



2947 Maybank Hwy · Office Space for Lease  
Johns Island, SC 29455



# Property Summary



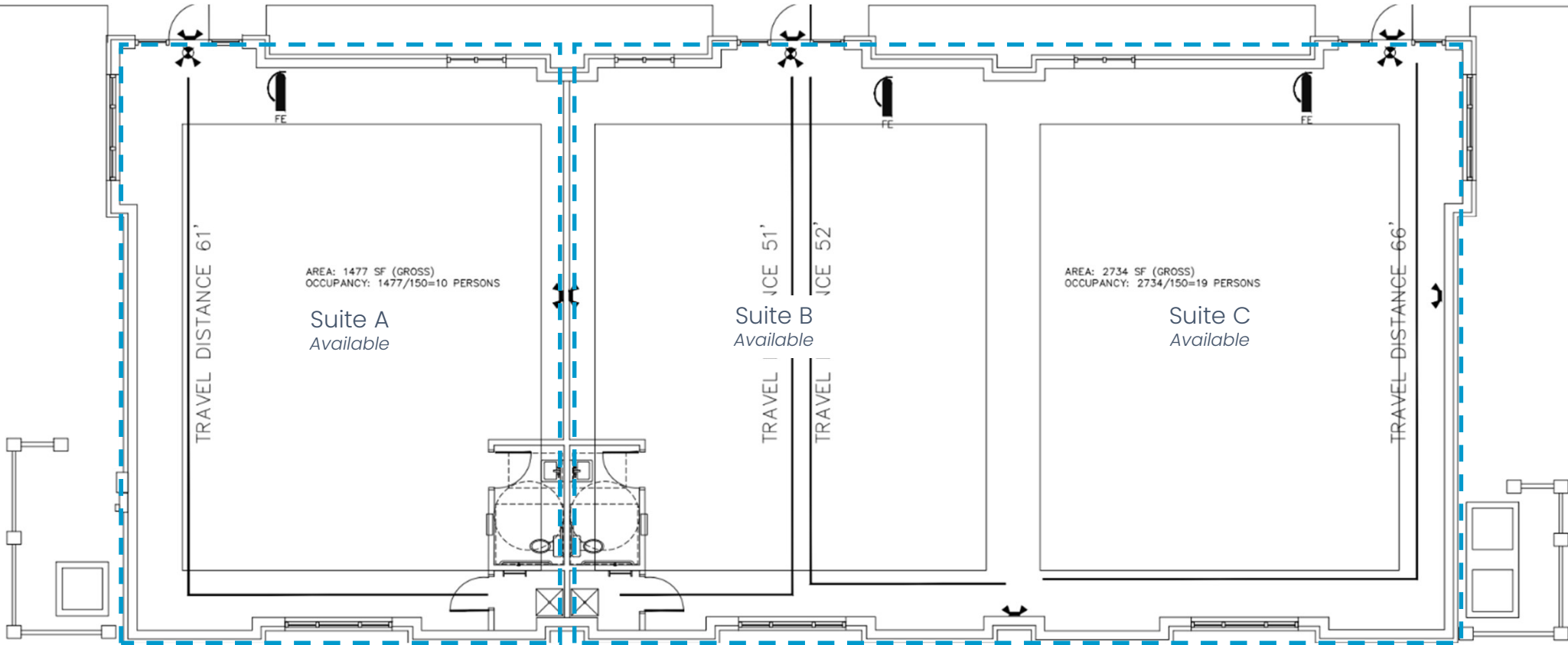
| ADDRESS        | 2947 Maybank Hwy, Johns Island, SC                                  |
|----------------|---------------------------------------------------------------------|
| Square Footage | 1,477 – 4,211 SF                                                    |
| Rate           | \$34.00 SF NNN                                                      |
| Delivery       | Warm Vanilla Shell                                                  |
| Zoning         | Residential Office (Medical Office, Limited Retail, General Office) |
| Municipality   | City of Charleston                                                  |
| TMS #          | 313-00-00-088                                                       |
| Year Built     | 2024                                                                |

## HIGHLIGHTS

- Anchored by adjacent Oak Family Dentistry
- Located adjacent to future Jubilee Hotel site & PUD, across the street from new Fire Station 23, only a half mile from new Trident Hospital location
- Three potential suites available for lease
- Retailers within immediate vicinity include Jersey Mike’s, Dunkin’ Donuts, CVS, Food Lion, and many others.



# Floor Plan



\* Can lease both units for all 4,211 SF

# Interior Photos

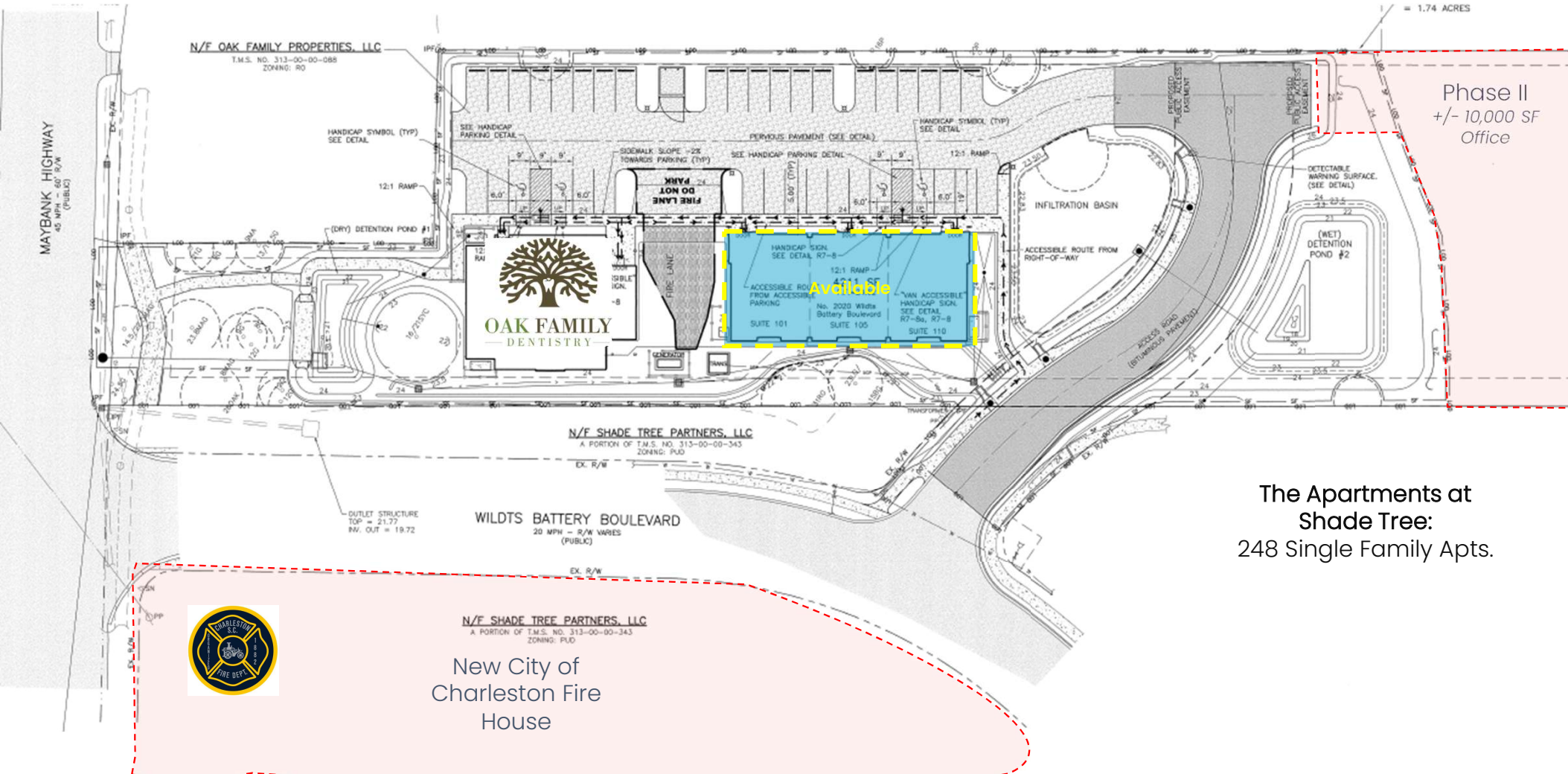
**Suite A:  
1477sf**



**Suites B&C:  
2734sf**



# Site Plan



## Retail Aerial & Demographics

| Population                 | 2 miles | 5 miles | 10 miles |
|----------------------------|---------|---------|----------|
| 2020 Population            | 11,916  | 62,771  | 218,001  |
| 2024 Population            | 13,102  | 64,418  | 227,844  |
| 2029 Population Projection | 14,203  | 69,043  | 244,913  |



# Neighborhood Map

**Sea Island Preserve** (not pictured)

- 4.4mi down the road on Main Rd.
- 402 New Single Family Homes

**Fenwick Hills:**  
264 Single Family Homes

**Brownwood Village:**  
107 Unit Development

**Maybank Village:**  
72 Unit Affordable Housing for Seniors

**Whitney Lake Development:**  
312 Single Family Homes

**The Sanderling:**  
56 Unit Townhome Community

**Twelve Oaks:**  
204 Unit Development

**The Apartments at Shade Tree:**  
248 Single Family Apts.

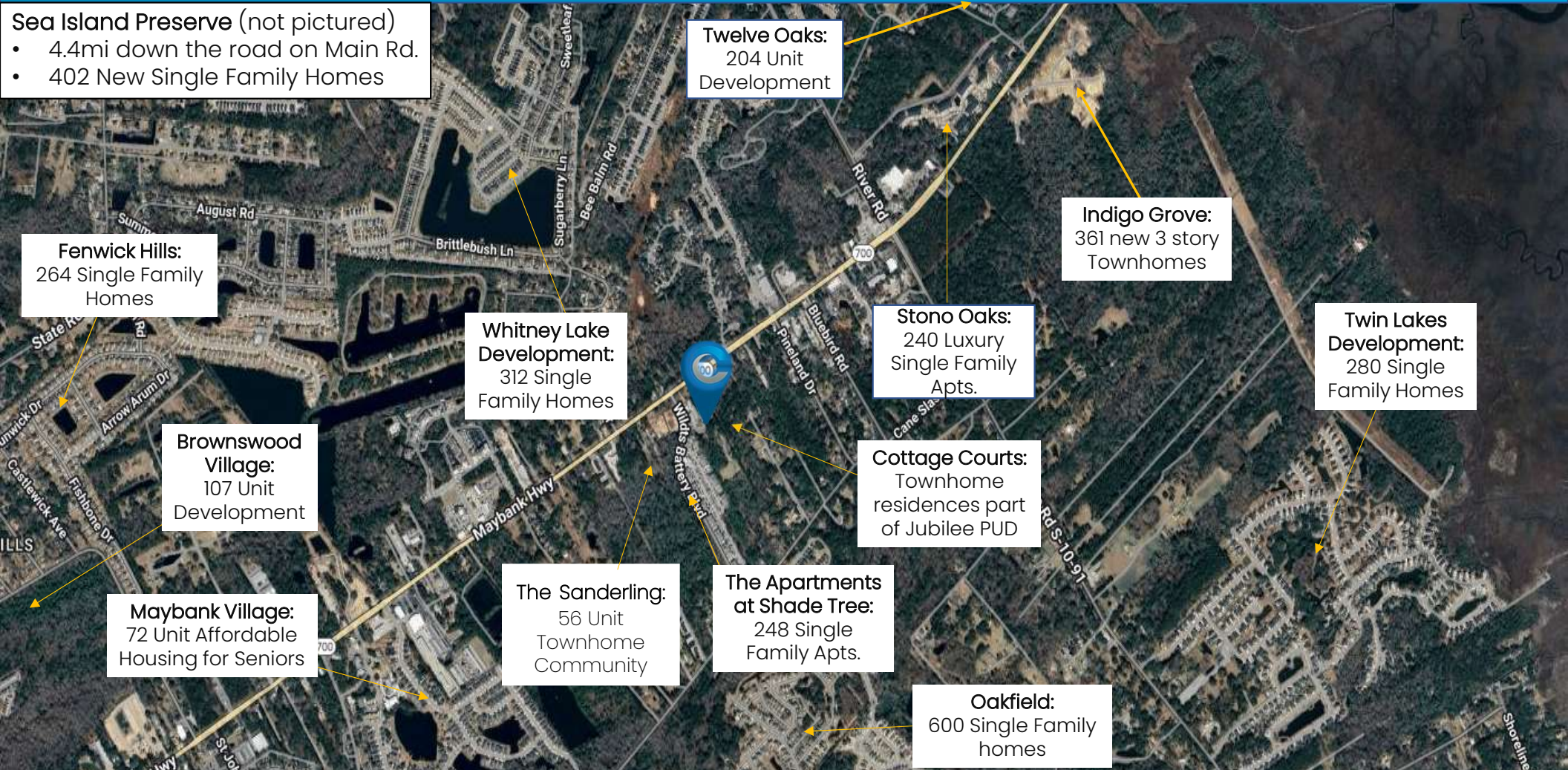
**Stono Oaks:**  
240 Luxury Single Family Apts.

**Cottage Courts:**  
Townhome residences part of Jubilee PUD

**Oakfield:**  
600 Single Family homes

**Indigo Grove:**  
361 new 3 story Townhomes

**Twin Lakes Development:**  
280 Single Family Homes



# Aerial Photos



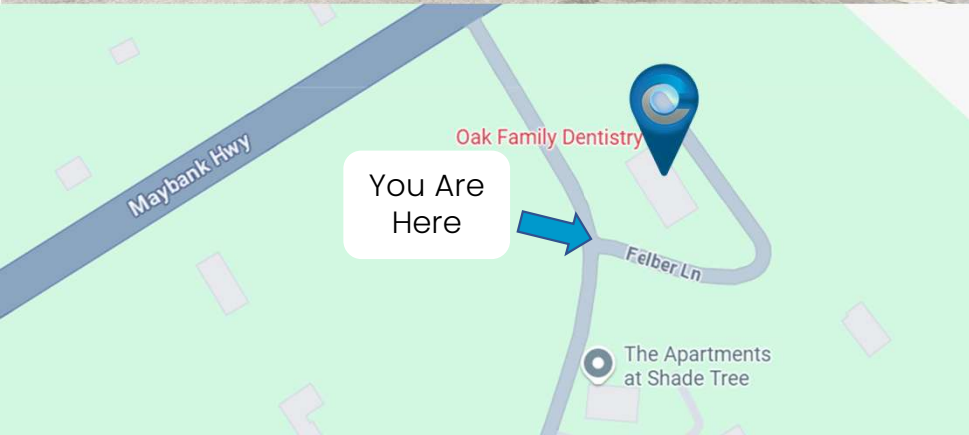
# Future Jubilee Site Renderings



# Phase II Development Site



- Felber Ln will connect the Offices at 2947 Maybank Hwy to the Jubilee PUD
- Fire Station 23 to be completed by mid-2026
- Half mile down the road from new Trident Hospital site
- 7 minute drive from Charleston Executive Airport



## Our Team

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## Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for Bowman Pointe in Mount Pleasant, SC 29464.

This Offering Memorandum has been prepared by Charleston Commercial ("Broker") and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third-party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.

