

FOR SALE
1849 State Road
Summerville, SC



* Not actual subject site.

OC&A
OSWALD COOKE & ASSOCIATES

New Construction | True NNN | 15-Year Ground Lease | Cane Bay - Summerville

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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Benjy Cooke (Primary)

O - 843.388.5650

C - 843.343.1351

benjy.cooke@oswaldcooke.com

Ruthie Godfrey

O - 843.388.5650

C - 864.344.1541

ruthie.godfrey@oswaldcooke.com

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1849 STATE ROAD SUMMERVILLE, SC

PRICE	\$1,493,373
CAP RATE	5.75%
NOI	\$85,869
ESTIMATED DELIVERY	June 1, 2023
LEASE TERM	15-Years
LEASE TYPE	NNN Ground Lease
RENTAL INCREASES	10% Every 5-Years
RENEWAL OPTIONS	3 (5)-Year Options
BUILDING SIZE	1,462 SF
LOT SIZE	0.67 Acres
YEAR BUILT	2023
TMS	194-00-01-079
MUNICIPALITY	Berkeley County
ZONING	GB
ROFR	Yes (10 days)
GUARANTOR	14-Unit Franchisee

Cane Bay was ranked the # 4 Top-Selling Master Planned Community in the country in 2022 by RCLCO. Sandwiched between Nexton and Cane Bay, the retail development is surrounded by residential, medical and numerous schools. Area tenants include Publix, Chick fil A, McDonald's, Firestone, Auto Zone, O'Reilly's, among many others. There are nearly 25,000 homes in place or approved within a three-mile radius.



AREA DEVELOPMENTS

Volvo Headquarters
4,000 Employees
8 miles

Wildcat Development
2,031 Acres | 5,700+ Homes



Cane Bay Plantation
10,000 Homes

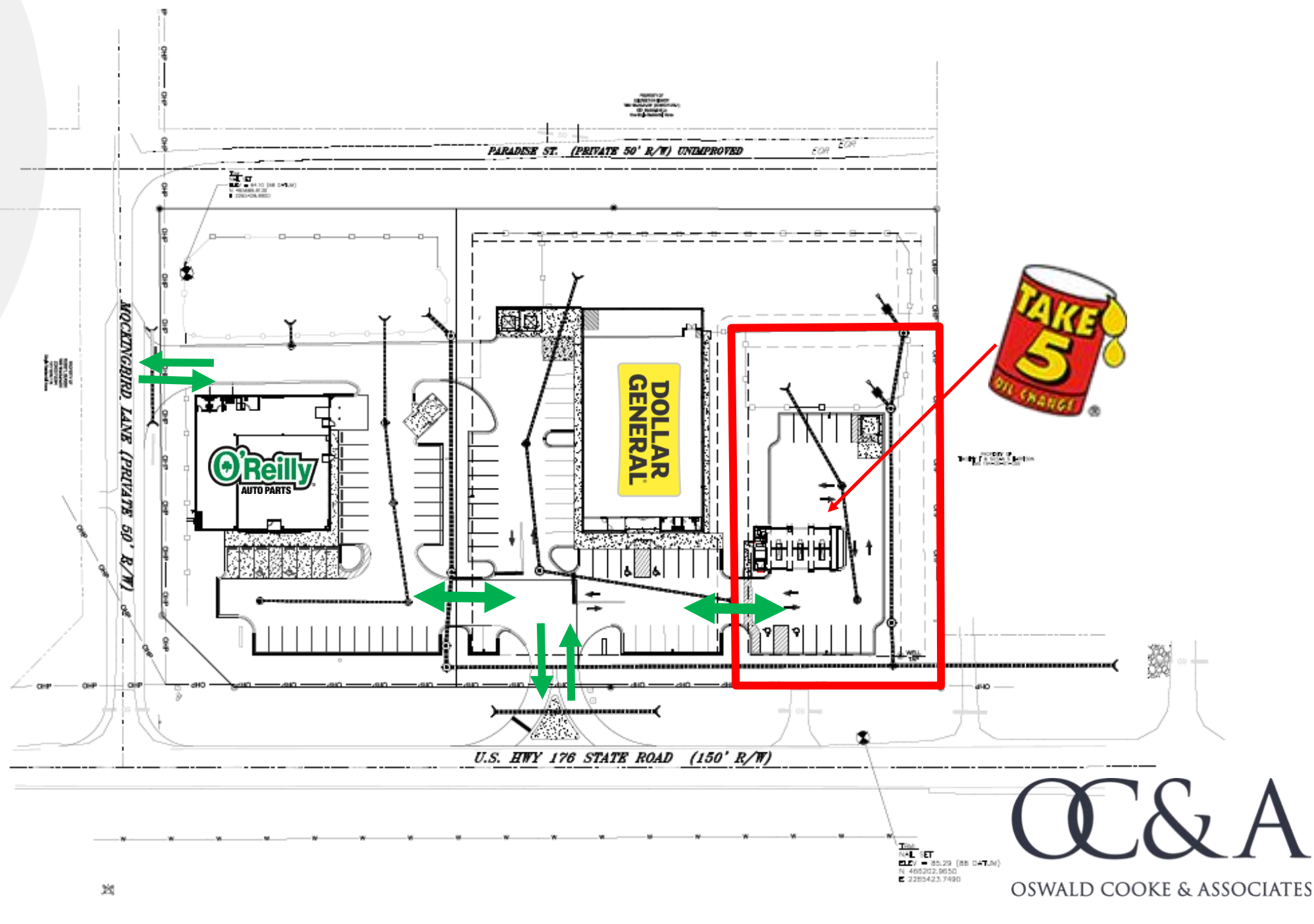
nexton
8,500 Homes



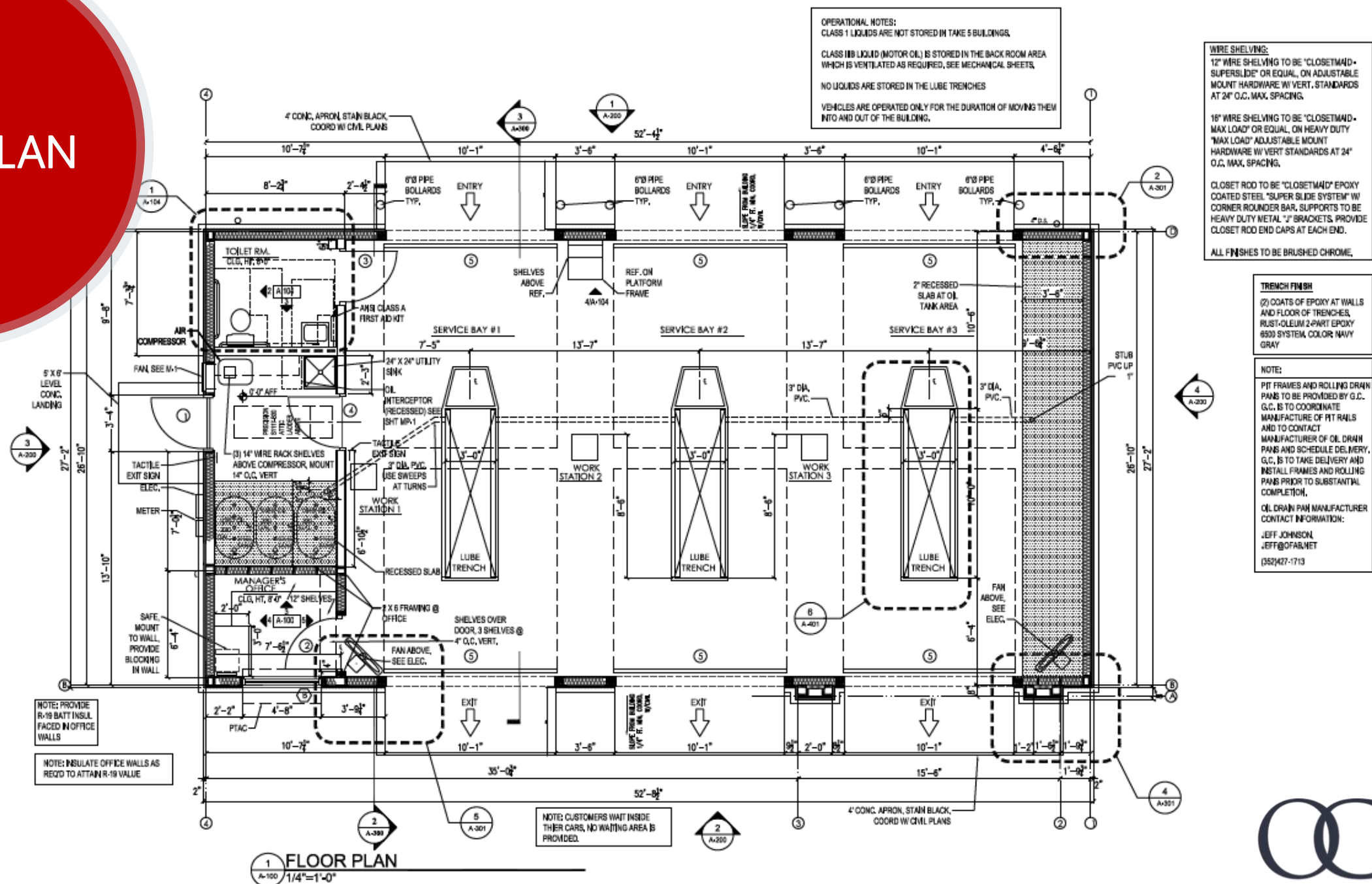
Roper St. Francis Hospital
Berkeley Campus
90 Acre - 50 bed Hospital and
80,000 SF MOB

Carnes Crossroads Development
4,800 Homes/Multi-Family

SITE PLAN



FLOOR PLAN

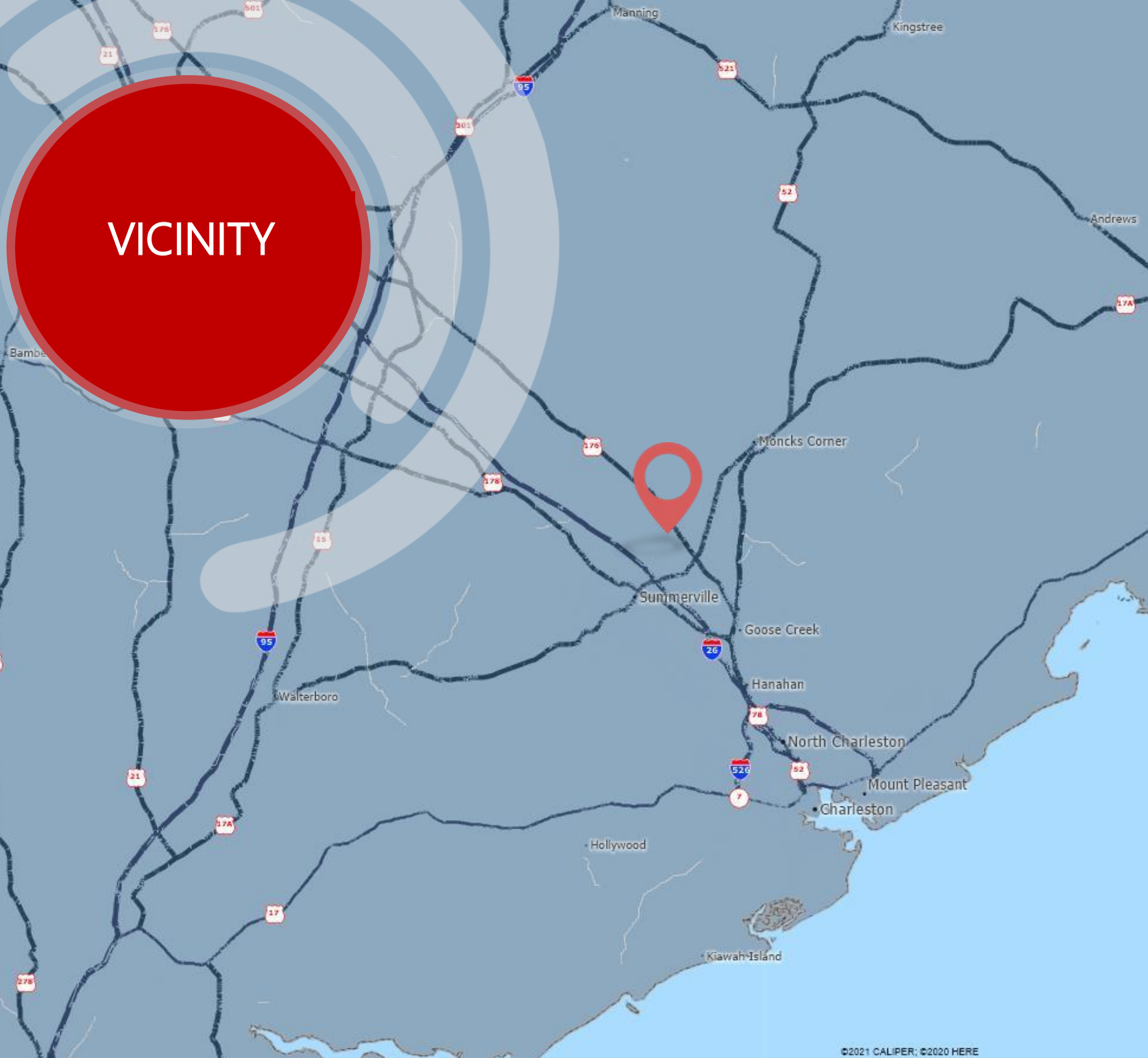




Take 5 OIL CHANGE was founded in New Orleans, Louisiana in 1984. The Take 5 OIL CHANGE team specializes in providing quick, professional, convenient and value priced warranty approved services for all makes and models of vehicles. They operate over 760 locations in the United States. Their name signifies their motto which is valuing their customers time. So they make sure their customers are not using too much time getting their oil changed or car washed. Take 5 works quickly and efficiently but never cuts corners on friendly, professional experienced service. They treat their customers' car like they'd treat their own. That's why their mission is to have their customers come back again and again and again. Take 5 wows their customers with their speed, dazzles them with their services, and impresses them with their staff.

SERVICES INCLUDE

- ⇒ Oil Change
- ⇒ Vehicle Inspection
- ⇒ Engine Air Filter
- ⇒ Cabin Air Filter
- ⇒ Coolant Services
- ⇒ Transmission Service
- ⇒ Wiper Blades
- ⇒ Seasonal Tire Change Over
- ⇒ Power Steering
- ⇒ Undercoating
- ⇒ Light Bulb Replacement



DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2022 Population	3,325	17,318	37,389
Population Growth (2010-2022)	310.49%	169.96%	111.54%
Number of Households	1,240	6,446	13,978
2022 Average Household Income	\$95,707	\$89,366	\$84,999
Daytime Employees	583	967	5,190
Traffic Count (2022)	State Road		

- ◆ 10 Miles to Downtown Summerville
- ◆ 12 Miles to Moncks Corner
- ◆ 30 Miles to Downtown Charleston



ABOUT CHARLESTON

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

*Information courtesy of Charleston Regional Development Alliance

Charleston MSA Largest Employers (#of Employees)

JointBase Charleston (22,000)
Naval Weapons Station (13,500)
Medical University of SC (13,245)
Roper St. Francis (5,500)
Boeing (7,000)
Trident Health System (2,500)
SPAWAR (2,400)
Robert Bosch Corp. (2,200)
Volvo (1,500)
SAIC (1,500)
Nucor Steel (1,500)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Mercedes-Benz Vans (1,100)
Kapstone (1,000)
Cummins Turbo Technology (700)
Benefitfocus (700)
Scientific Research Corporation (650)
General Dynamics Land Systems (600)
Alcoa (600)
BAE Systems (450)
T Mobile (400)

LISTING TEAM

Benjy Cooke (Primary)

O - 843.388.5650

C - 843.343.1351

benjy.cooke@oswaldcooke.com

Blair Hines Gearhart

O - 843.388.5650

C - 864.616.3616

ruthie.godfrey@oswaldcooke.com



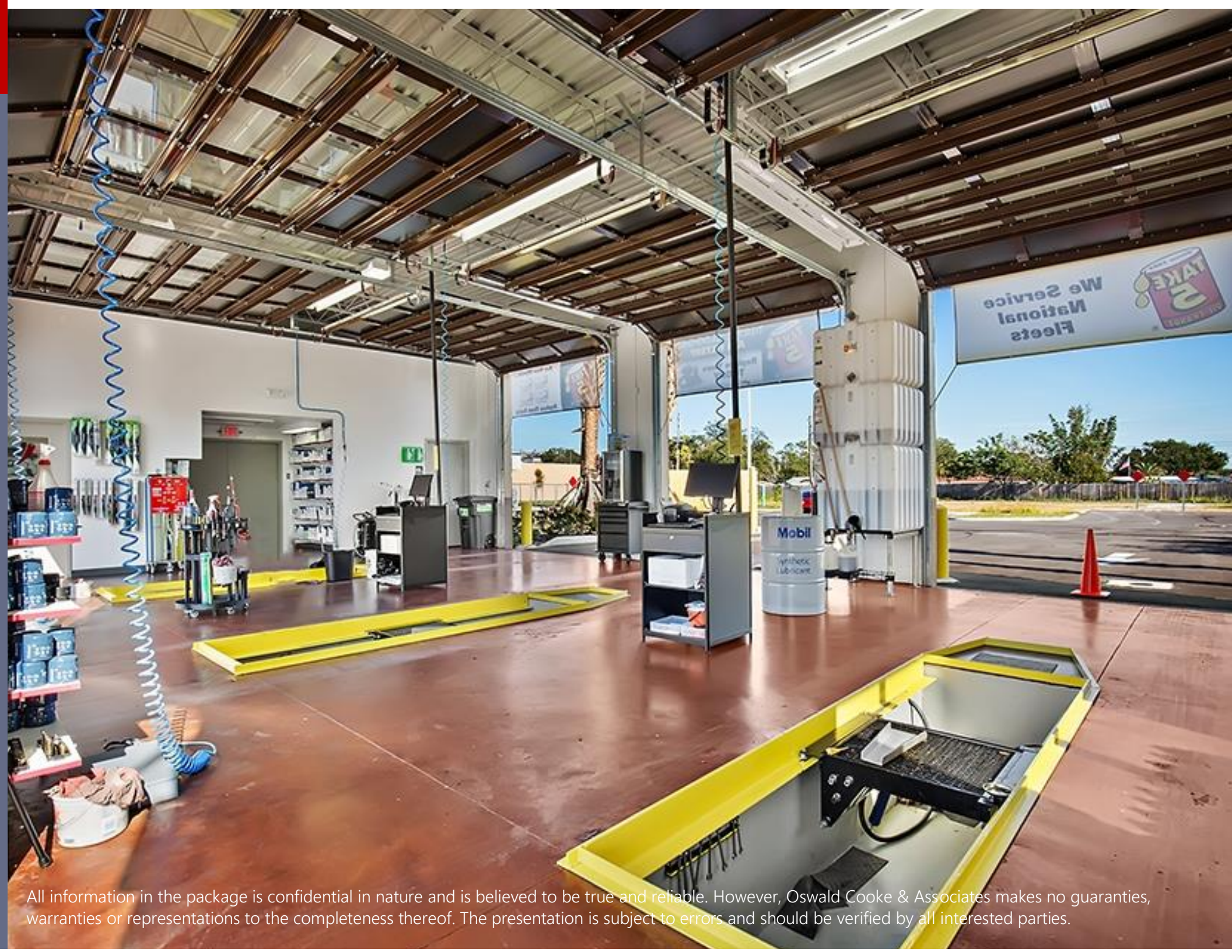
OSWALD COOKE & ASSOCIATES

870 Walt Miller Street, Suite 100

Mount Pleasant, SC 29464

Office: 843-388-5650

www.oswaldcooke.com



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