



COLDWELL BANKER
COMMERCIAL
ATLANTIC

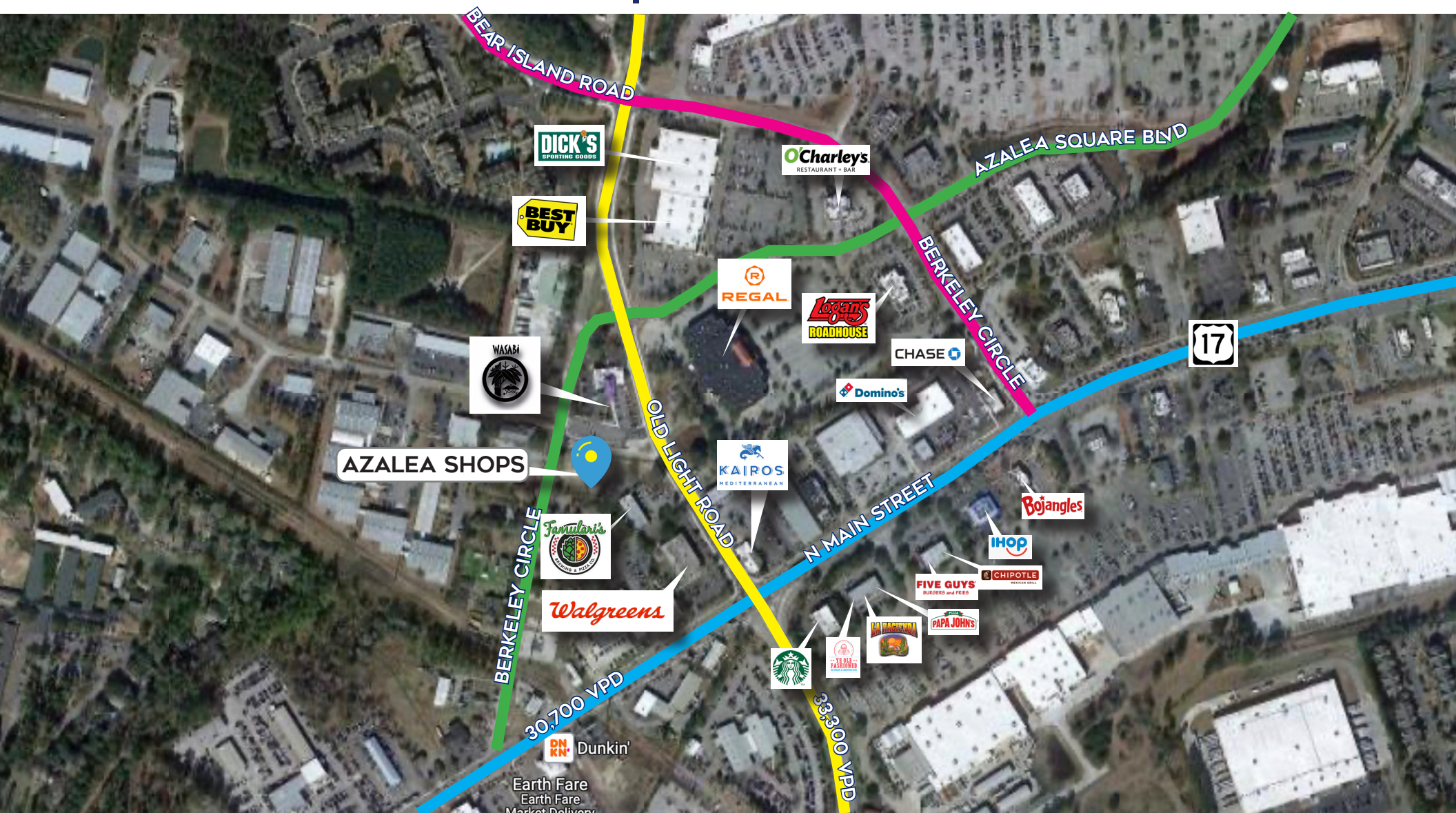


AZALEA SHOPS - PRE-LEASING

143 BERKELEY CIRCLE | SUMMERVILLE, SC

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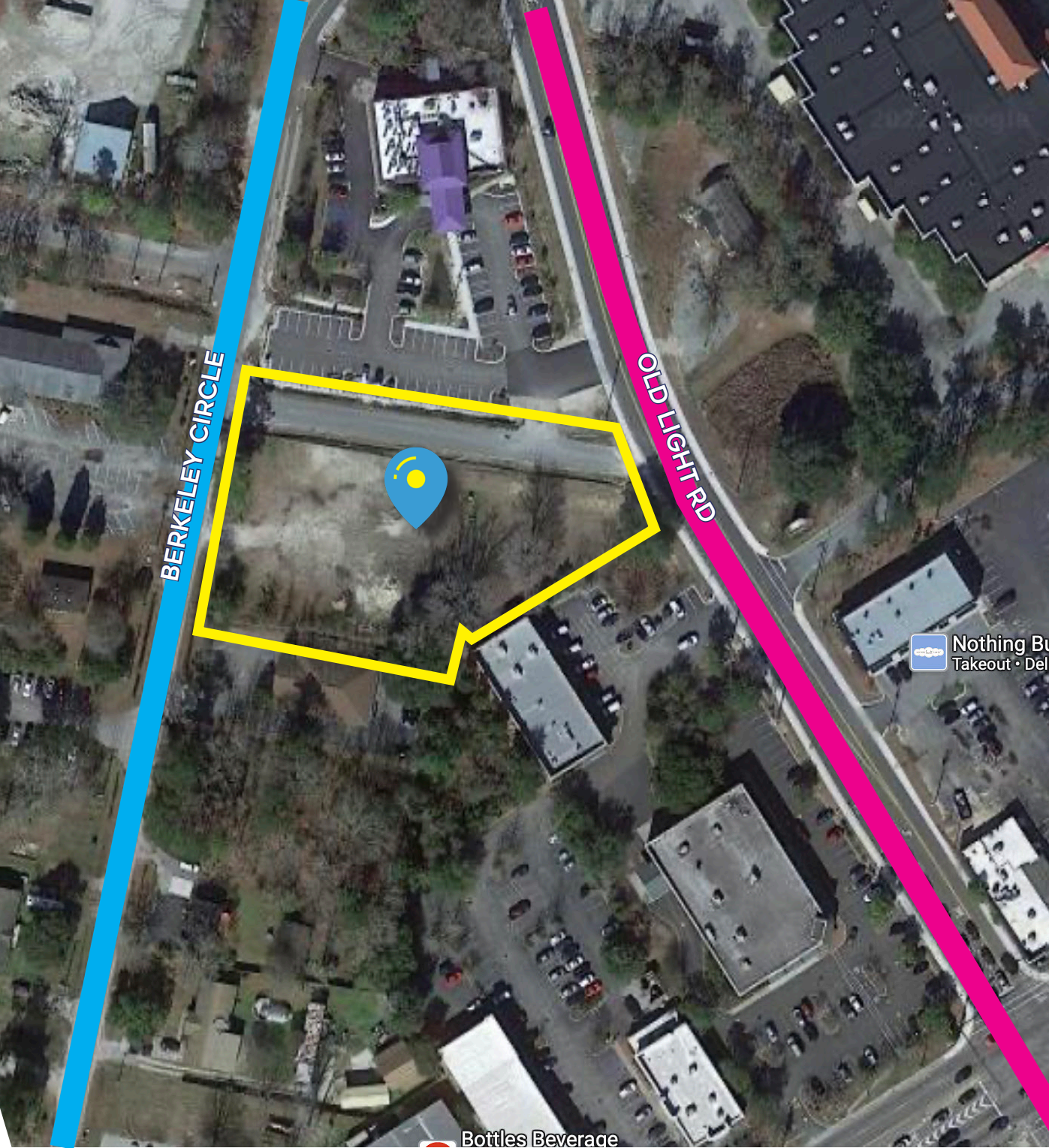
SCDOT Traffic Count 30,700 2022 - N Main St Summerville, SC
SCDOT Traffic Count 33,300 2022 - Berlin G Myers Pkwy Summerville, SC

Site Highlights

143 Berkeley Circle
Summerville, SC

12,022 square foot strip center to be constructed. Expected delivery in 4Q 2023 and currently Pre-leasing. In the heart of Summerville's retail district and adjacent to Azalea Square Shopping Center.

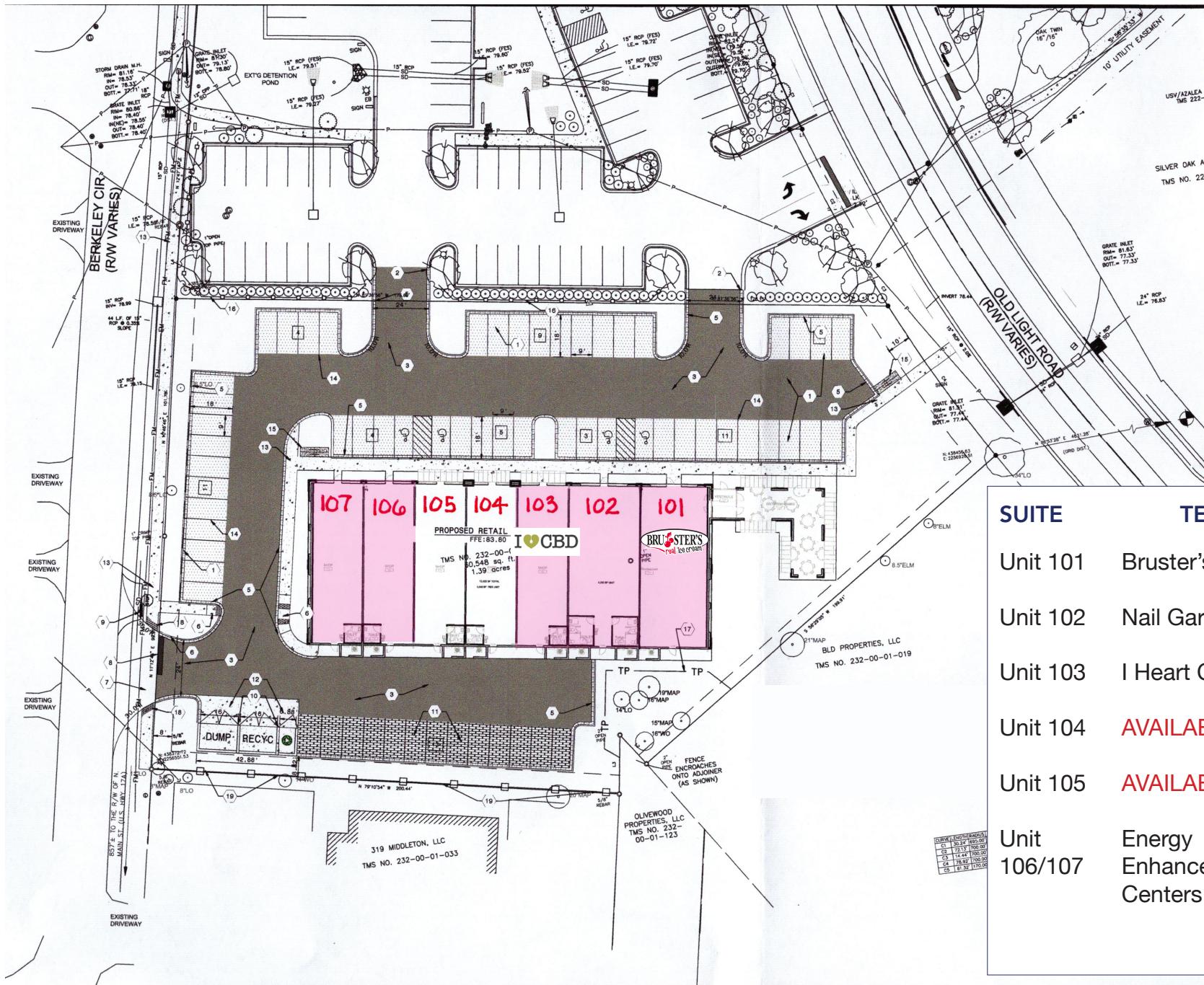
- **Property Subtype**
Restaurant / Retail
- **Lease Rate**
\$30 - \$34 PSF (Annual) NNN
- **TMS #**
232-00-01-035
232-00-01-018
- **Proposed SF**
12,022 SF
- **Zoning**
GB - Town of Summerville



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143 Berkeley Circle | Summerville, SC

AZALEA SHOPS



 Leased

SUITE	TENANT	SQFT
Unit 101	Bruster's Ice Cream	1,400 SF
Unit 102	Nail Garden	2,800 SF
Unit 103	I Heart CBD	1,540 SF
Unit 104	AVAILABLE	1,540 SF
Unit 105	AVAILABLE	1,540 SF
Unit 106/107	Energy Enhancement Centers USA, LLC	3,080 SF



DEMOGRAPHICS

20 Minute Drive Time Study

30,700 Vehicles per Day on N Main St

Demographics 20 Min

Total Population:	340,345
Total Households:	128,626
Average HH Income:	\$89,126

2022 Average Household Income by Block Groups

\$202,602 to \$286,760
\$146,027 to \$202,601
\$102,219 to \$146,026
\$69,595 to \$102,218
\$0 to \$69,594

9,216 Businesses within 20 Minutes

115,026 Employees within 20 Minutes

340,345 Population within 20 minutes

All demographics based on Esri forecasts for 2022

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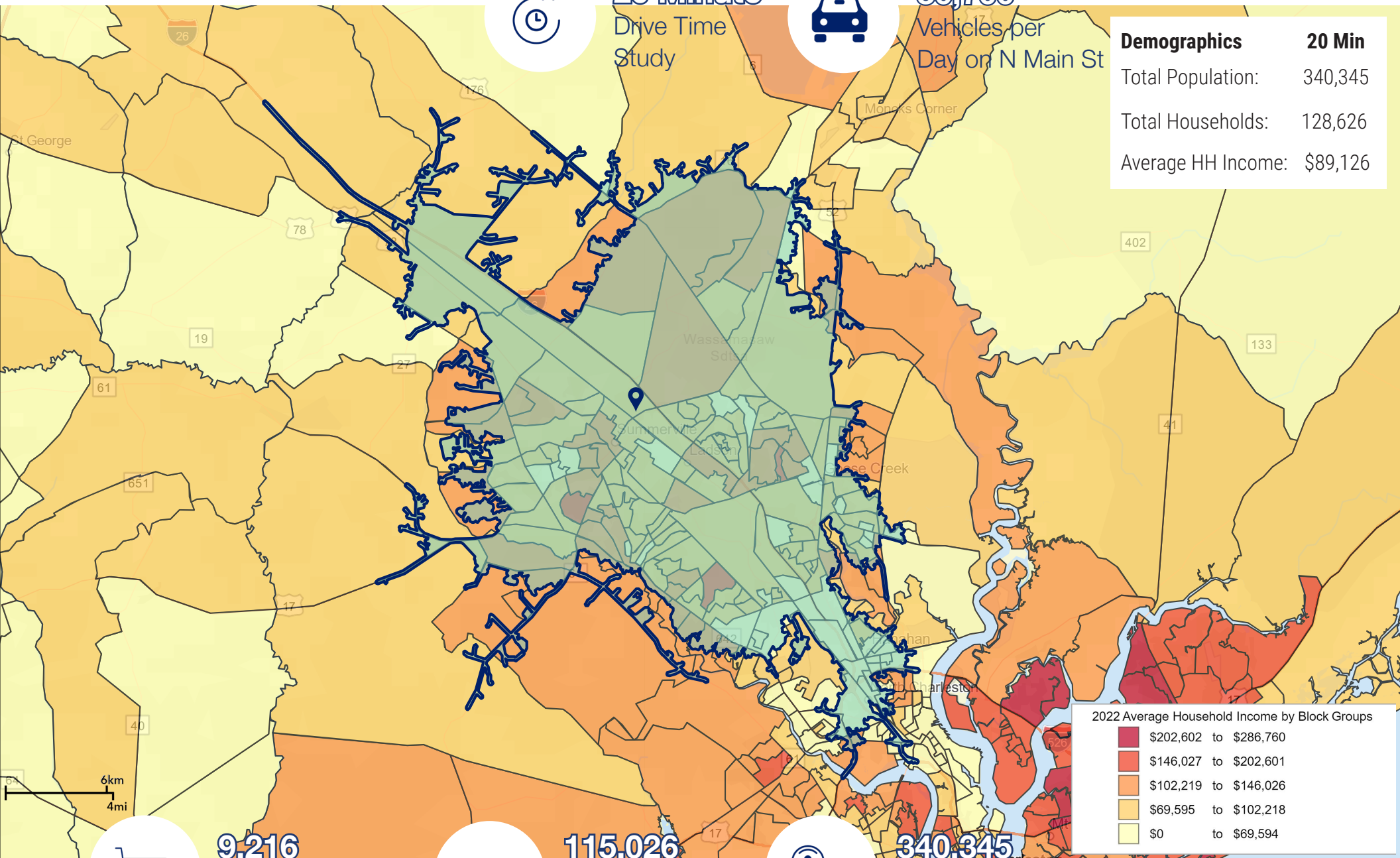
AZALEA SHOPS

Drive Time Study



Vehicles per Day on N Main St

Demographics	20 Min
Total Population:	340,345
Total Households:	128,626
Average HH Income:	\$89,126



9,216
Businesses
within 20 Minutes



115,026
Employees
within 20 Minutes



340,345
Population
within 20 minutes

All demographics based on Esri forecasts for 2022

Area Map

143 Berkeley Circle
Summerville, SC



Coming Soon
Publix.

Coming Soon
Harris Teeter
Your Neighborhood Food Market

Azalea Square
Target
ROSS
DRESS FOR LESS
TJ-MAXX
five BELOW **Party City**
KOHL'S **ULTA**

Nexton Square

DICK'S
SPORTING GOODS
BEST BUY

AZALEA SHOPS

17

BJ's

Walmart

LOWE'S

THE HOME DEPOT

26

30,700 VPD 2022



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SCDOT Traffic Count 30,700 2022 - N Main St Summerville, SC

AZALEA SHOPS





Brent Case, CCIM
BROKER IN CHARGE/PRESIDENT
843.270.4192
bcase@cbcatlantic.com

Brent Case, CCIM has been in the real estate industry for more than 25 years and is President and Broker in Charge of Charleston's largest commercial real estate company, Coldwell Banker Commercial Atlantic. Brent specializes in Retail Brokerage in Sales, Leasing, Tenant Representation and Development services throughout the coastal South Carolina market; however, has extensive experience in Multifamily, Office and Land Acquisitions.

Brent has been a prominent figure in the Charleston Commercial Real Estate community and has been awarded many prestigious accolades over his career including Commercial Realtor of the Year, CCIM Region Vice President, and Commercial Realtor of the Year. Brent has also been an active member in the Charleston Chamber of Commerce and headed their Leadership Charleston program. Brent has been awarded Broker of the year and Circle of Distinction over the past 10 years. He has also been awarded Coldwell Banker Commercial #1 Sales Professional by State every year since 2012 and has been awarded top 2% of the Coldwell Banker Commercial Global Network of Brokers as well. Brent also serves on the National Advisory Board for Coldwell Banker Commercial Corporate, an Executive Committee Member for the Charleston Trident Association of REALTORS and is the Chairman for the North Charleston Business Expo.

Currently, Brent has been leading the company in the development of three shopping centers totaling over 100,000 SF. Brent has managed all aspects and processes of the development cycle, including site selection, contract negotiations, due diligence requirements, design, financing, construction, property and asset management. His development experience adds an immense amount of knowledge and understanding to the local permitting agencies often needed to assure the success of complicated sales and lease transactions. Brent has also been the exclusive Real Estate agent for many National Brands Retail Tenants including The UPS Store, Sport Clips, Taco Bell and Pizza Hut. Brent also is a Principle in Tenant Development Company LLC and is Principle in the insurance company AI Insurance Services LLC which has offices in Charleston, Charlotte and Houston.



Hannah Kamba
ASSOCIATE
843.697.8168
hkamba@cbcatlantic.com

Originally from Malibu, CA, Hannah moved to Charleston in 2009 to attend the College of Charleston. While attending College, Hannah kept herself busy working with top Wedding Planners in the Southeast as well as volunteered and worked as an On-Site Manager for the Wine + Food Festival. Hannah received her Bachelor of Science degree from the College of Charleston in 2013 and earned a double major in Hospitality and Tourism Management and Business Administration. That same year, Hannah obtained her Real Estate License and joined Coldwell Banker Commercial as the Executive Assistant to the Broker in Charge, Brent Case. Through her experience working with the Broker in Charge, Hannah has become extremely knowledgeable in Retail sales and leasing. With Hannah's knowledge and love for Hospitality industry it advances her success in the Charleston Retail market.



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3506 W Montague Ave | North Charleston, SC 29418
cbcatlantic.com | cbcretailatlantic.com

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