



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

RETAIL PRE-LEASING



3517 Maybank Hwy | Johns Island, SC



OFFERING SUMMARY

Lease Rate:	\$32 - \$36 PSF
Total Available:	2,000 - 14,000 SF
Lease Type:	NNN
Municipality:	Charleston
Zoning:	Limited Business Overlay
TIA:	Available

PROPERTY HIGHLIGHTS

- Pre-leasing Street Retail
- Offering for Quick Service Retail with Drive Through
- 3.3 Acres: Total Development
- 1.5 miles to Proposed Site for New Trident Hospital



AERIAL



MAYBANK HWY

15600 SOUTHWEST

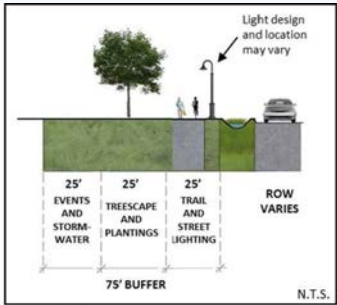
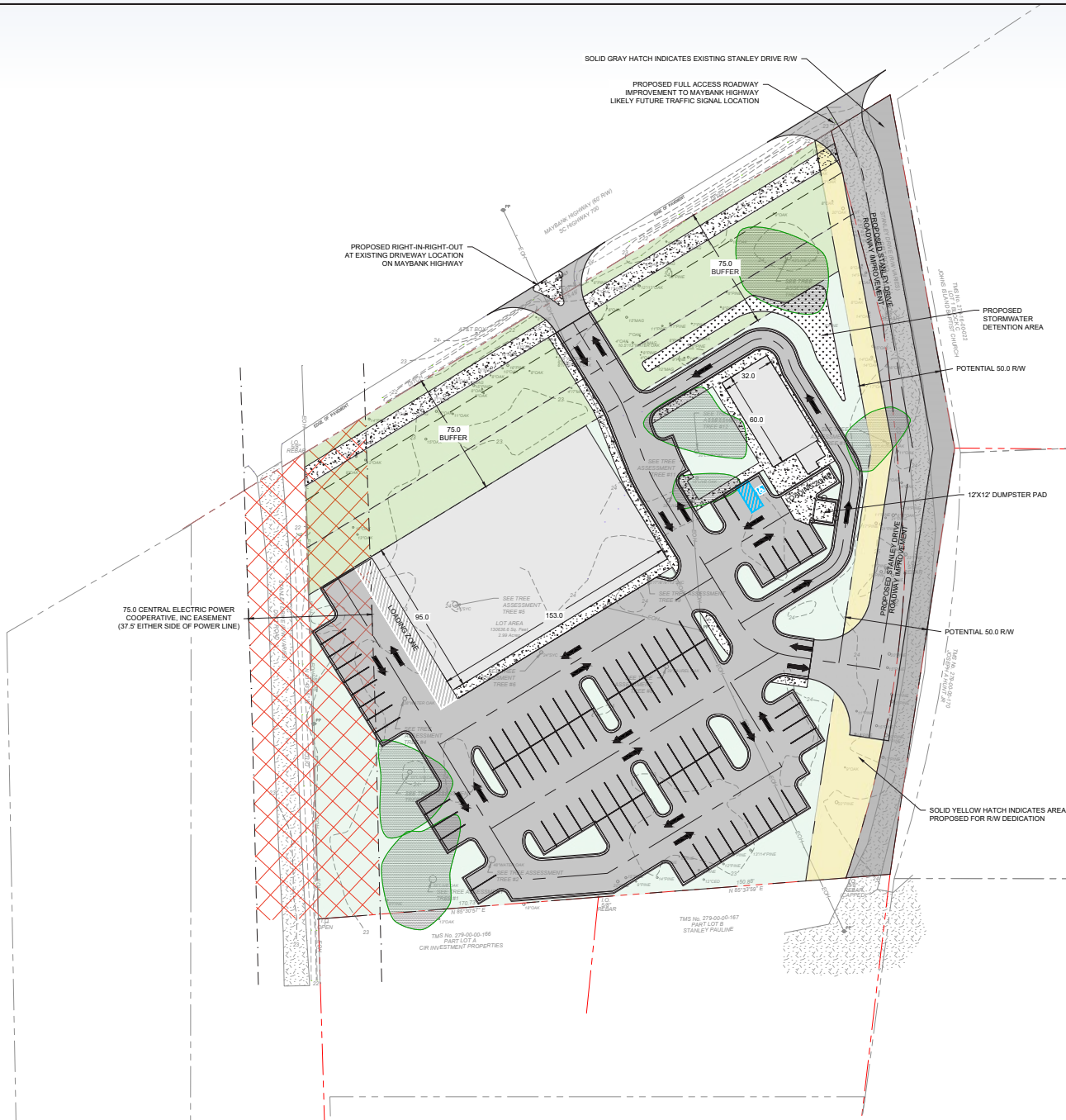


FIGURE 2
RIGHT-OF-WAY BUFFER, MAYBANK HIGHWAY



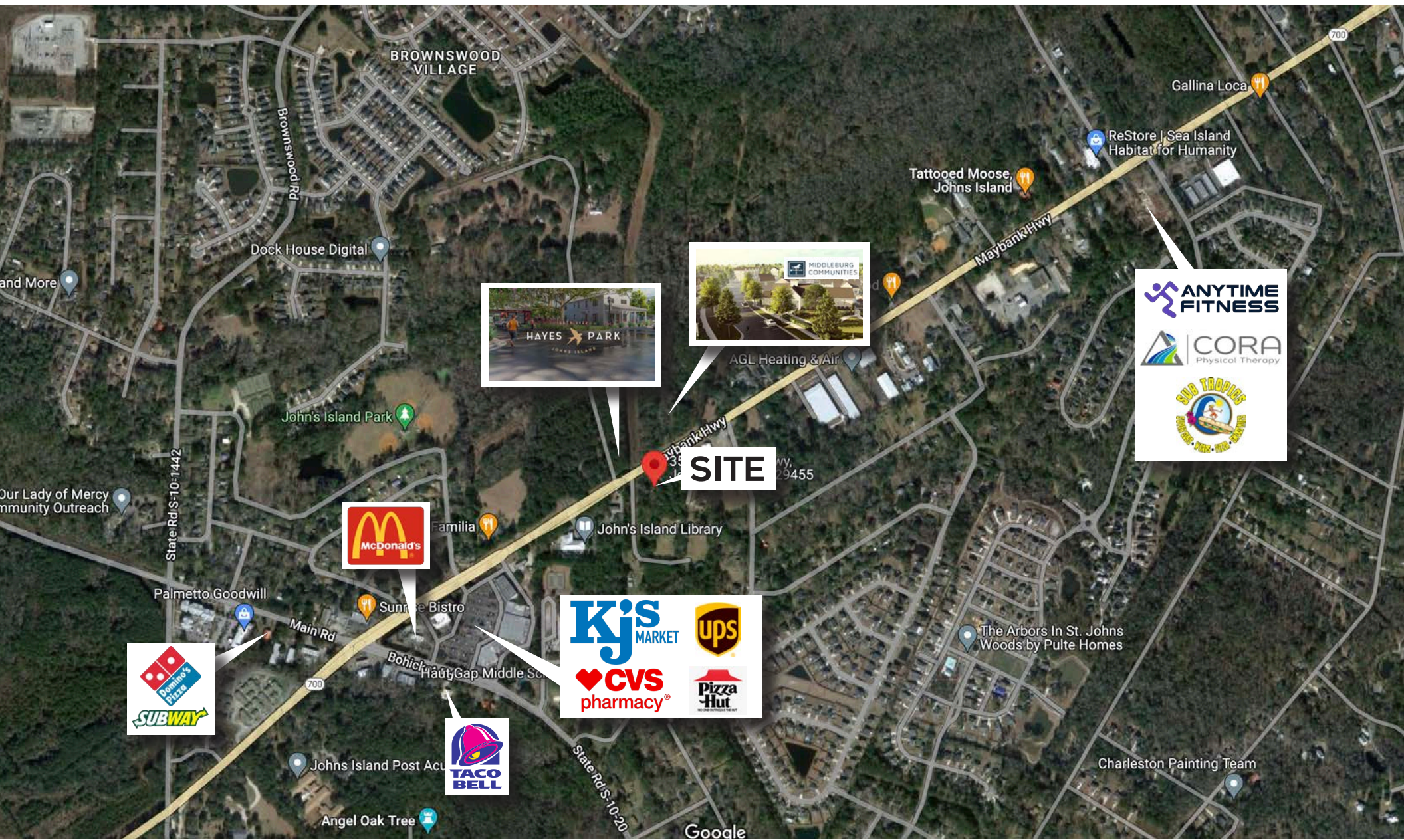
843-697-0411
843-412-9223
WWW.BARRIERISLANDENG.COM

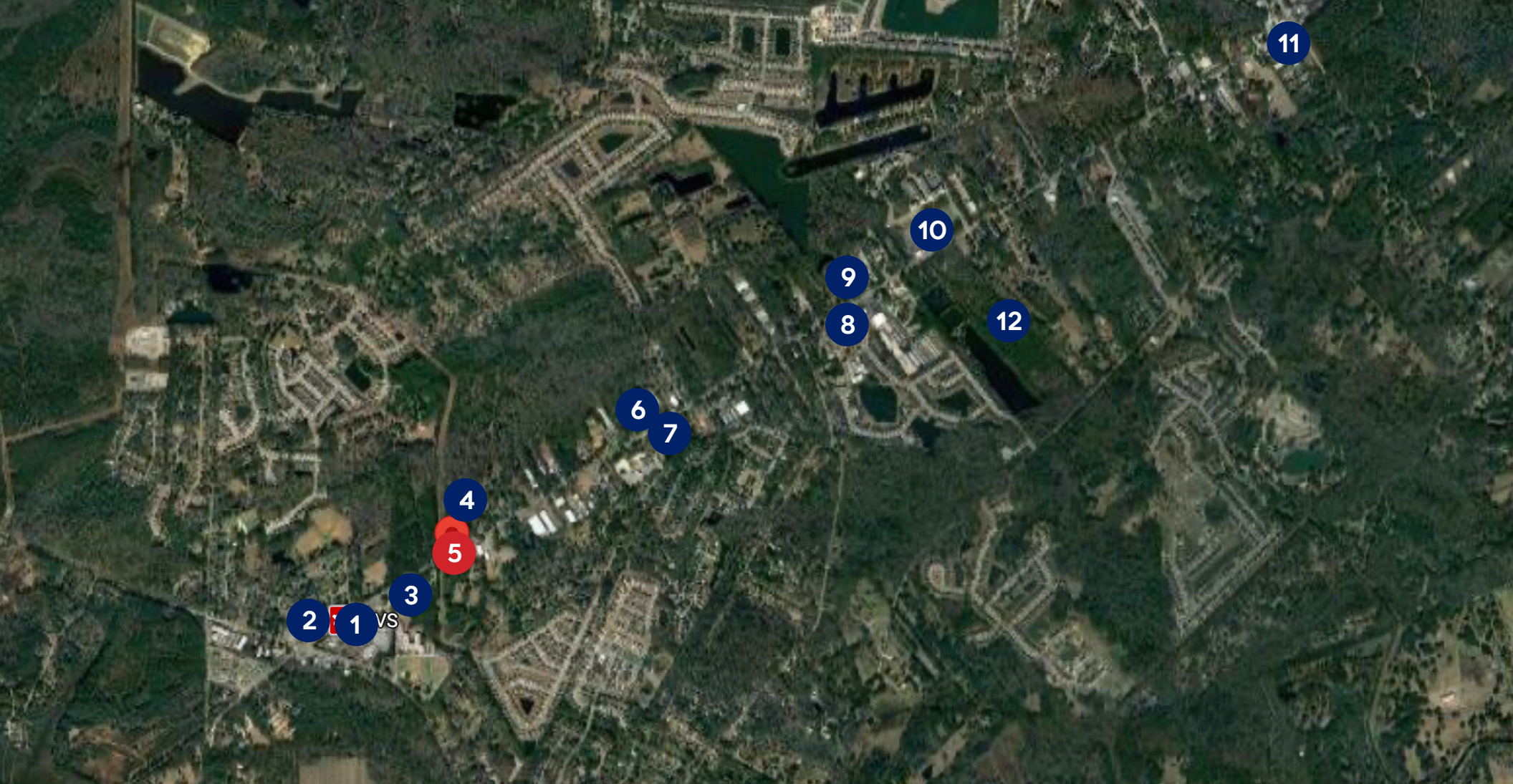
PROJECT #	21-037
DESIGNED BY:	AJB
APPROVED BY:	CBW
DATE:	1/23/23

REVISION LOG	
DATE:	REASON:



3517 MAYBANK HIGHWAY MIXED USE CHARLESTON COUNTY, SC	DUNKIN CONCEPT 1
	C6.0





- | | | | | |
|---|---|--|--|---|
| 1 Johns Island Shopping Center
KJ's Market
CVS
The UPS Store
ISI Elite Training
Peking Gourmet
El Mercadito & Taqueria
McDonalds
Pizza Hut | 2 Sunrise Bistro

3 Johns Island Library

4 Hayes Park - New Retail Development
5 SITE | 6 Tattooed Moose

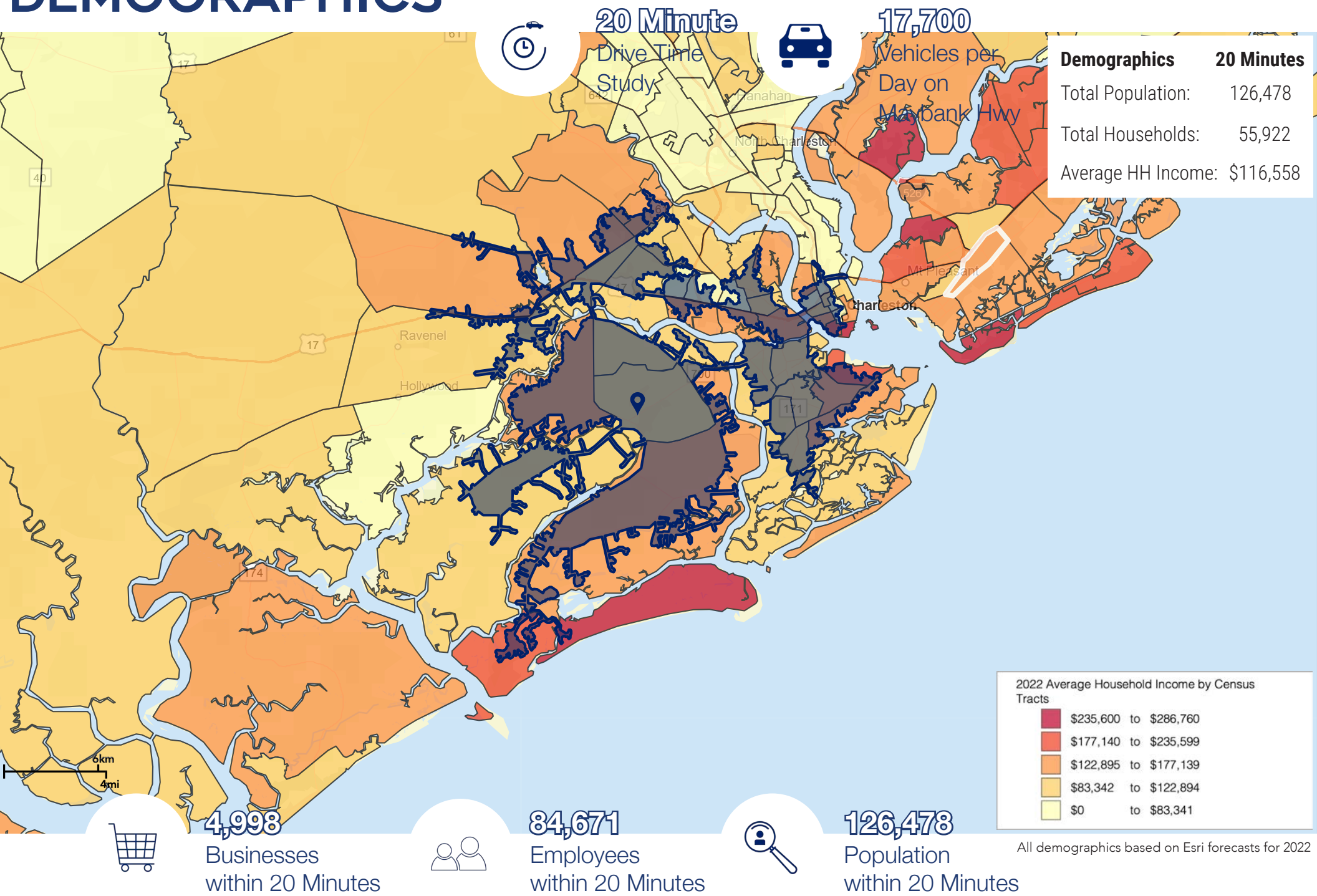
7 St Johns Square
Anytime Fitness
Equal Parts
The Natural
The Nail Place
Gold Star Coffee
SubTropical
CORA Physical Therapy | 8 Maybank Village
Krazy Owls
The Southern General
Seanachai

9 Minero

10 Live Oak Square
Cabana Burger
Blue Oyster
Kiss Cafe | 11 CVS

12 Trident Medical Center |
|---|---|--|--|---|

DEMOGRAPHICS



All demographics based on Esri forecasts for 2022



Kip Bowman
PRINCIPAL
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Kip Bowman, Principal at Coldwell Banker Commercial Atlantic, has been instrumental in the planning and development of the Greater Charleston area since 2004. He has 18 years of experience in all aspects of land development. His other specialties include: industrial sales and leasing; retail sales and leasing; medical office sales and leasing; build-to-suit; design build and investment portfolio properties. As Planning & Zoning Commissioner for Charleston County, his 9 years of service to the community have been instrumental to the master planning for the region. He is a member of the Commercial Investment Division and is the "go to" source for land planning, entitlements and project analysis. Kip has a B.S. in Civil Engineering from The Citadel and is a retired pilot from the United States Air Force. He is a Top Producer at CTAR and maintains one of the highest "list to sale" ratios amongst his peers. Kip was the top producing sales agent in 2005, 2006, 2010, 2014, 2015, 2017, 2019, 2020 and 2021. He received the CBC Bronze Circle of Distinction award in both 2017 and 2020, as well as the CBC Gold Circle of Distinction Award in 2021.



Sara Bodell
ASSOCIATE
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sbodell@cbsatlantic.com

Sara Bodell has been with Coldwell Banker Commercial since 2013. She earned her B.S degree from Clemson University in Parks, Recreation, & Tourism Management. Sara grew up in Clemson, SC and spent her summers in the Charleston area. She has witnessed the growth and popularity of the area and recognizes its future potential. She specializes in residential investment, land, and general commercial real estate. Sara brings a fresh perspective to the real estate market and excels in customer service and communication. She works as a partner alongside Kip Bowman, recipient of the 2021 CBC Gold Circle of Distinction award. She has been awarded "Employee of the Year" and will go out of her way to work for you.

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