



## COMET CREEK CENTER

451 Comet Creek Lane  
Summerville, SC 29468



**COLDWELL BANKER**  
**COMMERCIAL**  
ATLANTIC

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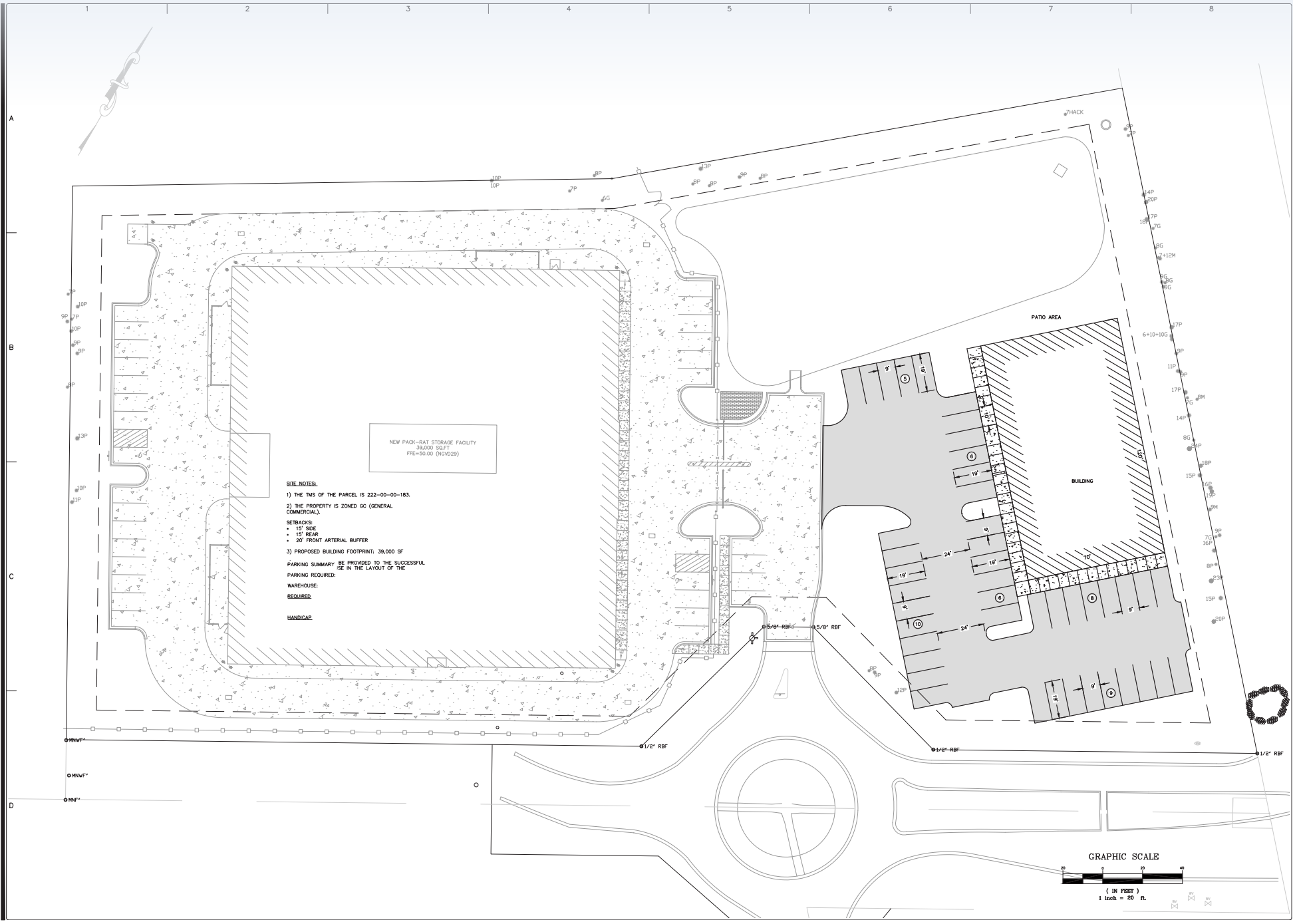


OFFERING SUMMARY

PROPERTY OVERVIEW

Lease Rate:	\$35 PSF	10,000 square foot strip center to be constructed. Expected delivery in 4Q 2025 and currently Pre-leasing. Just outside of the Carnes Crossroads and Sangaree housing development and down the street from the busy Saint James Avenue and N Main Street intersection.
Total Available:	1,400 SF - 8,400 SF	
Lease Type:	\$7.00 NNN	
Municipality:	Berkeley	
Zoning:	GC - General Commercial	
Tax ID:	2220000183	





**FORSBERG ENGINEERING AND SURVEYING, INC.**  
1587 SAVANNAH HIGHWAY SUITE B  
CHARLESTON, SOUTH CAROLINA 29417  
(843) 541-1111  
CIVIL ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE

**SITE PLAN**  
PACK-RAT STORAGE FACILITY  
TMS 222-00-00-183/TRACT A-2-B1  
CITY OF GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA

NOT FOR CONSTRUCTION

GADSDEN A. LINTON III

DATE  
MARCH 07, 2024

DRAWN/CHECKED  
AEF/TL

LAST REVISED

APPROVED  
TL

SCALE  
1"=20'

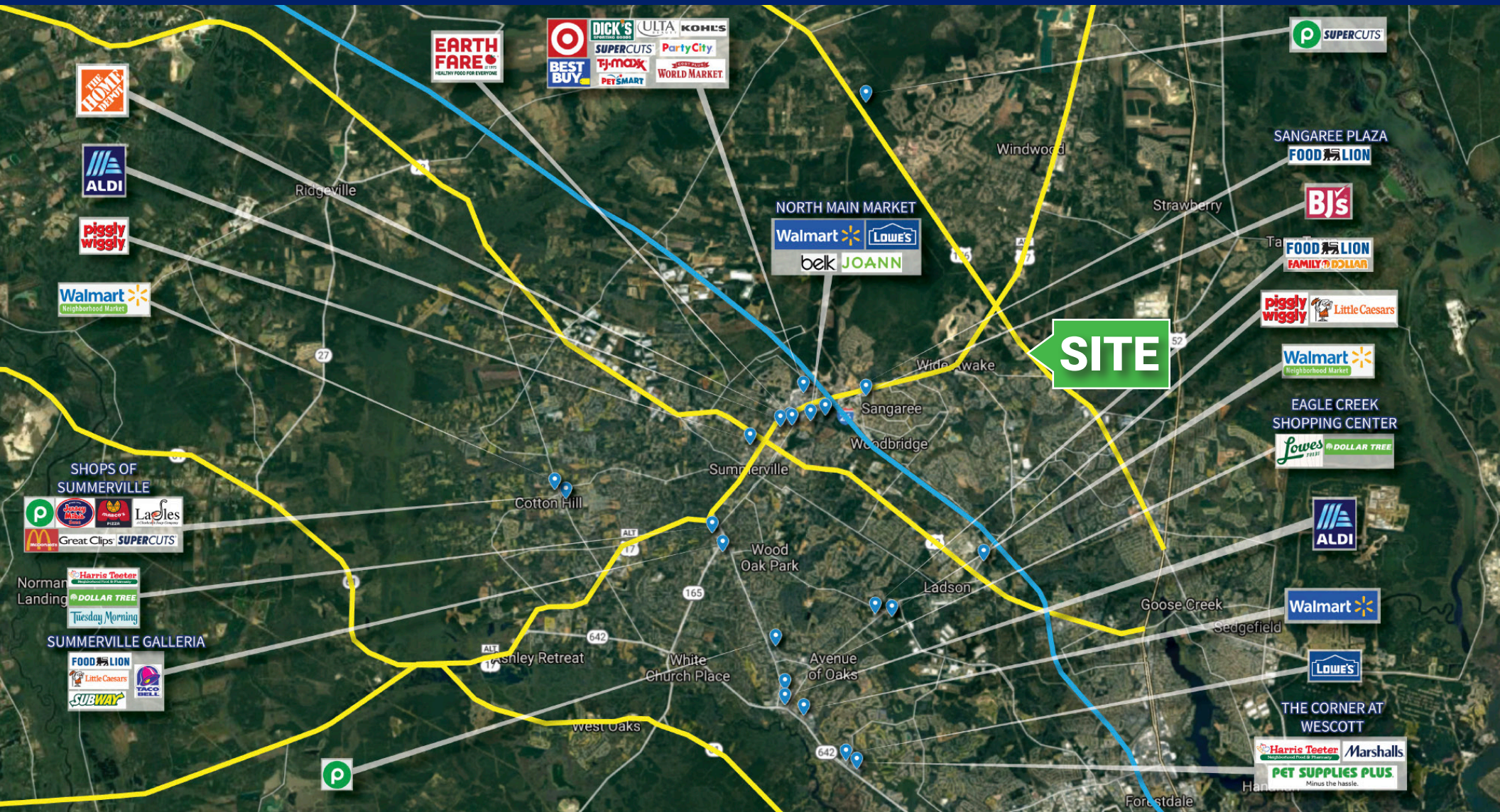
PROJECT NO.  
5672-2

SHEET NUMBER  
**C300**

OF



# AREA MAP



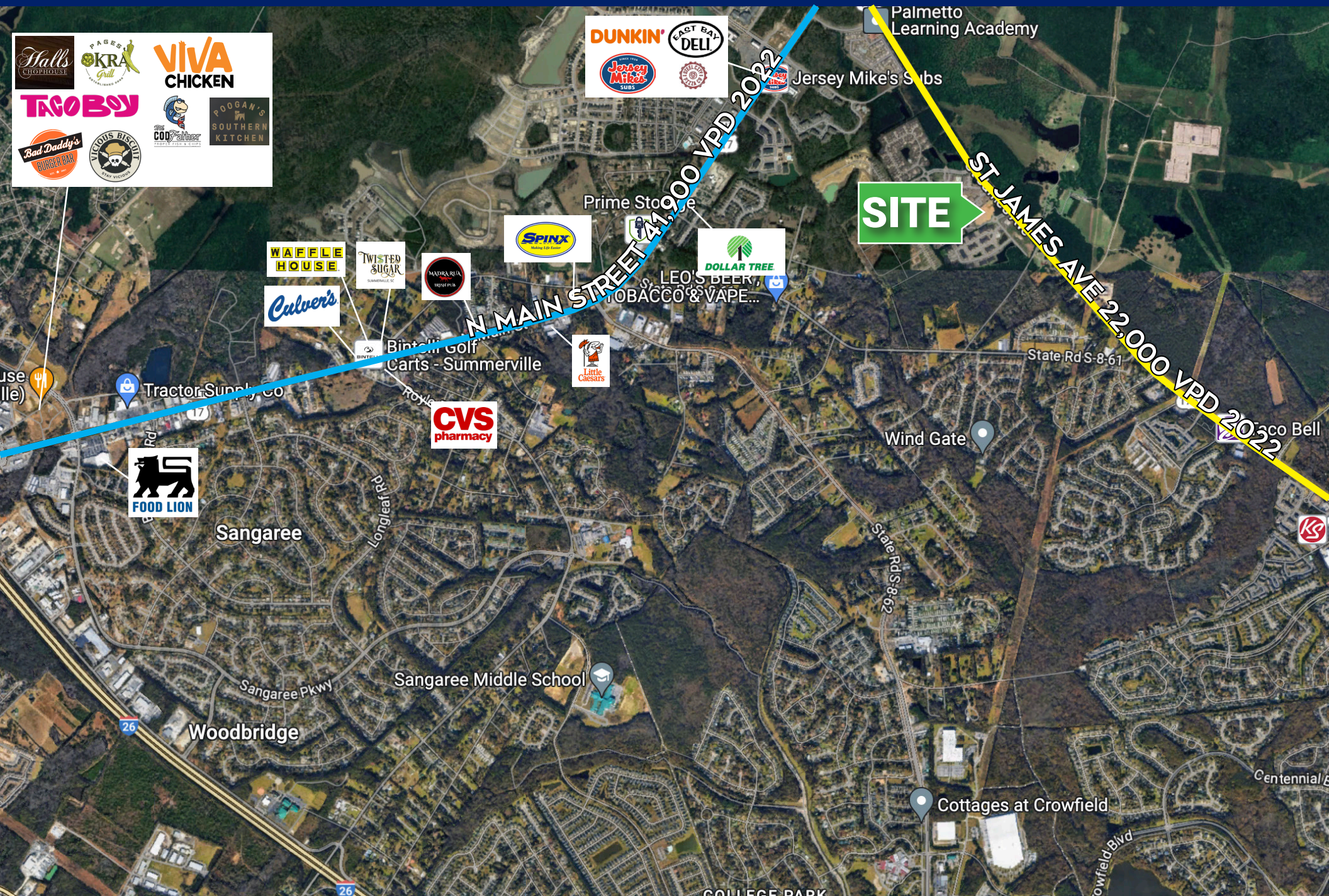


# DEVELOPMENT





# AREA RETAILERS





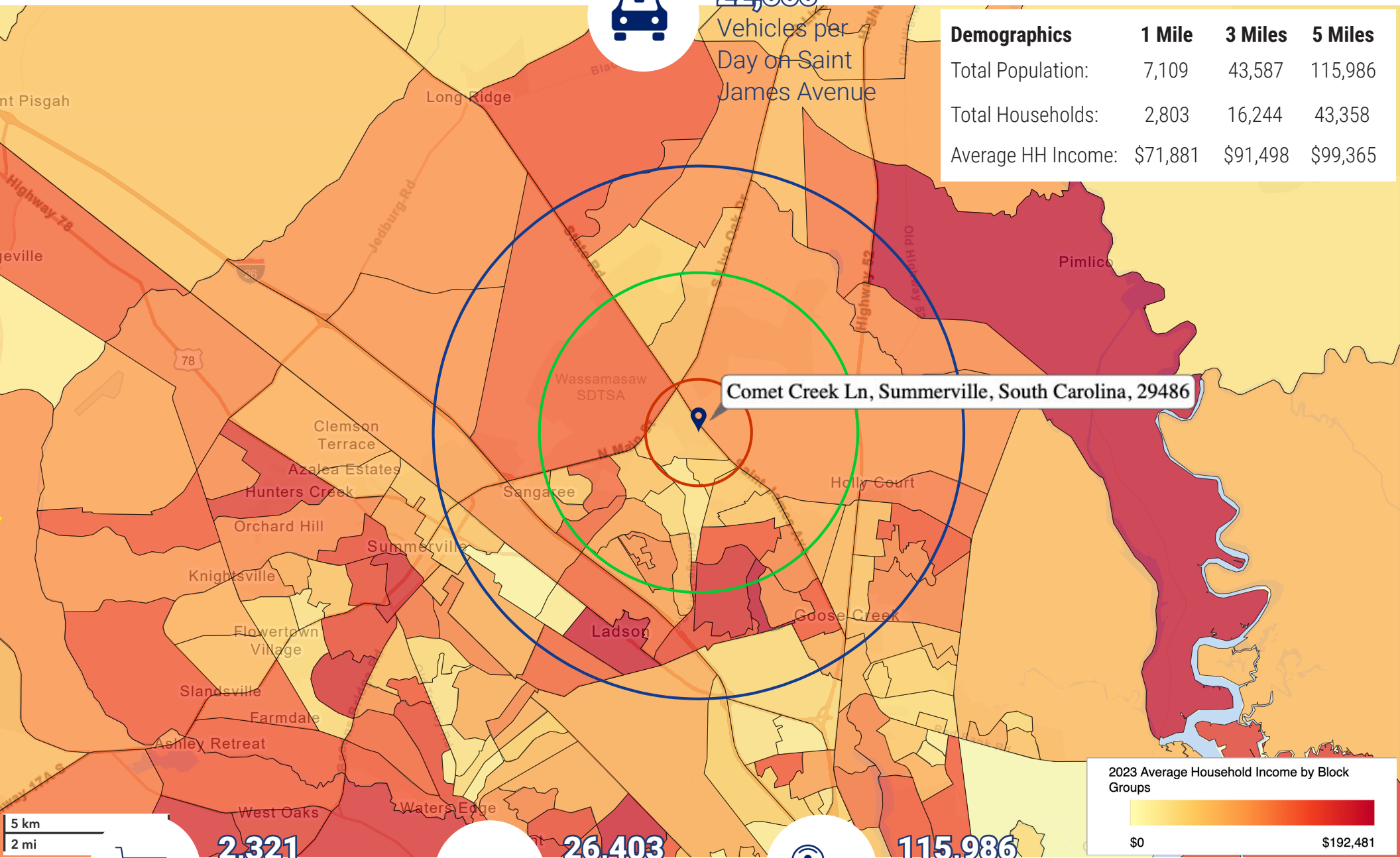
# DEMOGRAPHICS



22,000

Vehicles per  
Day on Saint  
James Avenue

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	7,109	43,587	115,986
Total Households:	2,803	16,244	43,358
Average HH Income:	\$71,881	\$91,498	\$99,365



Comet Creek Ln, Summerville, South Carolina, 29486

2023 Average Household Income by Block Groups



All demographics based on Esri forecasts for 2023  
SCDOT AADT 2022



2,321

Businesses  
within 5 Miles



26,403

Employees  
within 5 Miles



115,986

Population  
within 5 Miles

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