

Retail Space for Lease | Popular Avondale Area

The Victory | 835 Savannah Highway | Charleston, SC 29407





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FOR FURTHER INFORMATION

Andrew Smith

office 843.203.1661

mobile 843.209.6888

web andrew@twinriverscap.com

125-G Wappoo Creek Drive
Charleston, SC 29412

phone (843) 722.9925

fax (843) 722.9947

web twinriverscap.com

The Victory
835 Savannah Hwy
Charleston, SC 29407

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Property Information

Property and Location Highlights

HIGHLIGHTS

Redevelopment of an iconic building, now known as The Victory, in an excellent location in the bustling Avondale area of West Ashley. A lot of character in this 1950's building, a unique infill opportunity. Avondale is an eclectic retail and restaurant hotspot located minutes from historic downtown Charleston.

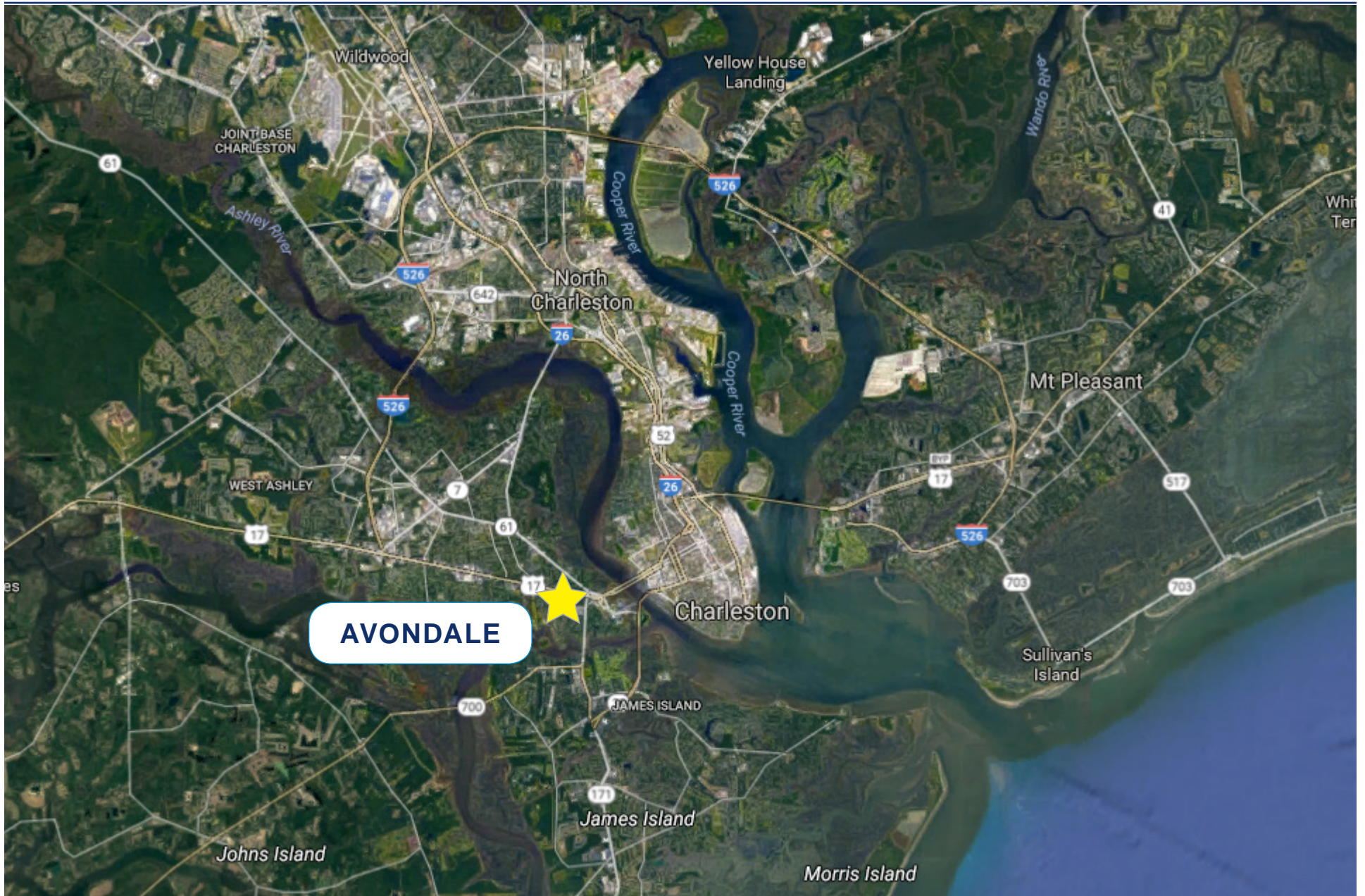
- > ABUNDANT ONSITE PARKING EXCLUSIVE TO THE PROJECT
- > RARE AVAILABILITY OF SPACE IN A HIGHLY DESIRABLE TRADE AREA
- > NEW CLASS A BUILDING
- > 100 LF OF BUILDING FRONTAGE WITH HIGH VISIBILITY ON HWY 17
- > VPD = 40,200
- > TO BE COMPLETELY RENOVATED WITH HUGE STOREFRONT GLASS
- > UP TO 10,000 SF AVAILABLE
- > APPROXIMATELY 2,000 SF AVAILABLE ON 2ND FLOOR, POTENTIAL OFFICE OR RETAIL SPACE
- > POTENTIAL FOR SIDEWALK DINING
- > JOIN TRIANGLE CHAR & BAR, ROOST, AL DI LA, OAK BARREL, PEARLZ, AVONDALE WINE & CHEESE, MELLOW MUSHROOM, & MORE

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,964	73,319	136,185
Average HHI	\$89,179	\$68,962	\$70,596



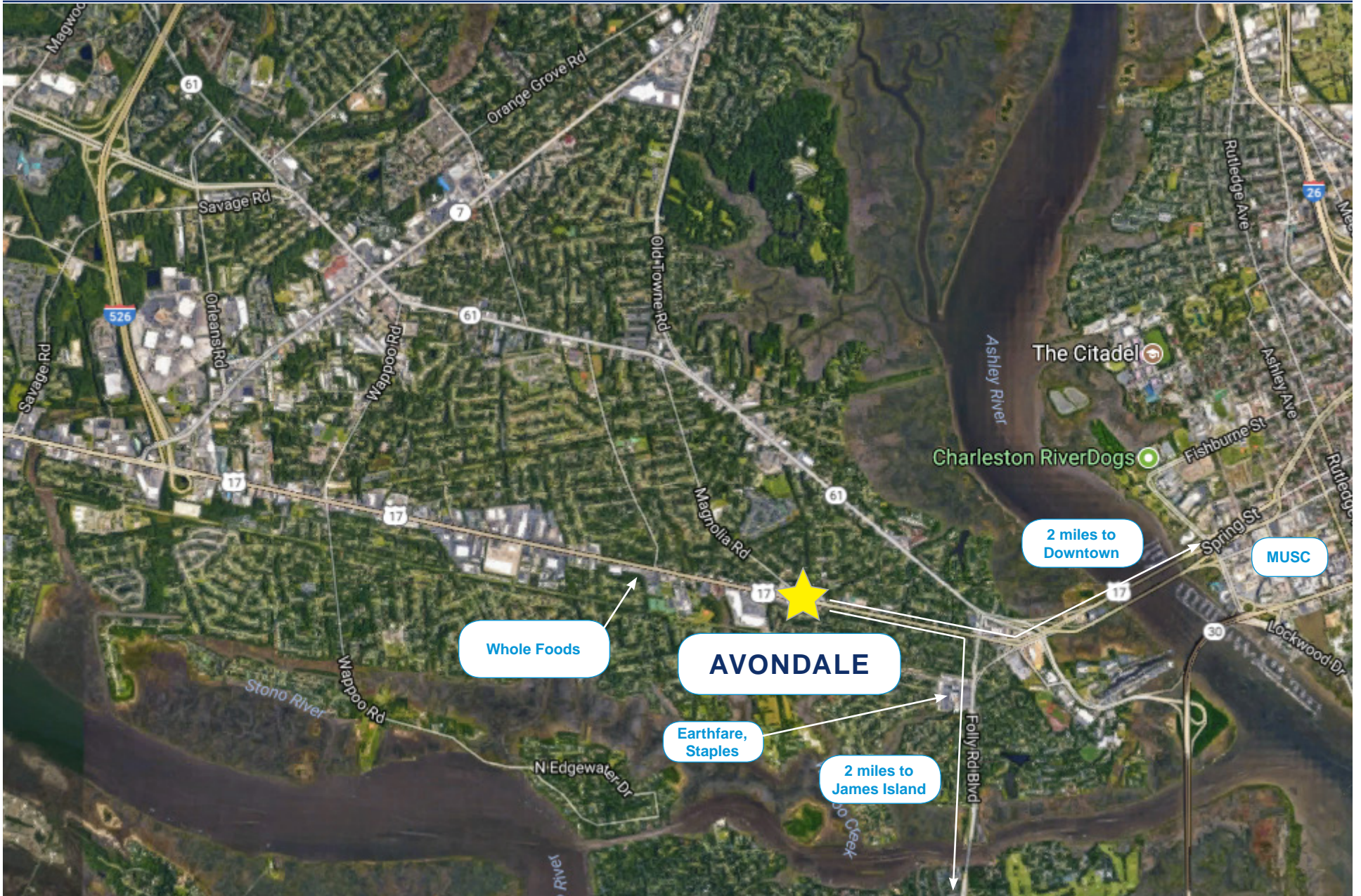


High Locator Map





Locator Map





High Aerial





Low Aerial





Proposed Rendering





Proposed Renderings





Proposed Renderings

(Rear of Building)





About Us

TRC provides national retailers with a comprehensive solution for growing their business by developing new locations.

TWIN RIVERS CAPITAL, LLC

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company, founded in 2002 and headquartered in Charleston, SC. Focusing on the growth regions of the Southeastern US, TRC provides national retailers with a comprehensive solution for adding new locations. TRC has developed more than 1.2 million SF of real estate with values of over \$200 million. TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in FL, GA, SC, NC, VA, TN and AL.

**Build to Suit • JV Programs • Preferred Developer for National Retailers
Brokerage • Fee Development Programs**

YOUR TWIN RIVERS CAPITAL CONTACT

Andrew Smith

Andrew is responsible for all aspects of the development process from getting a site under contract through entitlement and permitting. He also coordinates with property owners, site vendors, municipalities and tenants.

Before joining TRC, Andrew was a Realtor with Carolina One. Prior to that, he worked as a landscape architect with HGBD Inc. (a civil engineering firm) where he specialized in single tenant commercial projects.

Andrew graduated from Clemson University with a Bachelors of Landscape Architecture. He holds an SC real estate license and is a Leadership in Energy Efficient Design Accredited Professional (LEED AP). Andrew has also earned the designation of CDP (Certified Development, Design and Construction Professional) from ICSC.



OFFICE 843.203.1661

MOBILE 843.209.6888

EMAIL andrew@twinriverscap.com

WEB twinriverscap.com

Client Roster

FAMILY DOLLAR
AUTOZONE
MCDONALD'S
VERIZON

WALMART
DOLLAR TREE
DICK'S
AT&T

HOBBY LOBBY
STARBUCKS
DUNKIN' DONUTS
EDWARD JONES