



955 BACONS BRIDGE

Retail Space for Lease · Summerville, South Carolina

PROPERTY HIGHLIGHTS

- New Starbucks-anchored retail center; delivery now estimated **Q4 2026** — Starbucks lease signed.
- Excellent visibility along Bacons Bridge Rd with signage opportunities available.
- 1st generation retail space available with tenant improvement allowance (TIA) for qualified tenants.
- Outparcel to Summerville Galleria, a 135,000 SF neighborhood shopping center anchored by Food Lion.
- Berlin G. Myers Parkway extension recently completed, improving connectivity across Summerville.
- Located in the Summerville submarket of the Charleston MSA — one of Charleston’s fastest-growing suburban communities, with expected growth of nearly 9.15% over the next five years.

SITE & FLOOR PLAN

PROPERTY SUMMARY

Available	2,017 SF
Lease Rate	\$36 / SF NNN
TIA / Delivery	Negotiable
Zoning	G-B (Summerville)
Construction	Q4 2026
Anchor Tenant	Starbucks (Signed)

TRAFFIC COUNTS
27,500 VPD · Bacons Bridge Rd
20,300 VPD · Old Trolley Rd



TRADE AREA & Demographics

MUSC Medical Center
896 Beds



2023 / COSTAR	1 Mile	3 Miles	5 Miles
Population	7,056	68,574	139,293
Population Growth (2010–2024)	12.04%	16.53%	24.78%
Average Household Income	\$96,145	\$81,945	\$86,846
Daytime Employees	2,386	17,266	35,900

Source: Esri 2023

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