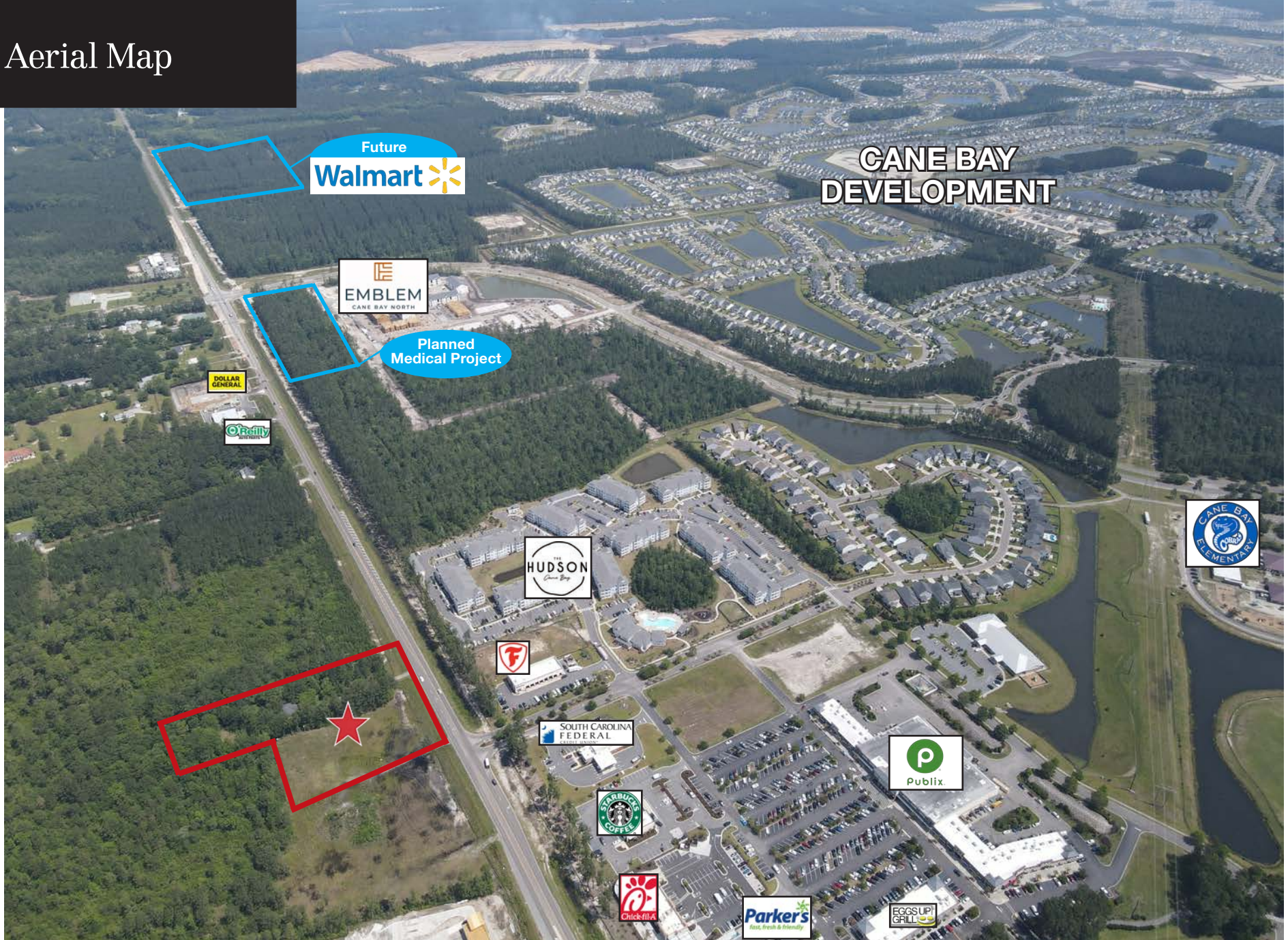
PROPERTY DESCRIPTION:

- Approximately ±6,000 SF of new retail serving the Cane Bay market
- Suites from ±1,500 - 6,000 SF available for lease
- Endcap with drive-thru available
- Excellent visibility along State Road for retail development
- Full access to State Road with median break
- Zoning: GC (General Commercial) - Berkeley County
- Delivering Fall of 2026!
- **LEASE RATE: \$42/SF, NNN**

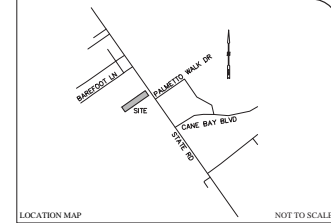
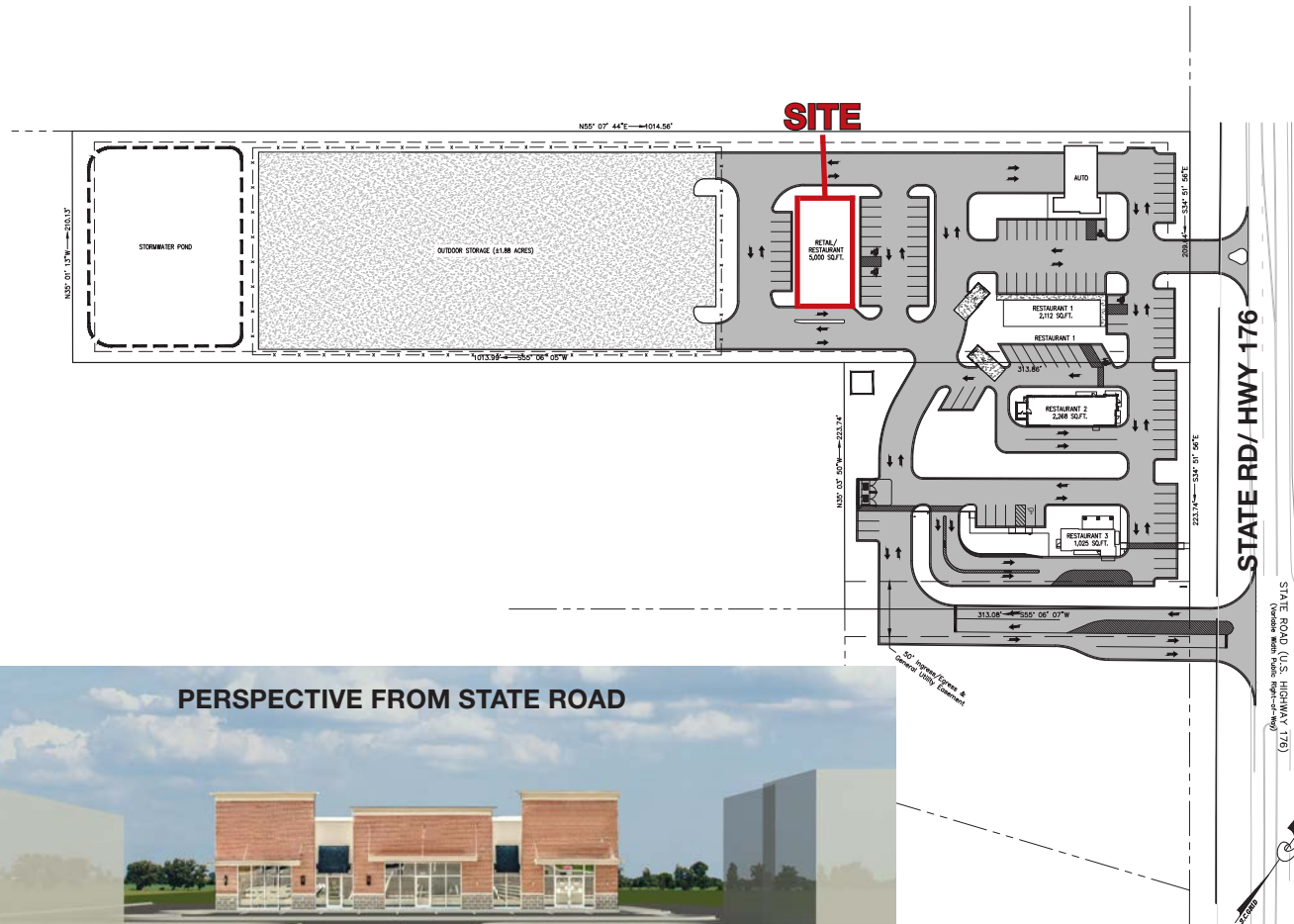
Aerial Map



Aerial Map



PERSPECTIVE FROM STATE ROAD



1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
2. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTREE/PORCHES.
4. ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
5. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
6. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
7. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
8. ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
9. ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
10. TRUNCATED DORIES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SLOPES SHALL BE MARKED WITH A CHESTNUT OR WALL MOUNTED SIGN. SEE DETAILS SHEETS FOR PROPER STYLING.




THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

BL BUILDING LINE	TEL TELEPHONE PEDESTAL	TC/BC GREASE TRAP MANHOLE
CL CENTERLINE	TELEF TELEPHONE FEDESTAL	TO/BO TOP/BOTTOM CURB
CA CORRUGATED METAL PIPE	EL ELECTRIC METE	TO/BO TOP/BOTTOM WALL
CR CURB	EL CATCH BASIN	W/IN W/INVERT CLAY PIPE
DE DRAINAGE EASEMENT	IS DRIP INLET	WATER METER
EP EDGE OF PAVEMENT	EL ELEC TRANS	W/O WATER VALVE
FE FINISHED GRADE	HA HOUSE	W/REG REGULATOR VALVE
FI FINISHED GRADE	HY HYDRAINT	STORMWATER FLOW
IE INVERT ELEVATION	GA GAS METER	TRAFFIC FLOW
IR IRON PIPE OLD-S	LO LIGHT	
IPSP IRON PIPE SET-O	LO LIGHT	
N&C/N&C CAP	PP POWER POLE	
OD OPEN TOP	QA QUALITY ANCHOR	
RB REBAR	SM SM MANHOLE	
RC REINFORCED CONC PIPE	SM SM MANHOLE	
W/RIGHT OF WAY	TEL TELEPHONE MANHOLE	
ST STORM DRAIN	CL CLEAN OUT	

—CV—	CABLE TV	—SE	SANITARY SEWER - EXIST.
—CH—	CHAIN LINK FENCE (PROPOSED)	—SN	SANITARY SEWER - NEW
—X—	CHAIN LINK FENCE (EXISTING)	—SF	SLT FENCE
—BB—	CONTOURS - EXIST. GRADE	—SD	STORM SEWER - EXIST.
—(F78)—	CONTOURS - FINISHED GRADE	—SN	STORM SEWER - NEW
—FO—	FIBER OPTIC	—UGP	UNDERGROUND POWER
—FM—	FORCE MAIN	—UGT	UNDERGROUND TOL
—GS—	GAS LINE	—W	WATER LINE - EXIST.
—OP—	OVERHEAD POWER	—W	WATER - NEW
—OT—	OVERHEAD TELEPHONE	—W	WOOD FENCE
—RD—	ROOF DRAIN - NEW	—WD	LIMITS OF DISTURBANCE

(IN FEET)
1 inch = 50 ft.

SITE DESIGN, INC.
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS



www.sitedesign-inc.com
225 ROCKY CREEK ROAD
GREENVILLE, SC 29615
PH. (864) 271-0096

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**NOT FOR
CONSTRUCTION**

S.C. REG 14400

SUMMERVILLE
BERKELEY COUNTY
SOUTH CAROLINA

HORIZ. SCALE:	1" = 50'
VERT. SCALE:	N/A
DESIGNED BY:	JAL
DRAWN BY:	JAL
CHECKED BY:	CSW
DATE:	12/17/2024
S240572	

SHEET 5 OF 26

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C200]

Demographic Profile

	5 minutes	10 minutes	15 minutes
Census 2020 Summary			
Population	6,923	28,002	78,739
Households	2,173	10,203	28,886
Average Household Size	3.18	2.74	2.71
2024 Summary			
Population	8,164	35,251	91,178
Households	2,637	12,981	33,800
Families	2,079	9,591	24,487
Average Household Size	3.09	2.71	2.68
Owner Occupied Housing Units	2,201	9,278	24,447
Renter Occupied Housing Units	436	3,703	9,353
Median Age	38.2	36.8	36.9
Median Household Income	\$101,923	\$89,693	\$84,140
Average Household Income	\$117,243	\$104,996	\$99,403
2029 Summary			
Population	9,742	42,787	103,323
Households	3,194	16,005	38,992
Families	2,515	11,793	28,196
Average Household Size	3.05	2.67	2.64
Owner Occupied Housing Units	2,558	10,783	27,503
Renter Occupied Housing Units	635	5,222	11,489
Median Age	38.7	37.7	38.0
Median Household Income	\$112,344	\$101,892	\$95,542
Average Household Income	\$136,993	\$122,024	\$115,542