

FOR LEASE

New Construction
21,000 SF Flex Space
Convenient to I-26

317 PENDARVIS LANE
SUMMERVILLE, SC



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE



Conceptual drawings- subject to change

**317 PENDARVIS LANE
SUMMERVILLE, SC**



UNIT SIZES 814 SF - 1,896 SF

TOTAL Square footage 22,000 SF

ZONING General Commercial

MUNICIPALITY Berkeley County

TMS 226-00-00-074

- Convenient to I-26
- Just off College Park Road
- 18' Eave Heights
- 20' clear at center wall
- 12'x12' Drive in Doors
- Ample Loading Space
- Office units come with HVAC

AMENITIES

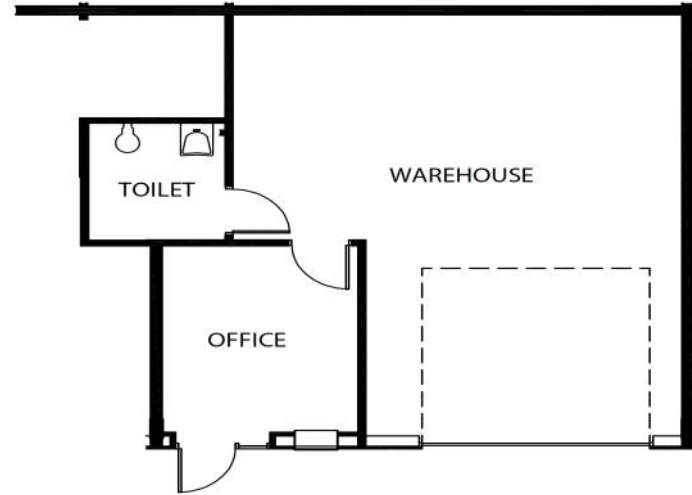


Building A	Square Footage	\$/Month
A-1	780	LEASED
A-2	750	\$1,225
A-3	750	\$1,450
A-4	750	\$1,225
A-5	750	\$1,450
A-6	780	\$1,225
A-7	780	\$1,450
A-8	750	\$1,225
A-9	750	\$1,450
A-10	750	\$1,225
A-11	750	\$1,450
A-12	780	\$1,225

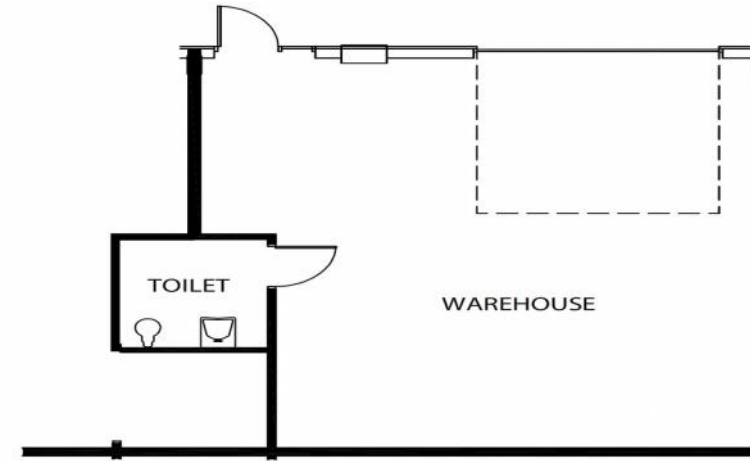
Building B	Square Footage	Price/SF
B-1	870	LEASED
B-2	870	\$1,625
B-3	1,680	\$2,800
B-4	1,680	\$2,575
B-5	1,680	\$2,800
B-6	1,680	\$2,575
B-7	1,680	\$2,800
B-8	1,740	\$2,600

Floor Plans

A-1, A-3, A-5, A-7, A-9, A-11, A-12



A-2, A-4, A-6, A-8, A-10



Construction Photos



AERIAL

Volvo Head Quarters
4,000 Employees
15 miles

Roper St. Francis
Berkeley Campus
90 Acre - 50 bed Hospital
and
80,000 SF MOB

Northwood Church/
Academy
700 Students

Farmers & Merchants
Bank

Azalea Square

Logos for Target, TJ-maxx, PETSMART, KOHL'S, ZAXBY'S, McALISTER'S DELI, ROSS, Party City, Chick-fil&, and Moe's.

Carnes Crossroads Development
2,300 Acres | 4,500 Homes



nexton
4,500 Acres

The Grill at Windmill

Logos for Charleston ent & Allergy, SMALLCAKES, and PHILLY PRETZEL FACTORY.

Logos for SHERWIN-WILLIAMS, EAST BAY DELI, and DUNKIN' DONUTS.

CHARLESTON GI
LOWCOUNTRY WOMEN'S
SPECIALISTS



Palmetto Cataract
and Eye

Logos for Rainbow CHILD CARE CENTER, SOLOMON FAMILY DENTISTRY, Sweetgrass Pediatrics, and MUSC.

240 Unit Multi-Family
Development

Logos for Walmart, Panera, LOWE'S, JOANN, Quality INN, IHOP, Starbucks, Bojangles's, and belk.

Image © 2024 Airbus

SITE

VICINITY

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	14,645	56,333	127,835
Population Growth (2020-2024)	38.82%	22.99%	17.65%
Number of Households	5,491	21,053	48,706
2024 Average Household Income	\$66,631	\$88,938	\$89,608
Daytime Employees	1,155	10,157	38,651

SITE



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ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail

You won't find a more hospitable or business-friendly climate than South Carolina.

Information courtesy of: [Link](#)

HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth



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For More Information Contact:

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All information in the package is confidential in nature and is believed to be true and reliable. However, Oswald Cooke & Associates makes no guaranties, warranties or representations to the completeness thereof. The presentation is subject to errors and should be verified by all interested parties.



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