

PRIME RETAIL SPACE FOR LEASE

CENTRAL ISLAND SQUARE



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864 & 866 Island Park Drive | Daniel Island, SC 29492

SIZE: 1,300 SF to 14,574 SF

PRICE: \$27.00 - \$29.00 SF/YR NNN

OVERVIEW

Property Description

Central Island Square on Daniel Island is currently under construction and will contain 317 luxury apartment units and 28,515 SF of street front retail showcasing wide sidewalks and a large central courtyard. Located at 864 & 866 Island Park Drive, across the street from the Publix anchored shopping center, in the heart of the high end demographic market of Daniel Island, the retail space will include a two story street front presence with tall facades, large signage areas and the chance for spacious outdoor dining.

Given that Central Island Square is centrally located in the Downtown district of Daniel Island, everyone who either lives or works on Daniel Island will drive directly in front of or within direct visibility of the storefronts. The new streets of Central Island Drive and the Fairchild extension from River Landing Drive will create a new funnel to the entrance ramps of I-526, which will direct a large amount of traffic to the building corners at Island Park Drive.

The development is expected to be completed by the Fall of 2017. Spaces available vary in size from 1,300 SF all the way up to 14,574 SF that can be provided in Building 2. Interior buildouts provided by the Landlord will be cold dark shells except for the interior shop spaces which will be provided as vanilla shells. More extensive Landlord improvements can be negotiated. Restaurant spaces will have a pre-installed grease trap.

Disclaimer: This is subject prior to sale, change in price, or removal from the market without notice. The information included in this transmittal, while based upon data supplied by the owners and other sources deemed to be reliable, is not in any way warranted by Lee & Associates.

Demographic Summary | 3 Mile Radius

	2015	2020
Population:	13,411	15,837
Households:	5,478	6,496
Owner Occupied Units:	3,462	4,178
Rental Units:	2,016	2,318
Median Age:	37.2	37.6
Average Household Income:	\$124,967	\$142,787

Spaces Available | Pricing

BUILDING ONE*

864 Island Park Drive

Suite 101	4,642 SF	\$29.00/SF
Suite 102	1,471 SF	\$27.00/SF
Suite 103	2,871 SF	\$27.00/SF
Suite 104	1,300 SF	\$27.00/SF
Suite 105	4,290 SF	\$29.00/SF

BUILDING TWO*

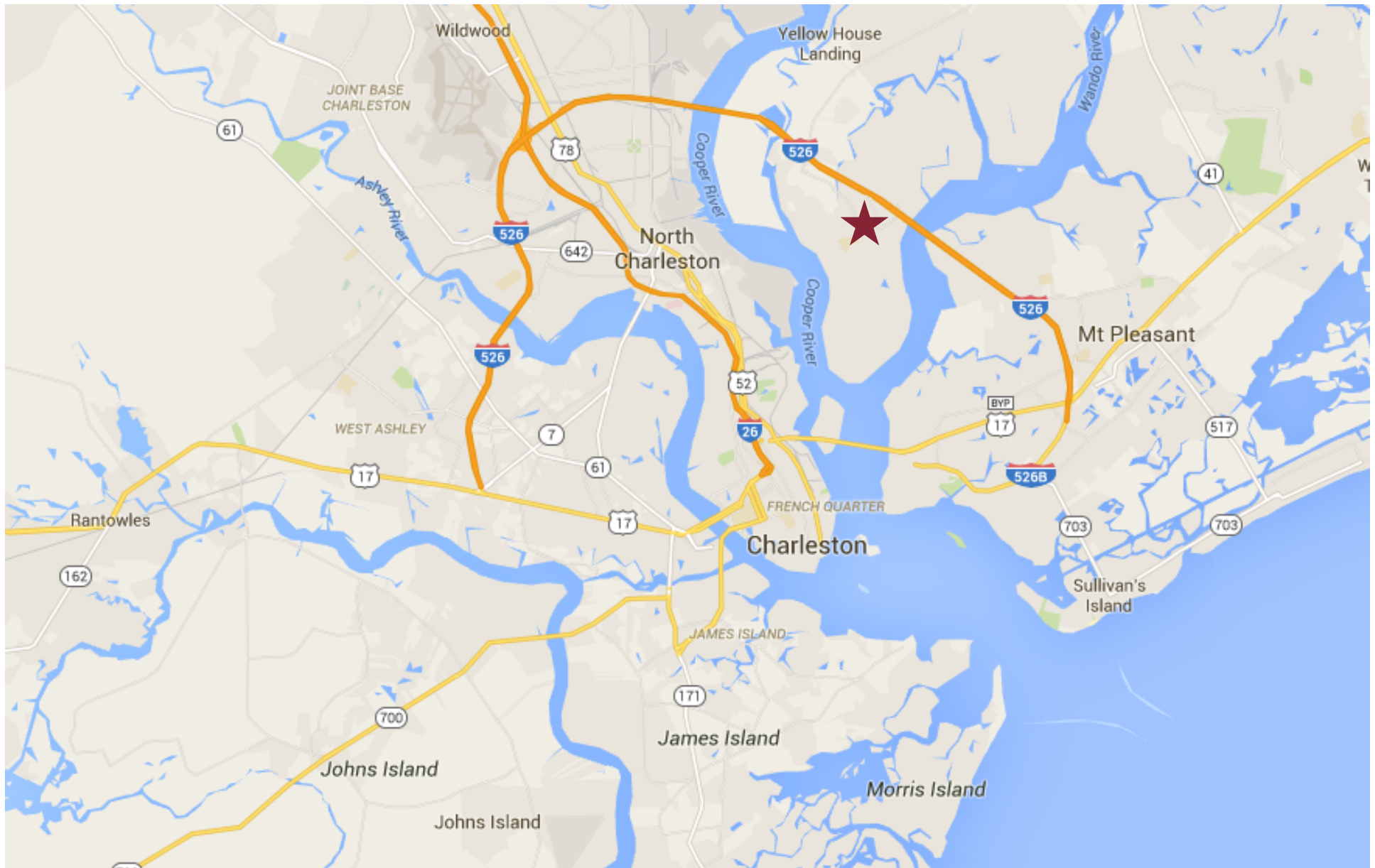
866 Island Park Drive

Suite 101	4,334 SF	\$29.00/SF
Suite 102	1,319 SF	\$27.00/SF
Suite 103 104	8,288 SF	\$29.00/SF

*See Commercial Unit Plan on Page 5 for more detail

**NNN Expenses estimated at \$6.00/SF

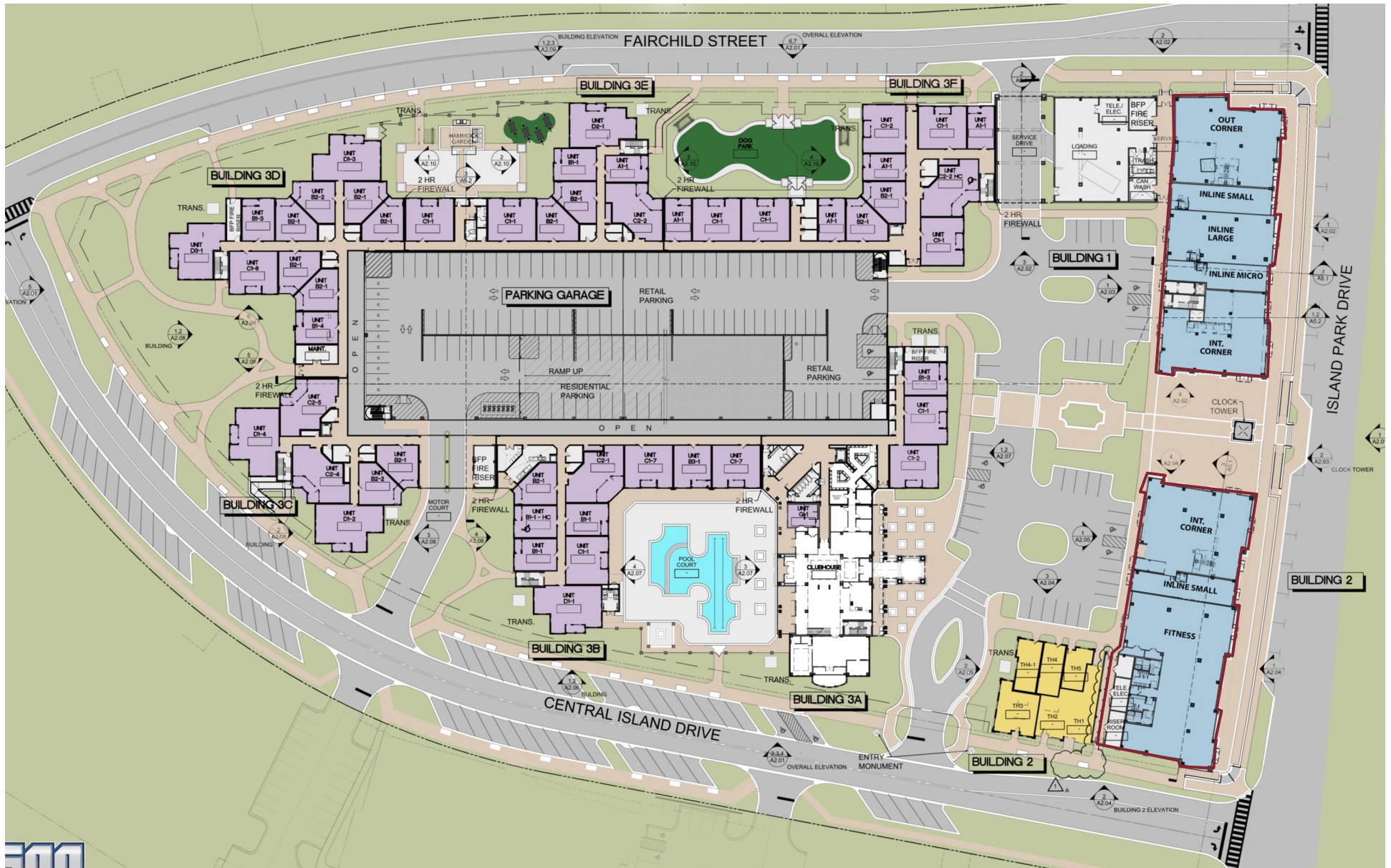
CHARLESTON LOCATION MAP



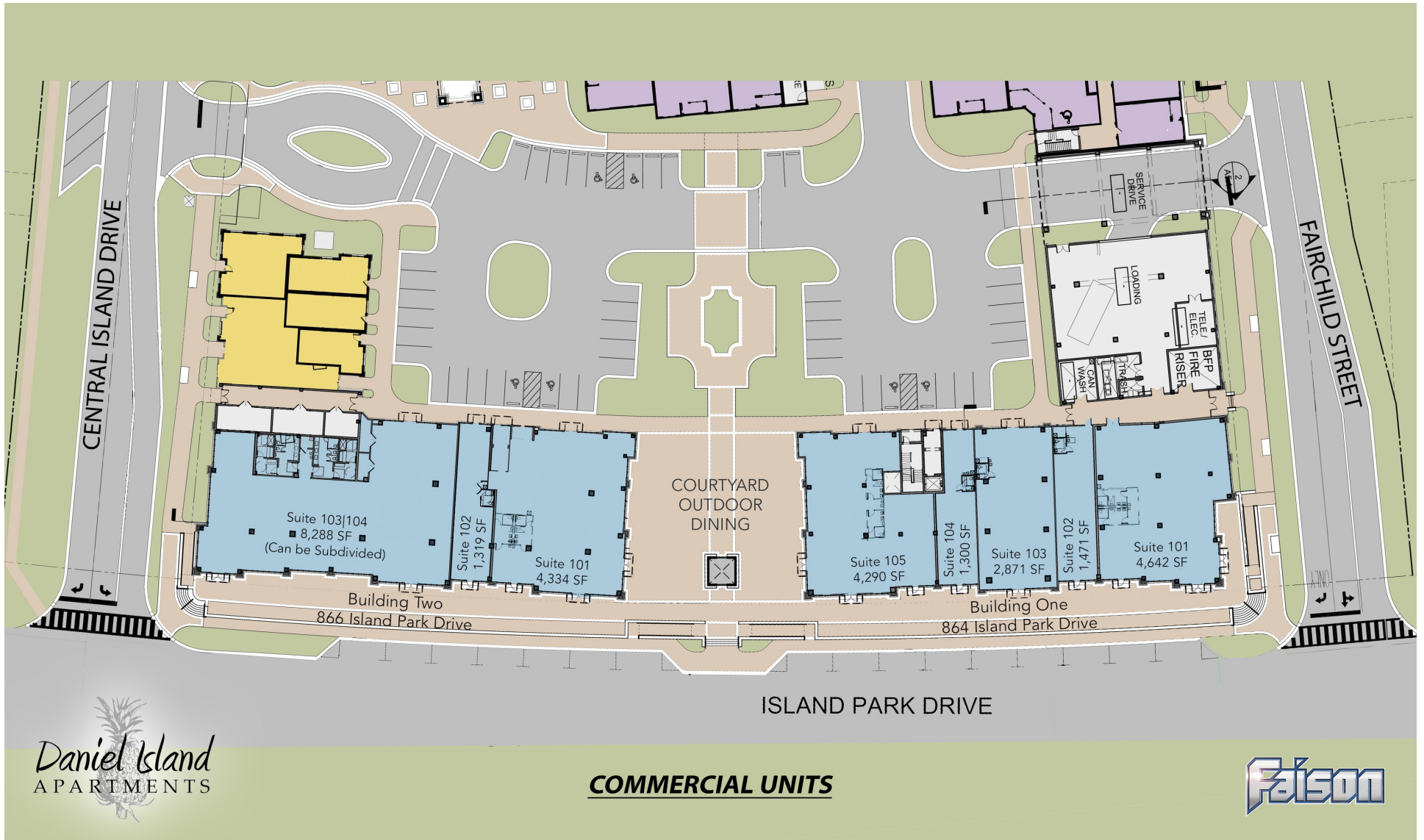
DANIEL ISLAND AERIAL



ENTIRE DEVELOPMENT SITE PLAN



RETAIL SPACES AVAILABLE

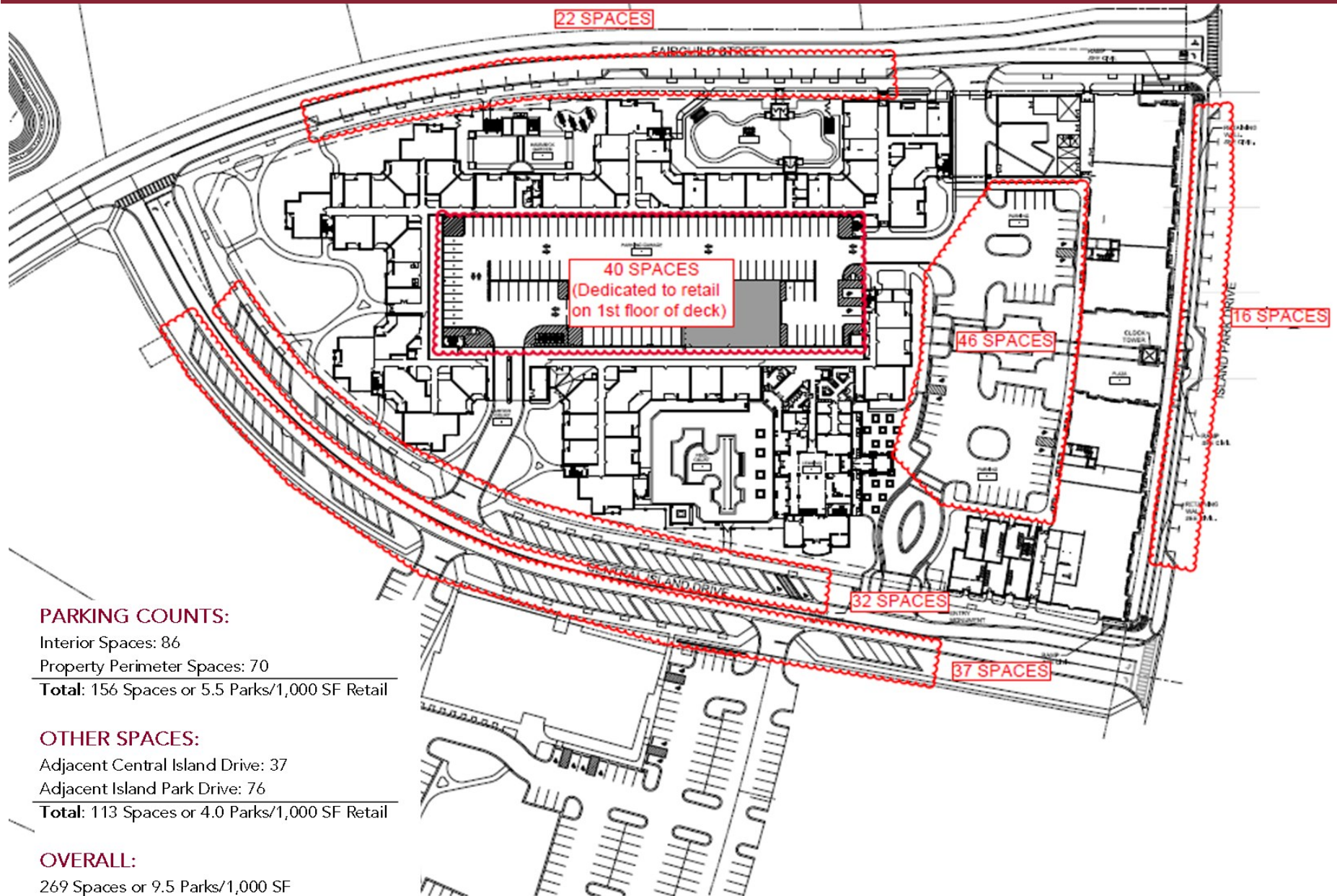


COMMERCIAL UNITS



* Inline Suites offered at \$27.00/SF NNN. All Corner Suites offered at \$29.00/SF NNN. NNN Expenses estimated at \$6.00/SF.

PARKING EXHIBIT



PARKING COUNTS:

Interior Spaces: 86

Property Perimeter Spaces: 70

Total: 156 Spaces or 5.5 Parks/1,000 SF Retail

OTHER SPACES:

Adjacent Central Island Drive: 37

Adjacent Island Park Drive: 76

Total: 113 Spaces or 4.0 Parks/1,000 SF Retail

OVERALL:

269 Spaces or 9.5 Parks/1,000 SF

COURTYARD OUTDOOR DINING



CONSTRUCTION PROGRESS — JANUARY 2017



CONNECTING PEOPLE WITH PROPERTIES

SITE AERIAL — FEBRUARY 2017



SITE AERIAL — FEBRUARY 2017

