



**SUMMERS CORNER**

- 1,500 Built houses currently constructed/occupied in the community
- 600 home sites in construction or site development
- 950 homes will be built/occupied next year (2024)
- Lennar expects to build/sell 1,200 homes per year thereafter
- There is a +/- 7,500 unit residential cap at Summers Corner
- Lennar expects to hit the density in 5 years

SUMMERVILLE, SC | BEECH HILL RD & GNARLY OAK LN

# SUMMERS CORNERS

±4,000 SF | AVAILABLE FOR LEASE





PROJECT  
DETAILS

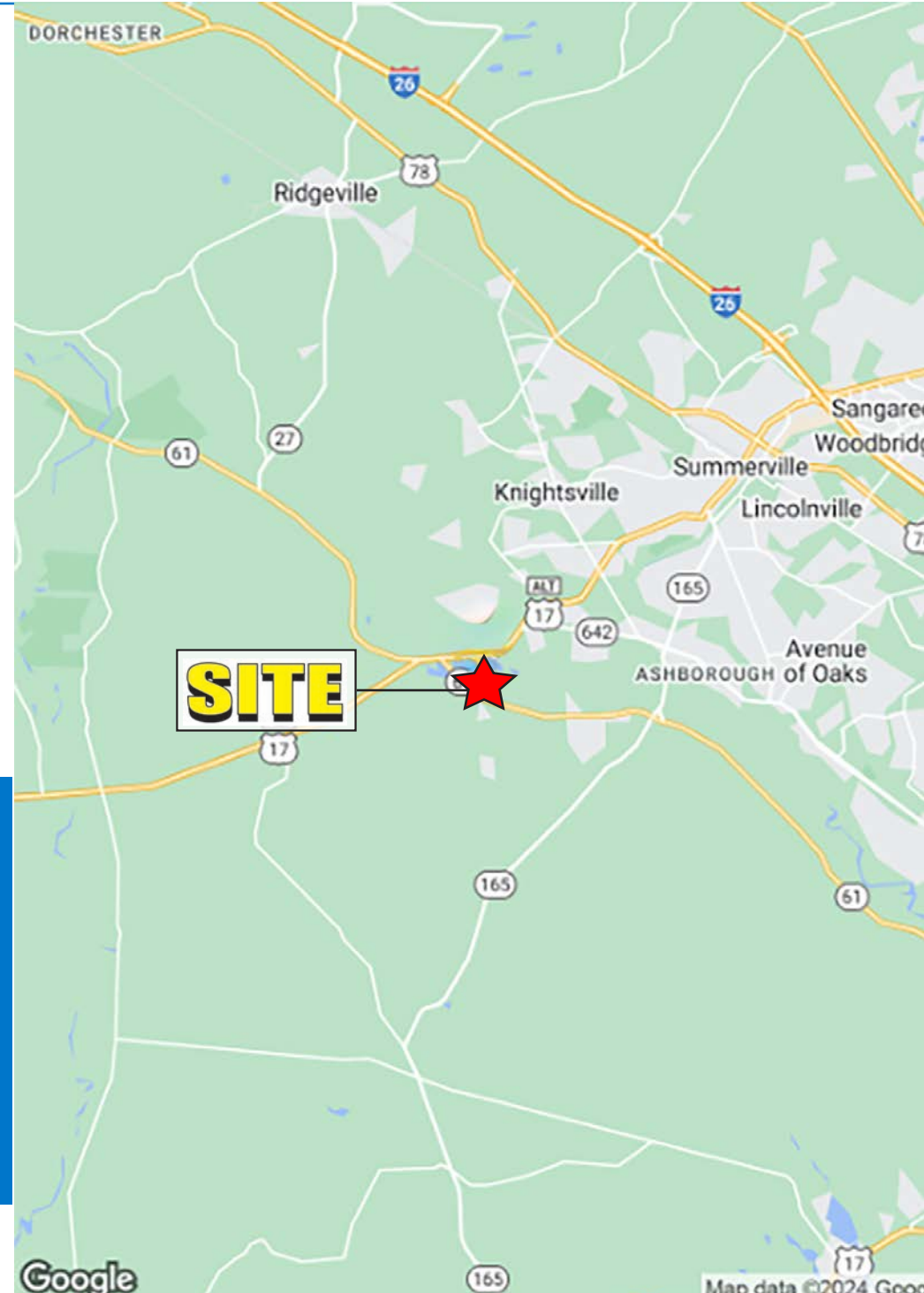
**AVAILABLE SPACE** ±4,000 SF

- PROPERTY HIGHLIGHTS**
- Primary outparcel position in Summers Corner available for lease
  - Join Heartland Dental in a multi-tenant building
  - Drive-thru allowed; fantastic opportunity for a wide variety of uses
  - Summers Corner is one of the top master planned communities in Charleston. The project will feature 7,500 homes (5-year final density), a Publix grocery store, Sand Hill Elementary (941 students), Rolling Middle School of the Arts (791 students), and numerous other top class amenities

**LEASE RATE** Call to discuss

**COUNTY** Dorchester

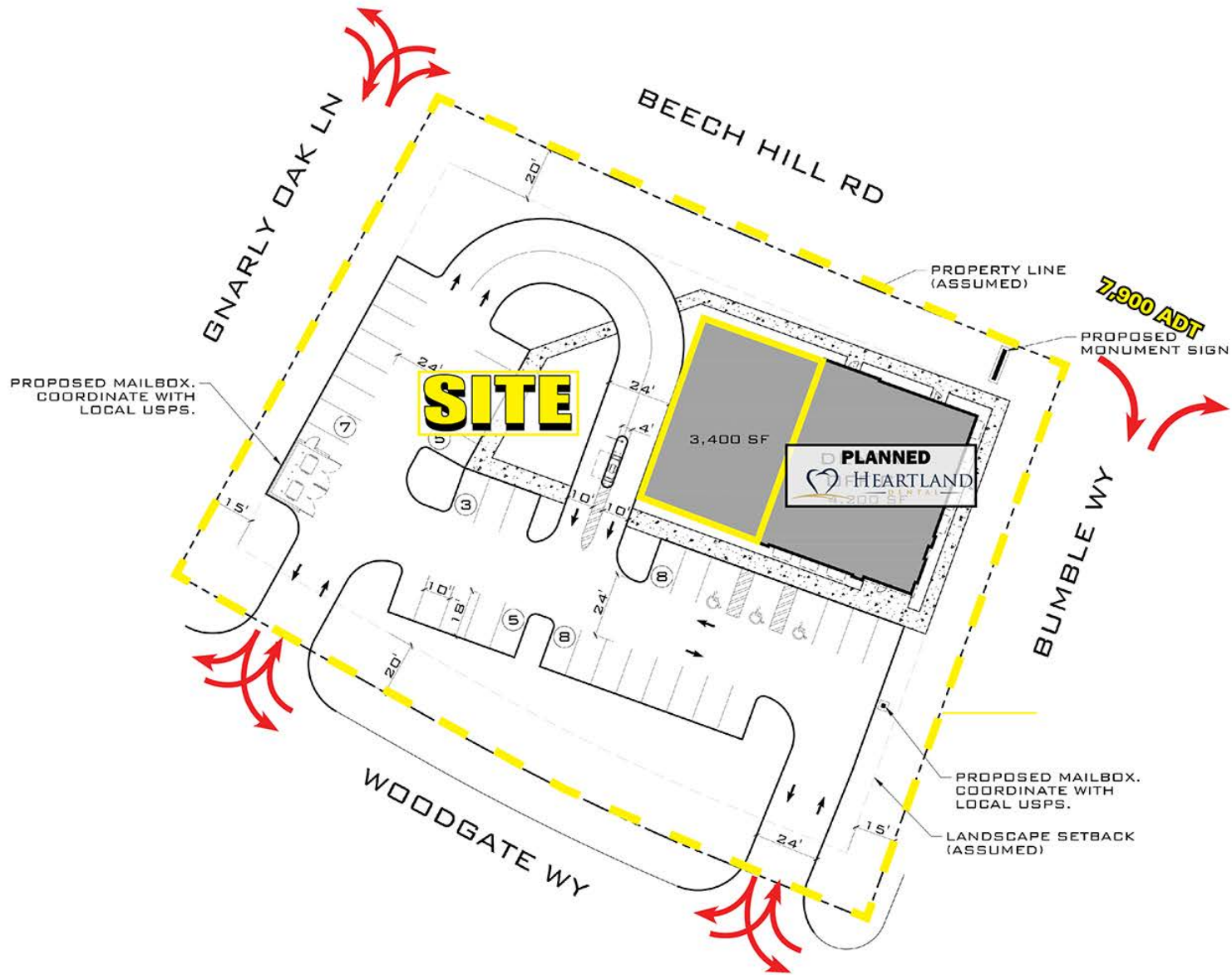
**MARKET** Summerville



DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
 TOTAL HOUSEHOLDS	5,285	16,034	35,681
 TOTAL POPULATION	14,908	44,052	95,547
 MEDIAN HH INCOME	\$110,246	\$83,471	\$76,986

SITE PLAN

BEECH HILL RD & GNARLY OAK LN • ±4,000 SF | AVAILABLE FOR LEASE • RETAIL





AERIAL





AERIAL



7,900 ADT

Summers Dr

Future Commerical Development

Horizons Summers Corner  
55+ Age Restricted For Sale  
±1,500 Homes (Planned)  
300 Homes Constructed  
2025 Completion

FUTURE Publix

Sand Hill Elementary School  
942 Students

Rolling Middle School of the Arts  
791 Students

**SITE**

PLANNED HEARTLAND

Beech Hill Rd

The Villages at Summers Corner  
±400 SF Homes

Future Residential

Summers Dr

Future Residential





SOUTH CAROLINA

# SUMMERVILLE

In the heart of the Lowcountry, there is a place where flowers bloom by the acre and history lives on every corner. Where world-class cuisine is served with a side of Southern charm, sweet tea is measured by the gallon, and it's a short ride to Rainbow Row, the Edge of America and gardens galore. Just a short drive from Charleston, savvy travelers know Summerville as a charming spot with small-town coziness, a wide array of attractions and world-class cuisine.

Roughly 27 miles from Charleston's southernmost tip, you can reach the Low Country's many beaches, including popular Sullivan's Island, in less than 45 minutes with no traffic. However, Summerville residents have access to beautiful outdoor escapes in their own backyard, too, with the city's Azalea Park, famed for its vibrant blooms, tranquil ponds, and walking trails. And the annual YMCA Flowertown Festival, a local favorite, is a three-day weekend event showcasing arts and crafts, live music, and delicious food.

Summerville is the birthplace of sweet tea, a Southern staple. But that's simply one aspect of the town's culinary scene. Whether you prefer shrimp and grits or classic barbecue, there's a Summerville restaurant just for you.



SUMMERVILLE, SC | BEECH HILL RD & GNARLY OAK LN

## SUMMERS CORNER

±4,000 SF | AVAILABLE FOR LEASE

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