

THE MARKETPLACE AT CARNES CROSSROADS



HIGHWAY-17-A

NAICharleston

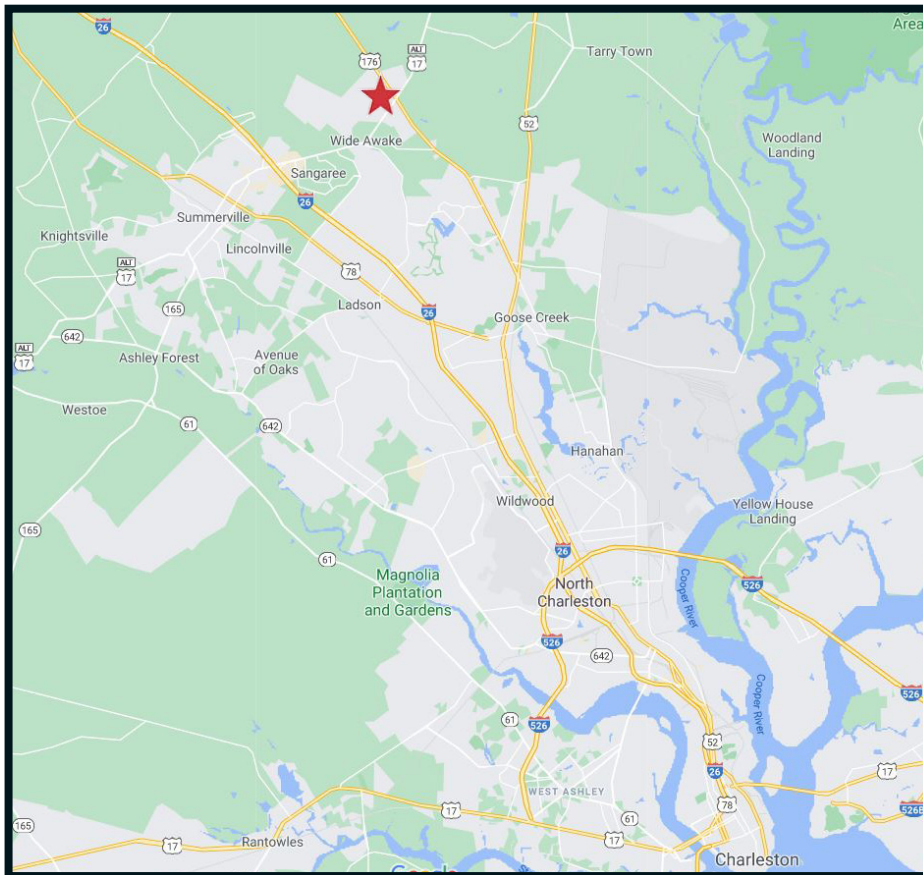
**2700-2820 N. Main Street
Summerville, SC 29486**

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PROPERTY SUMMARY

The intersection of N. Main (Hwy 17-A) and State Road (Hwy 176), known as Carnes Crossroads, is rapidly emerging as the epicenter of growth in the Summerville and Goose Creek markets. The Marketplace at Carnes Crossroads is the retail focal point of the area, creating a true sense of place for the residents in the surrounding neighborhoods. It is anchored by a ±48,910 square foot Publix grocer and provide over 41,000 square feet of retail space. With numerous restaurant opportunities overlooking the lake with exceptional outside dining experiences and over 10 acres of outparcel pads, The Marketplace at Carnes Crossroads will be a destination point for years to come.



Highlights & Demographics

- Prime location at apex of Carnes, Nexton, and Cane Bay mega developments
- ±1,500 - 3,000 SF retail space available
- ±41,000 SF Publix anchored retail/restaurant shop space
- ±1.4 AC commercial outparcel available
- In front of Northwood Academy (K-12)
- Across from new Roper Hospital
- Lease Rate: \$38-40/SF, NNN (\$9/SF)

MARKET DEMOGRAPHICS:

	1 mile	3 mile	5 mile
Population	3,766	39,015	99,171
Household Income	\$68,484	\$70,203	\$74,682

PROPERTY AERIAL

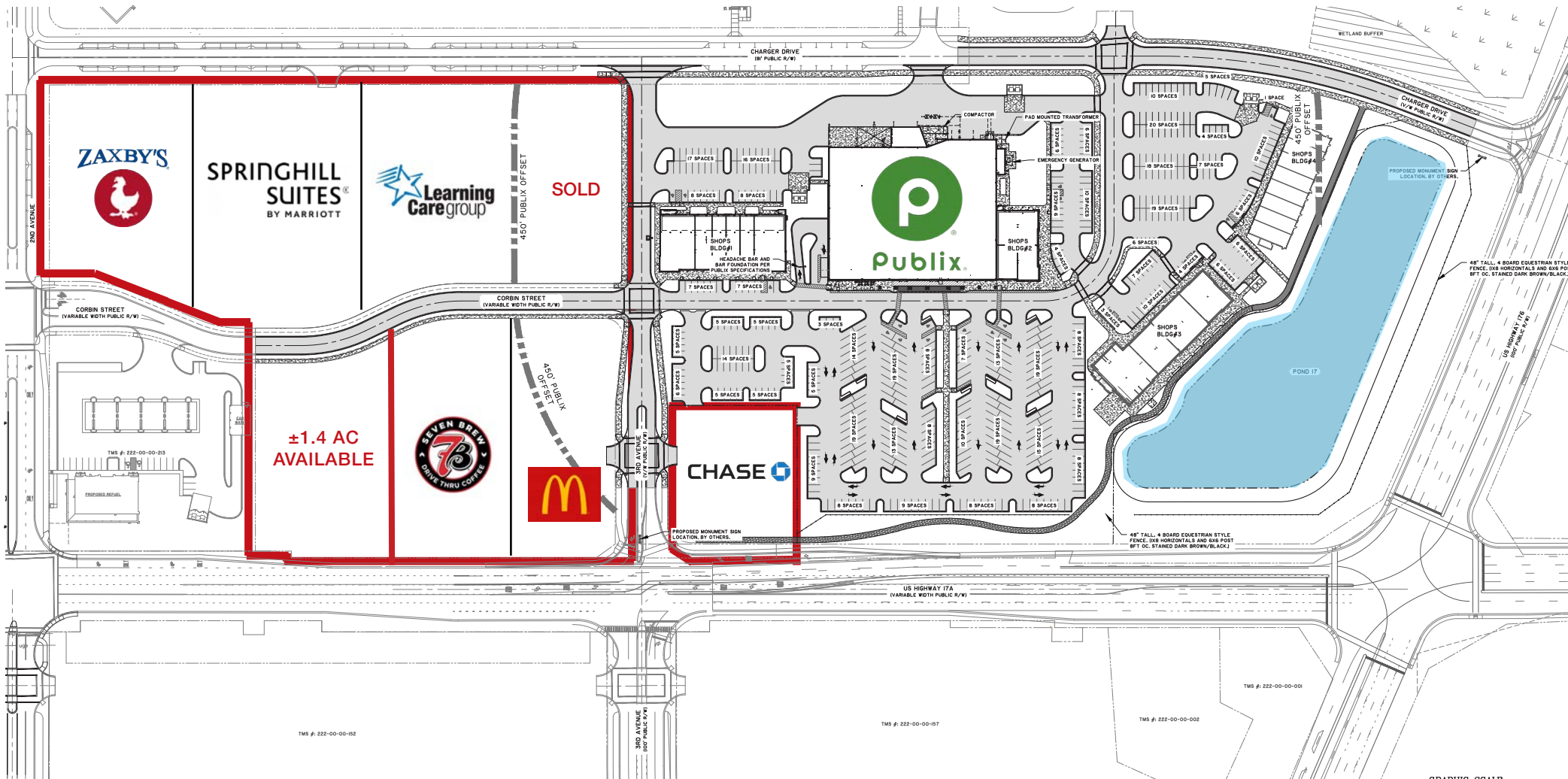


AVAILABLE SPACES

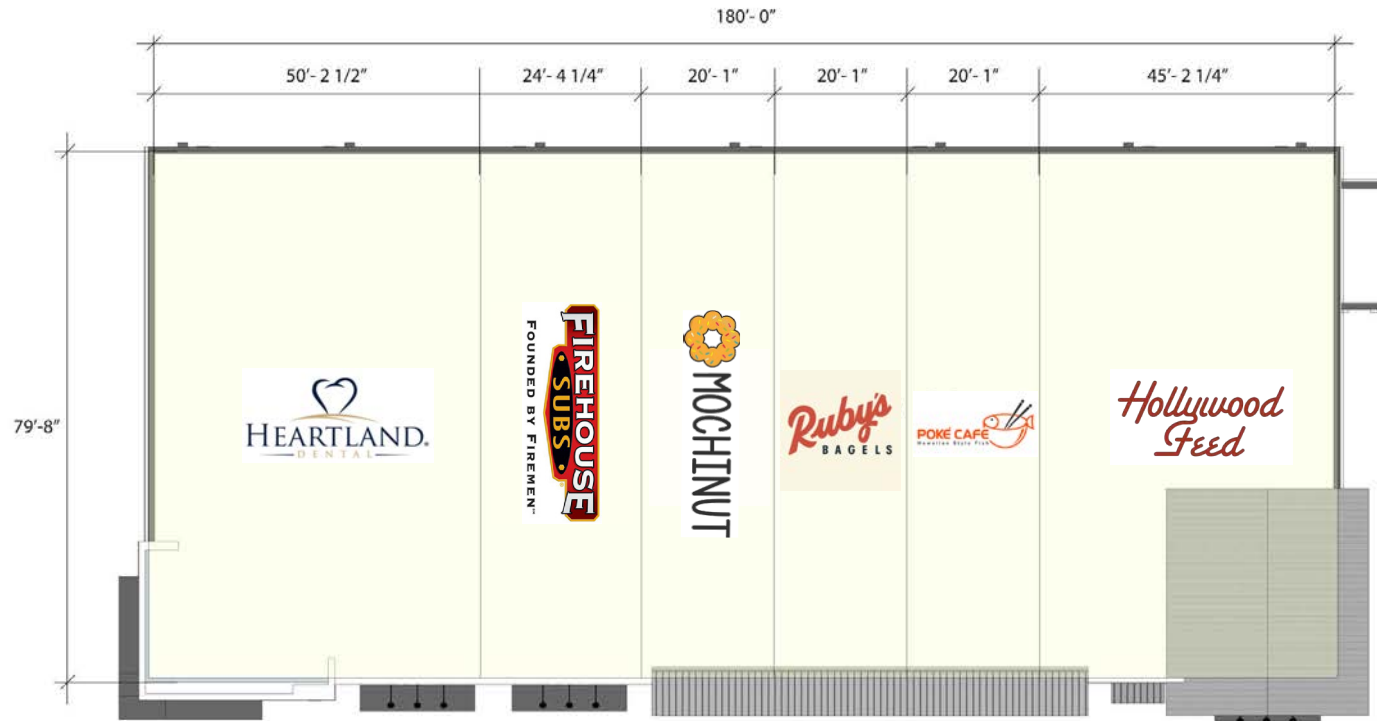


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AVAILABLE OUTPARCELS

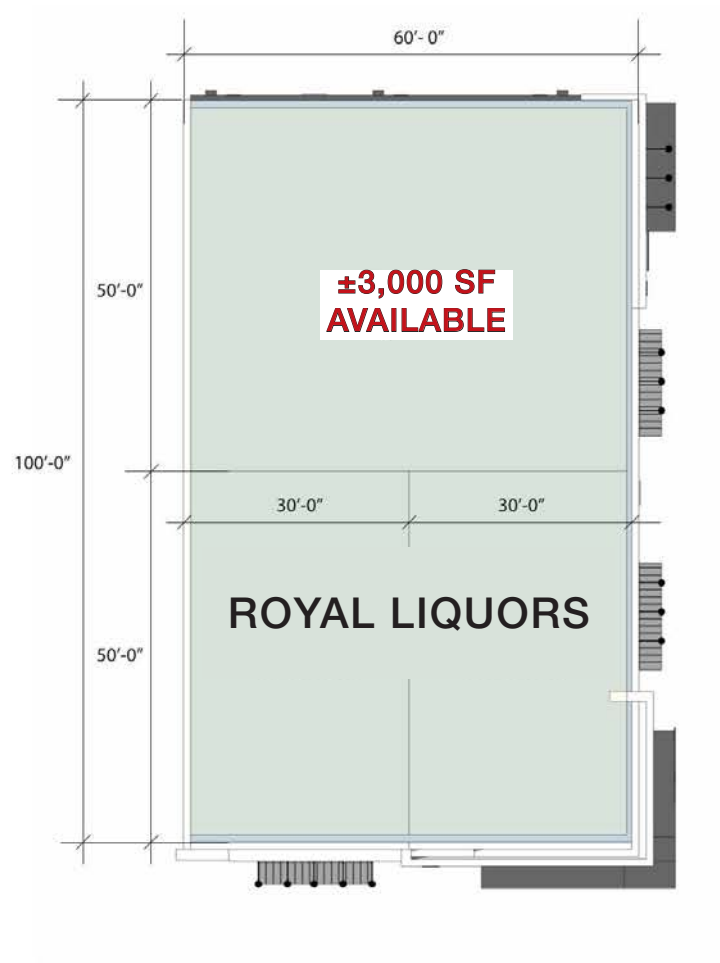


FLOOR PLAN: BUILDING 1- 100% LEASED



BUILDING 1

FLOOR PLAN: BUILDING 2

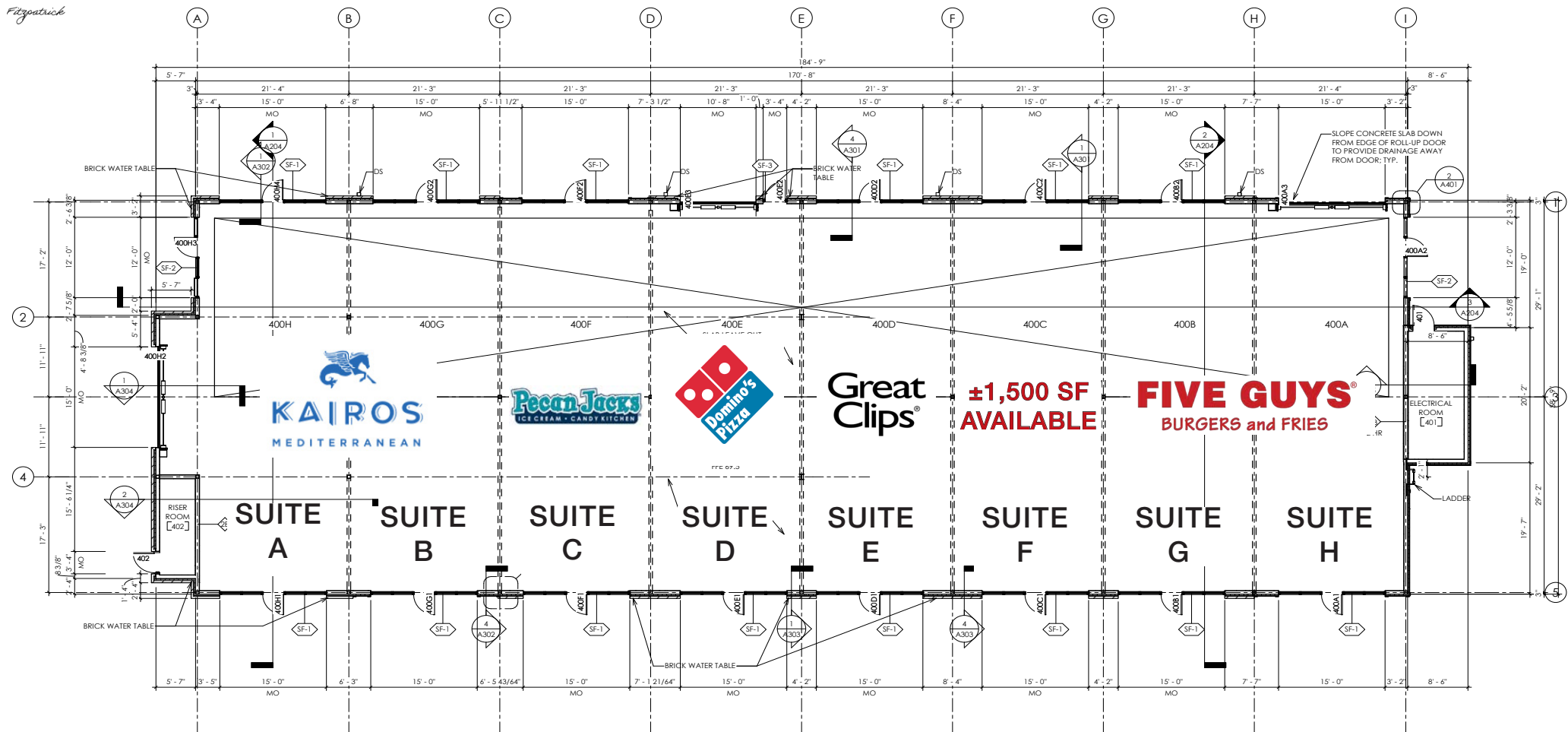


BUILDING 2

FLOOR PLAN: BUILDING 3- 100% LEASED



FLOOR PLAN: BUILDING 4



AREA MAP



AREA MAP



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