

UPTOWN

CARNES CROSSROADS



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UPTOWN is the Charleston region's premier mixed-use commercial destination, offering retail, office, restaurant, and upscale flex spaces now available for lease.

**NOW LEASING
PHASES 1 & 2**



186 Seven Farms Drive, Suite F | Box 248 | Charleston, SC 29492

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Why Choose UPTOWN?

- Master-planned commercial community
- 100,000 SF of commercial space for lease
- Retail, restaurant, office, medical, and up-market flex

WORK • DINE • SHOP • PLAY

- Open-air greenspaces perfect for meeting friends, family, and socializing
- Community sponsored programming and events
- Businesses that are truly part of the community

It's true — **UPTOWN** offers everything you need and more.

As Charleston's premier mixed-use destination, UPTOWN offers retail, office, restaurant, and upscale flex spaces within 100,000 square feet of vibrant, open-air commercial space spread across 10 acres. With a diverse mix of national, regional, and local retailers and businesses, UPTOWN attracts both residents and visitors—making it the ultimate place to shop, work, dine, and experience the energy of the community.



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NOW LEASING FOR PHASE 1 & PHASE 2

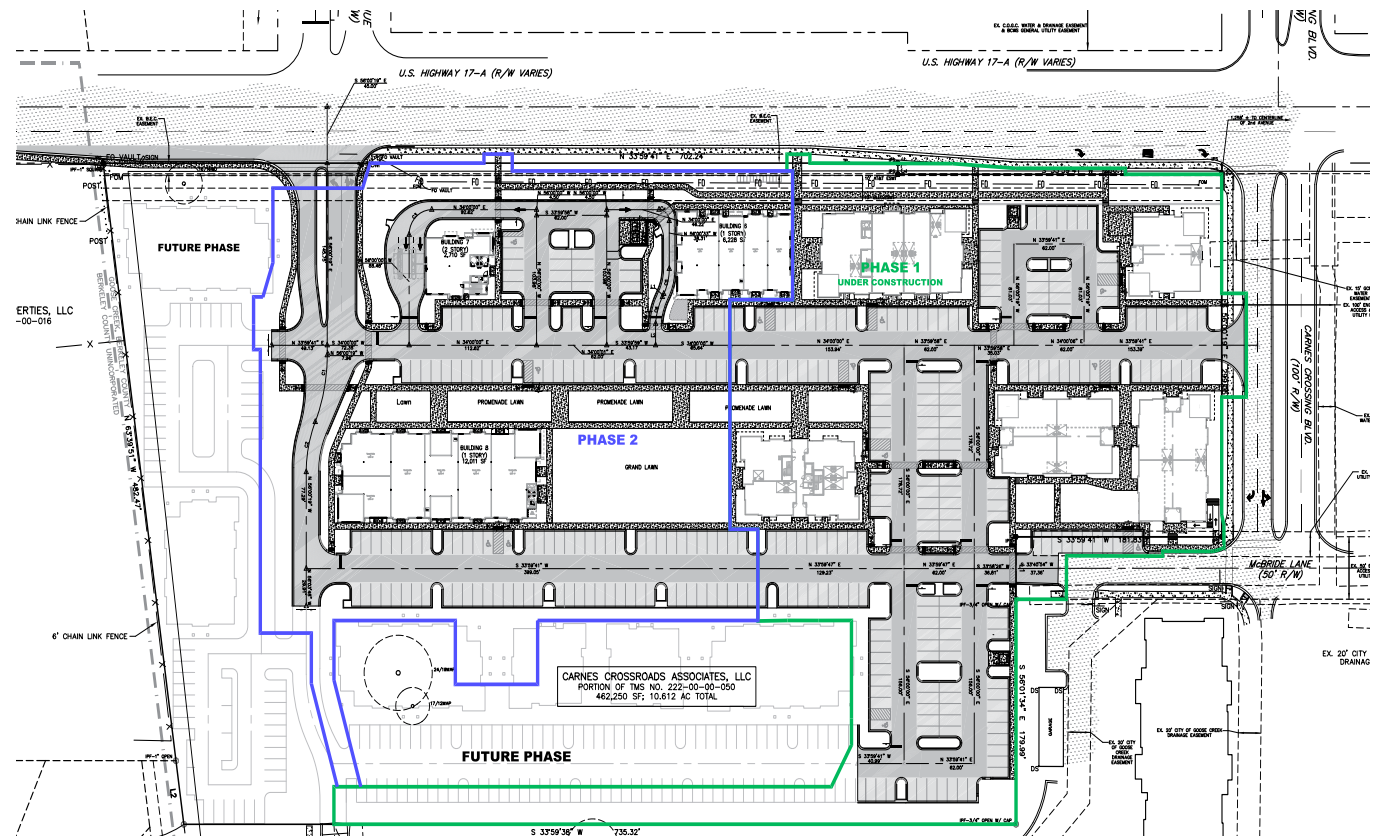


UPTOWN is a master-planned commercial community featuring 100,000 SF of total commercial space for lease.

Lease Rates:

\$31 to \$40 PSF NNN

- Spaces delivered as warm, dark shells, allowing tenants maximum customization.
- Estimated delivery date for Phase 2: 2nd quarter 2025
- Landlord offering a tenant improvement allowance for qualified credit tenants.



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Everything at **UPTOWN** is connected by open green spaces that serve as gathering spots for the community.

Equal parts shopping, dining, working, and playing haven, UPTOWN features 10 open-air, car-free green acres dedicated to relaxation, meeting friends, socializing, and hosting community events. These green spaces are anchored by upscale shopping and dining and home to a variety of retailers, restaurants, and businesses. UPTOWN's parks and gathering places are perfectly suited for the many large residential neighborhoods and business districts in the surrounding fast-growing area.



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UPTOWN features walkable, seamlessly connected areas for shopping, dining, and working.



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33 total people per day
growth in the area.

source: crda.org

LOCATED IN CARNES CROSSROADS IN SUMMERVILLE, UPTOWN SITS AT THE EPICENTER OF ONE OF THE NEWEST AND FASTEST-GROWING DEVELOPMENTS IN THE CHARLESTON TRI-COUNTY REGION.

DAILY TRAFFIC COUNTS:

41,900 VPD Hwy 17A
22,000 VPA Hwy 176

POPULATION

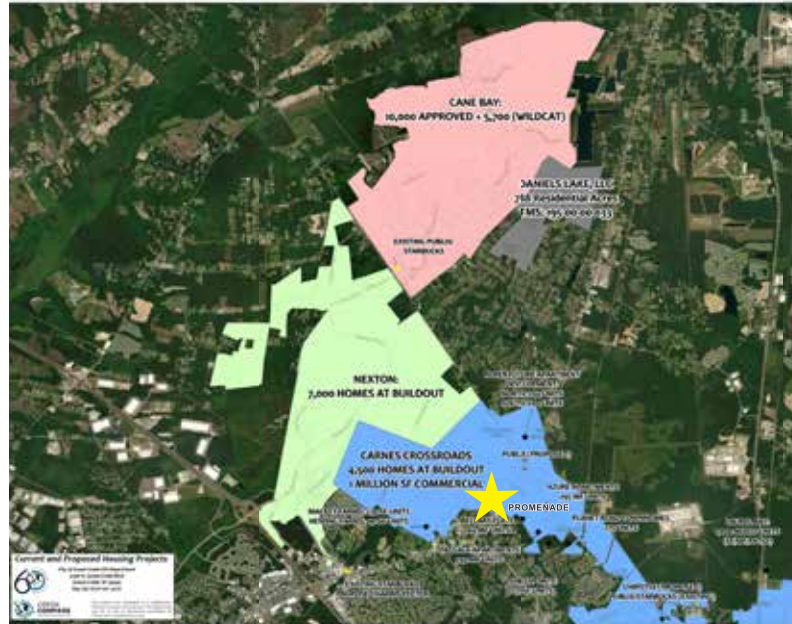
Within 1 Mile 3,766
Within 3 Miles 39,015
Within 5 Miles 99,171
2021 Trade Area 315,961
2026 Trade Area 341,865
Male 152,994 48.42%
Female 162,967 51.58%
Average Age 37.70

GROWTH

2021-2026 8.20%
2010-2021 30.70%
2000-2010 41.44%

INCOME

Average HH \$83,084



CARNES CROSSROADS TRADE AREA



At **UPTOWN** businesses don't just serve the community –
they help shape it.

As true neighbors, they're woven into the daily rhythm of life, bringing energy, connection, and purpose to every corner.



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100 Gosling Way, Suite B

Lease Rate: \$40 PSF NNN

1,636 SF

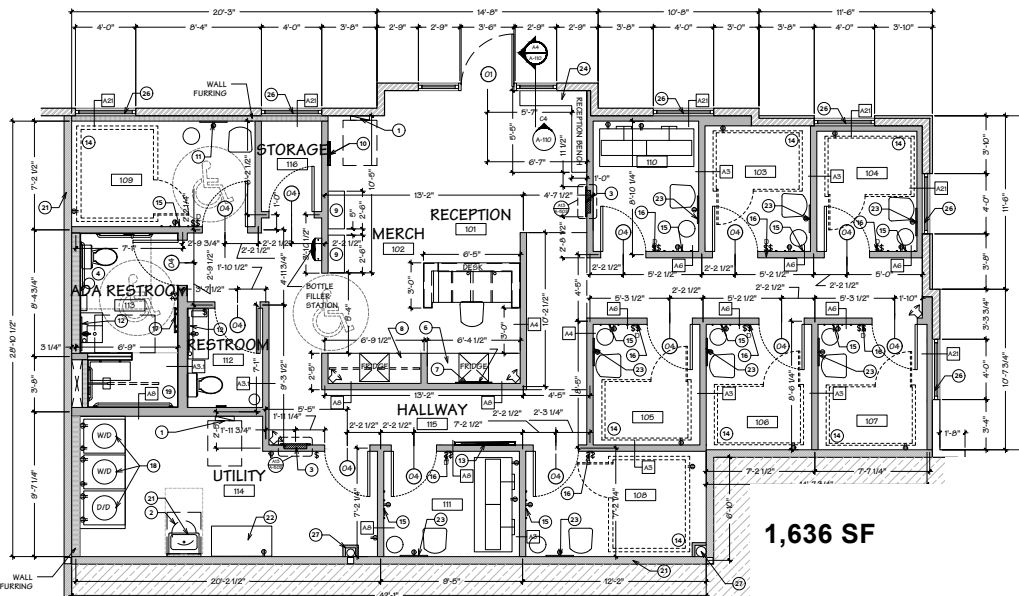
Availability: June 2026

Condition: Second-Generation / Turnkey

Ideal Uses: Medical, Wellness, Office, Service Retail

- Functional layout with multiple private rooms
- Move-in ready condition
- Minimal upfront buildout required
- Flexible configuration for various uses

FRONT SIDE



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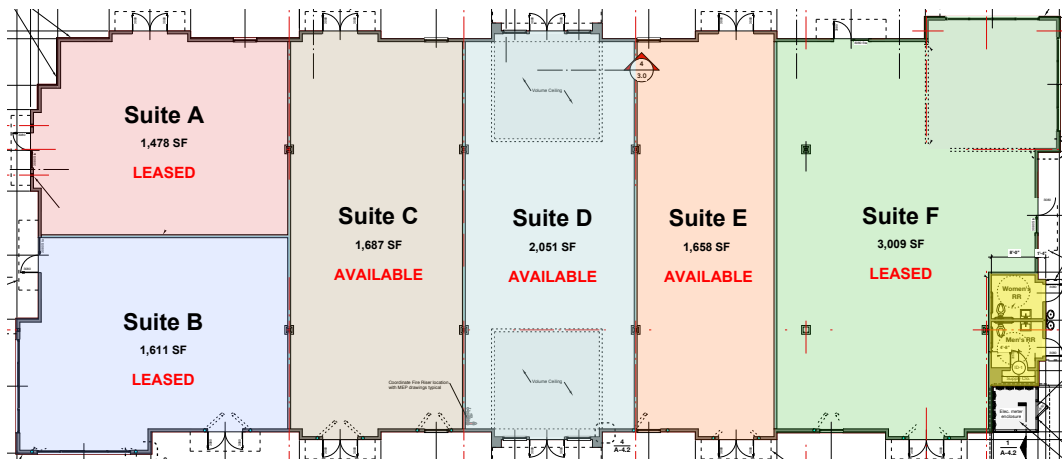
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110 Gosling Way

Lease Rate: \$38 PSF NNN

SUITE A 1,478 SF LEASED
 SUITE B 1,611 SF LEASED
 SUITE C 1,687 SF AVAILABLE
 SUITE D 2,051 SF AVAILABLE
 SUITE E 1,658 SF AVAILABLE
 SUITE F 3,009 SF LEASED



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ESTABLISHED BUSINESSES & MAJOR EMPLOYERS IN THE AREA



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