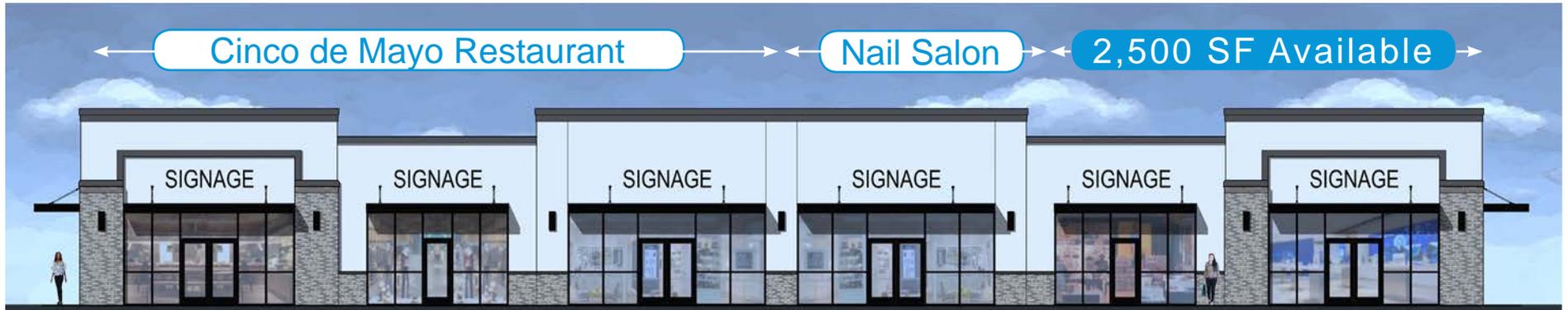


Retail Space for Lease

116 Foxbank Plantation Blvd., Hwy 52 | Berkeley County, SC | New Construction



Representative Graphic

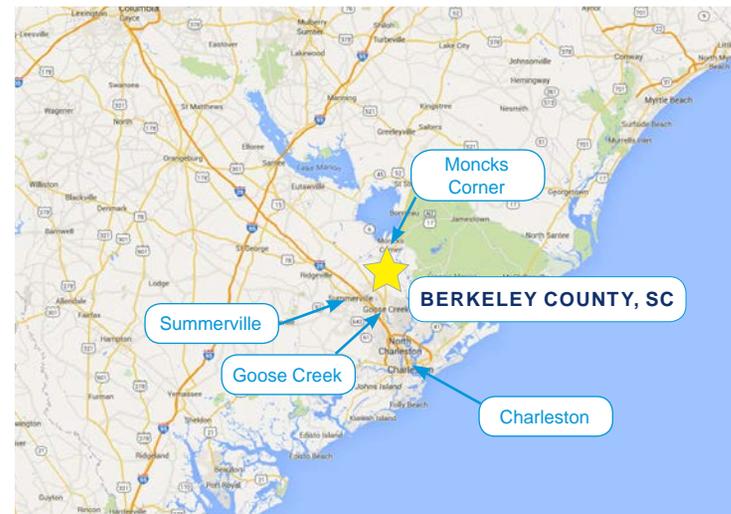




Table of Contents

FOR FURTHER INFORMATION

Phil Rose

office 843.203.1668

mobile 843.270.3280

web phil@twinriverscap.com

125-G Wappoo Creek Drive
Charleston, SC 29412

phone (843) 722.9925

fax (843) 722.9947

web twinriverscap.com

116 Foxbank Plantation Blvd. | Hwy. 52
Berkeley County, SC

Property Information	3
Locator Map	4
Locator Map	5
Locator Map	6
Aerial	7
Aerial	8
Site Aerial	9
Floor Plan	10
Building Elevations	11
Site Plan	12
Site Plan	13
Location Information	14
About Us	15



Property Highlights

FOX BANK TOWNE CENTER | HIGHWAY 52 | BERKELEY COUNTY, SC

Foxbank Towne Center is at the heart of Foxbank Plantation, an 800-acre, 2,400-home master-planned community located in thriving Berkeley County, SC. Spurred by the enormous growth of this area, Foxbank Plantation is quickly gaining a reputation as a neighborhood coveted by families for its pristine neighborhoods, approved and funded Berkeley County elementary school, amenity center with a pool and boathouse and scenic lakes and wetlands.

Foxbank Towne Center will enhance the appeal of the Plantation, providing a village area of mixed commercial uses including a grocery store, drug store, offices and various retail outlets. Strategically located to serve Foxbank Plantation, surrounding residential developments and the rapidly growing cities of Mt. Pleasant and Charleston, Foxbank Towne Center is poised to become the area's central location for work, play and shopping.

> DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population	8,378	31,098	174,664
Average HHI	\$71,955	\$68,413	\$64,728

- > NEW 9,000 SF BUILDING
- > 2,500 SF AVAILABLE
- > \$25/FT NNN FOR INLINE; ENDCAP PRICING DETERMINED BY SIZE, TERM & CREDIT
- > ESTIMATED DELIVERY Q1 2020
- > VISIBILITY TO HWY 52 IS SECOND TO NONE, WITH VPD ON HWY 52: 26,000+
- > FRONTING ACCESS ROAD TO:
 - > 8,000+ NEW RESIDENTS IN FOXBANK PLANTATION
 - > NEW ELEMENTARY SCHOOL (ACCOMMODATES 900 STUDENTS)
 - > A FIRE STATION WITHIN FOXBANK PLANTATION
- > ADDITIONAL 447 ACRES BEING DEVELOPED ACROSS HWY 52 TO ACCOMMODATE 2,700 RESIDENTS
- > PYLON SIGNAGE ALONG BUSY HIGHWAY 52



Nearby Retail



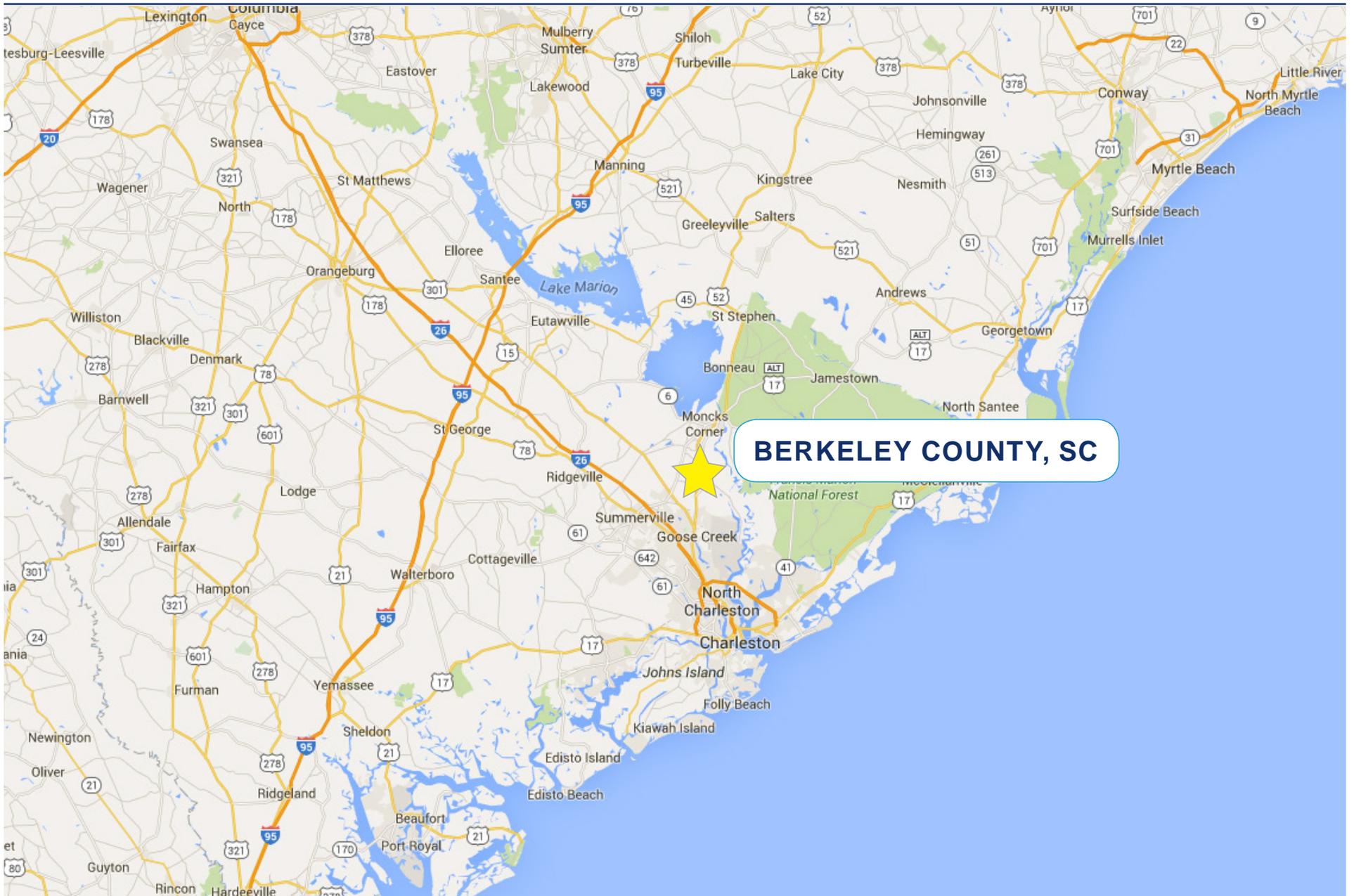
Elementary School Opened Fall 2018



Nearby Church



Locator Map





Locator Map





Aerial, Looking North





Aerial, Looking South





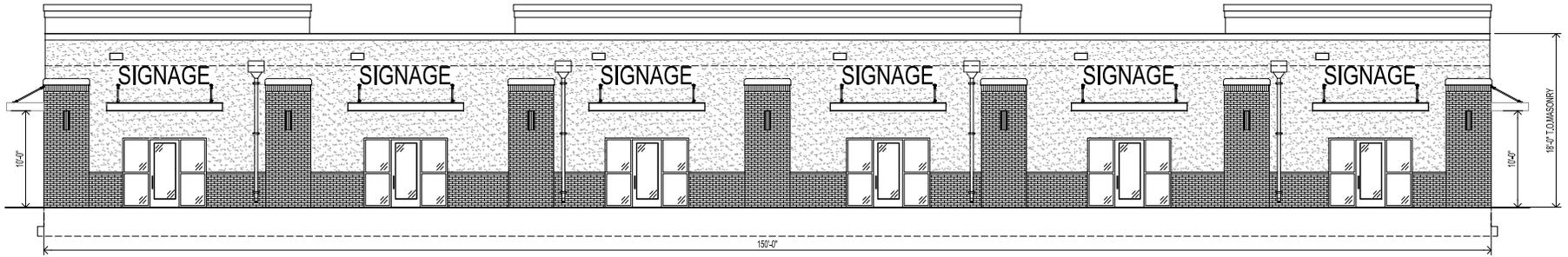
Site Aerial





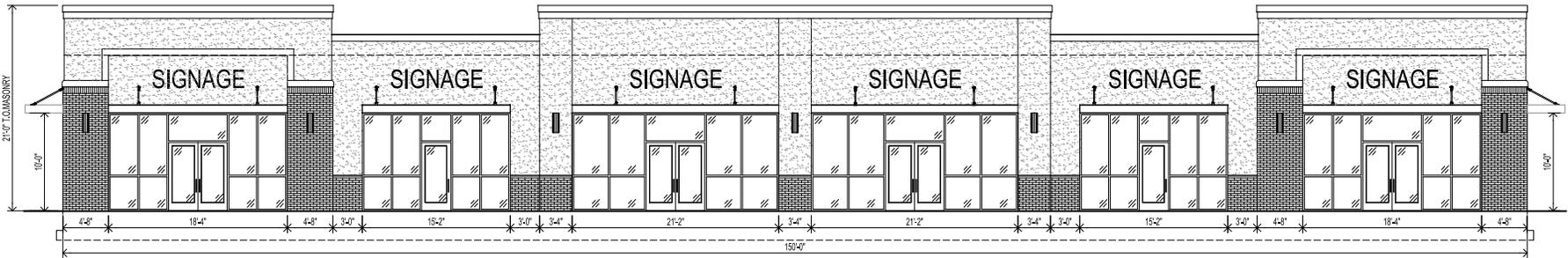
Building Elevations

← Nail Salon → ← Cinco de Mayo →

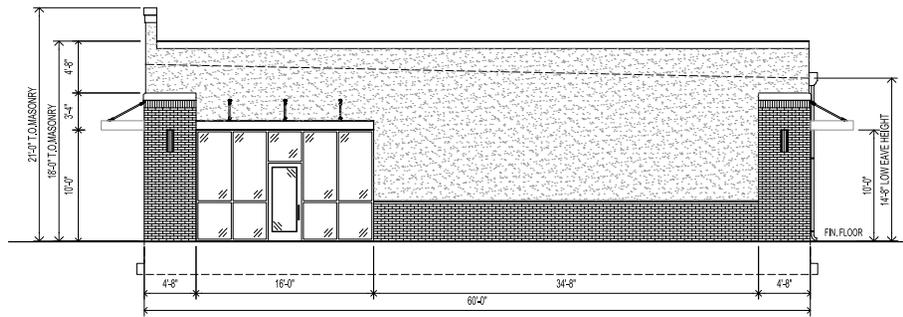


1 REAR ELEVATION (FOX BANK PLANTATION BLVD.)
SCALE: 3/8" = 1'-0"

← Cinco de Mayo → ← Nail Salon →



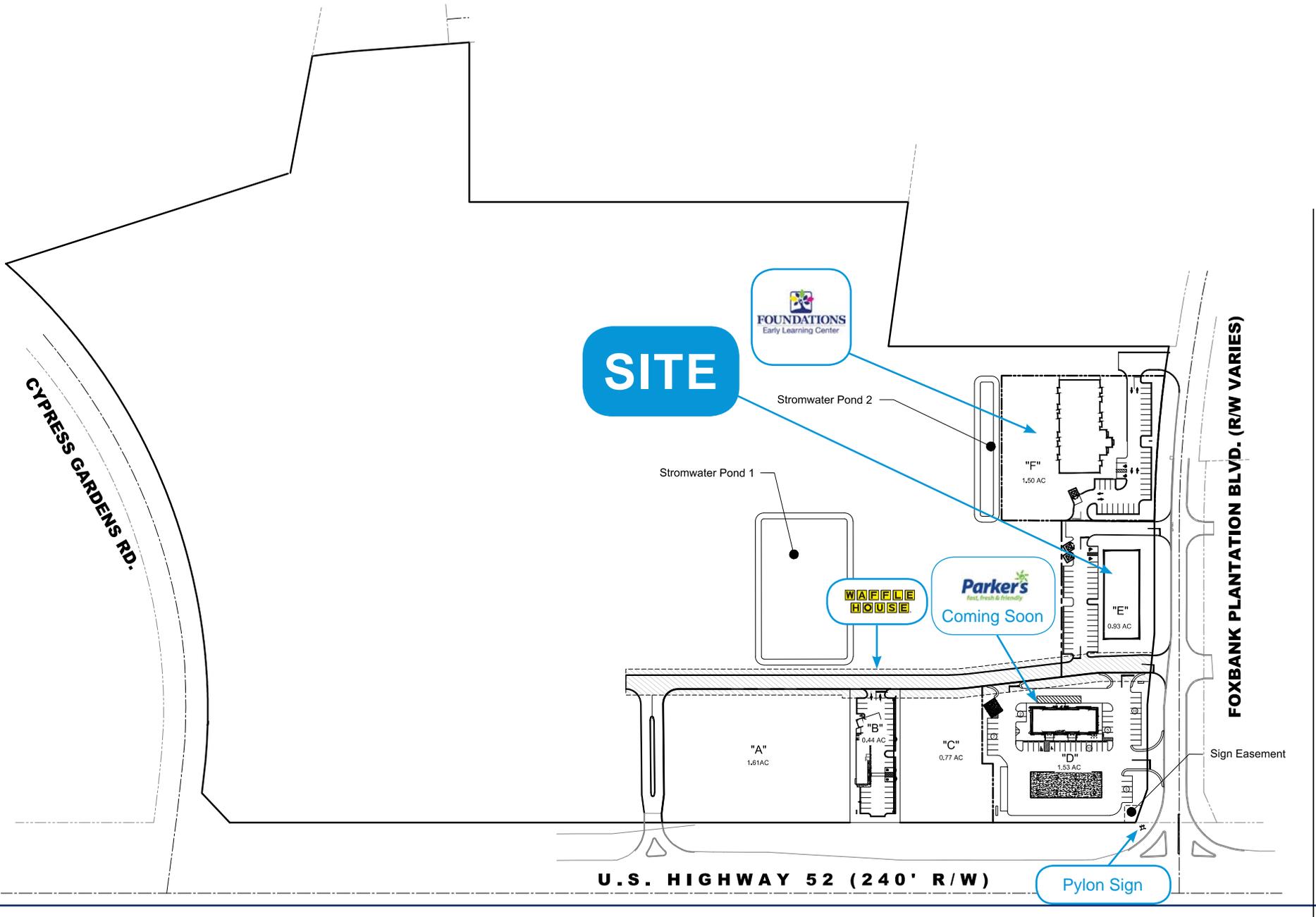
2 FRONT ELEVATION (PARKING LOT)
SCALE: 3/8" = 1'-0"



3 SIDE ELEVATION
SCALE: 3/8" = 1'-0"



Site Plan





Location Highlights

BERKELEY COUNTY, SC

Berkeley County, a rural community only 30 years ago, has emerged as one of South Carolina's fastest growing economic centers. Companies such as Volvo, Mercedes, Google (which has invested a total of \$1.8 billion in Berkeley Co), DuPont Valley Forge Flag, Parker Hannifin, Jomar Logistics and Pegasus Steel have moved their operations and distribution centers to the Berkeley County area bringing new jobs and helping to fuel the booming residential developments. Many of these companies, located at Mount Holly Commerce Park off of Highway 52, are minutes from Foxbank Towne Center. The exploding growth of this area offers outstanding opportunities for retailers and other businesses.

In 2015, Volvo Car broke ground on Volvo Cars' first American factory in Berkeley County. The plant is the production home of the all new S60 mid-size sedans, and it will produce the next generation XC90 sport utility vehicle around 2022. With the two car lines, the plant has the capacity to produce up to 150,000 cars annually. The American-built S60s are exported around the world through the Port of Charleston. According to an economic impact analysis conducted by the College of Charleston, for the initial 2,000 people Volvo Cars employs, more than 8,000 total jobs are created as a result. By 2022, Volvo Cars will create about \$5 billion in economic activity in the state and support around 9,000 jobs paying \$500 million in income and benefits annually. Production will add an estimated \$100 million in state and local taxes annually.

Mercedes-Benz Vans, LLC invested 500 million U.S. dollars in the construction of a new Sprinter production plant in addition to an expansion of the previous assembly operations. In September 2018, MBV officially opened its new plant, located next to existing operations in the North Charleston area. The MBV facility will provide up to 1,300 jobs by the end of the decade and is expected to create at least 600 additional jobs in the region through its suppliers.

The area's ongoing development includes newly-completed projects by Trident Health Systems and Roper St. Francis Hospital which bring a number of high-paying jobs. Trident's new Moncks Corner Hospital is located adjacent to the Moncks Corner Medical Center on Live Oak Dr. It is a 20-acre site at Cane Bay Plantation consisting of several health care facilities to serve Cane Bay residents and other nearby neighborhoods such as Foxbank Plantation. Roper St. Francis Hospital is located at the corner of 17A and SR176 in the Carnes Crossroads portion of Goose Creek.

AREA GROWTH

- Berkeley County is the fastest growing county in South Carolina, and the 17th fastest growing county in the nation (out of 3,194 counties in the U.S)
- Houses in Foxbank Plantation, priced between \$120,000 and \$400,000, will accommodate over 8,000 new residents
- Berkeley County's population estimate is 221,091 residents, up from 179,420 in 2010.
- Directly across US Hwy 52 from Foxbank Towne Center, an additional 477 acres are being developed with houses priced between \$140,000 and \$250,000 which will attract more than 2700 new residents
- New residents are expected to contribute \$720 million in retail sales per year, for an overall economic impact of \$1.5 billion per year to Berkeley County
- Currently, there are twice as many homes in the planning or construction stages as there are in Berkeley County today
- Volvo's Berkeley County factory site will create about \$5 billion in economic activity in the state and support around 9,000 jobs paying \$500 million in income and benefits annually. Production will add an estimated \$100 million in state and local taxes annually.
- The new Mercedes-Benz Vans van manufacturing plant will provide up to 1,300 jobs by the end of the decade and is expected to create at least 600 additional jobs in the region through its suppliers.
- The area's ongoing development includes projects by Trident Health Systems and Roper St. Francis Hospital bring a number of high-paying jobs.
- Google's total investment in Berkeley Co is \$1.8 billion, with more than 400 jobs created at its data center in Berkeley County.



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 nearly 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 Developers for National Retailers Brokerage • Fee Development Programs

YOUR TWIN RIVERS CAPITAL CONTACT

Phil Rose

Phil provides leasing and management services, with a focus on Tenant Representation, Landlord Representation and Retail Brokerage.

After receiving his SC Real Estate License in 2006, Phil worked with Retail & Investment Property Advisors, LLC/Carolina Retail. He has acted both as a tenant representative for companies such as Little Caesars, Cache, Trek, Cellular Sales, Verizon, Meineke/Maaco, and ZPizza and as a landlord representative for CVS Disposition as well as local and regional investors and property owners.

Phil is licensed in SC, GA and NC, and is a member of the International Council of Shopping Centers and the National Association of Realtors.



OFFICE 843.203.1668

MOBILE 843.270.3280

EMAIL phil@twinriverscap.com

WEB twinriverscap.com

Client Roster

FAMILY DOLLAR
AUTOZONE
MCDONALD'S
VERIZON

WALMART
SHERWIN WILLIAMS
DICK'S
AT&T

HOBBY LOBBY
STARBUCKS
DOLLAR TREE
EDWARD JONES