

SAWMILL



RETAIL OUTPARCELS AVAILABLE FOR LEASE

BERLING MEYERS AT HWY 78, SUMMERVILLE, SC 29483

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PROPERTY OVERVIEW

SAWMILL OUTPARCELS

Sawmill’s mixed use outparcels are situated within the broader mixed-use development. The highly anticipated project will have immediate and long lasting impacts on Summerville. The mission of this property it to provide a connected, community-oriented environment where people can live, convene and enjoy. Sawmill will help the local Summerville government better respond to the growing demand for walkable, vibrant communities with convenient transit linkages, proximity to jobs and access to nearby public services. This property will feature a wide variety of uses, including office, retail, self-storage, and multi-family. Breweries, restaurants, banks, service amenities, transit solutions, and green space are all part of the plan.

- MIXED USE
- OUTPARCELS
- GREAT LAWN
- 365 UNITS OF MULTI-FAMILY
- CONNECTED TO SAWMILL BRANCH TRAIL
- CONNECTIVITY TO DOWNTOWN SUMMERVILLE



ADDRESS
BERLIN G MYERS AT HWY 78
SUMMERVILLE SC, 29483



SPACE AVAILABLE
OUTPARCELS RANGING
FROM 1-2 ACRES



SITES
PAD READY



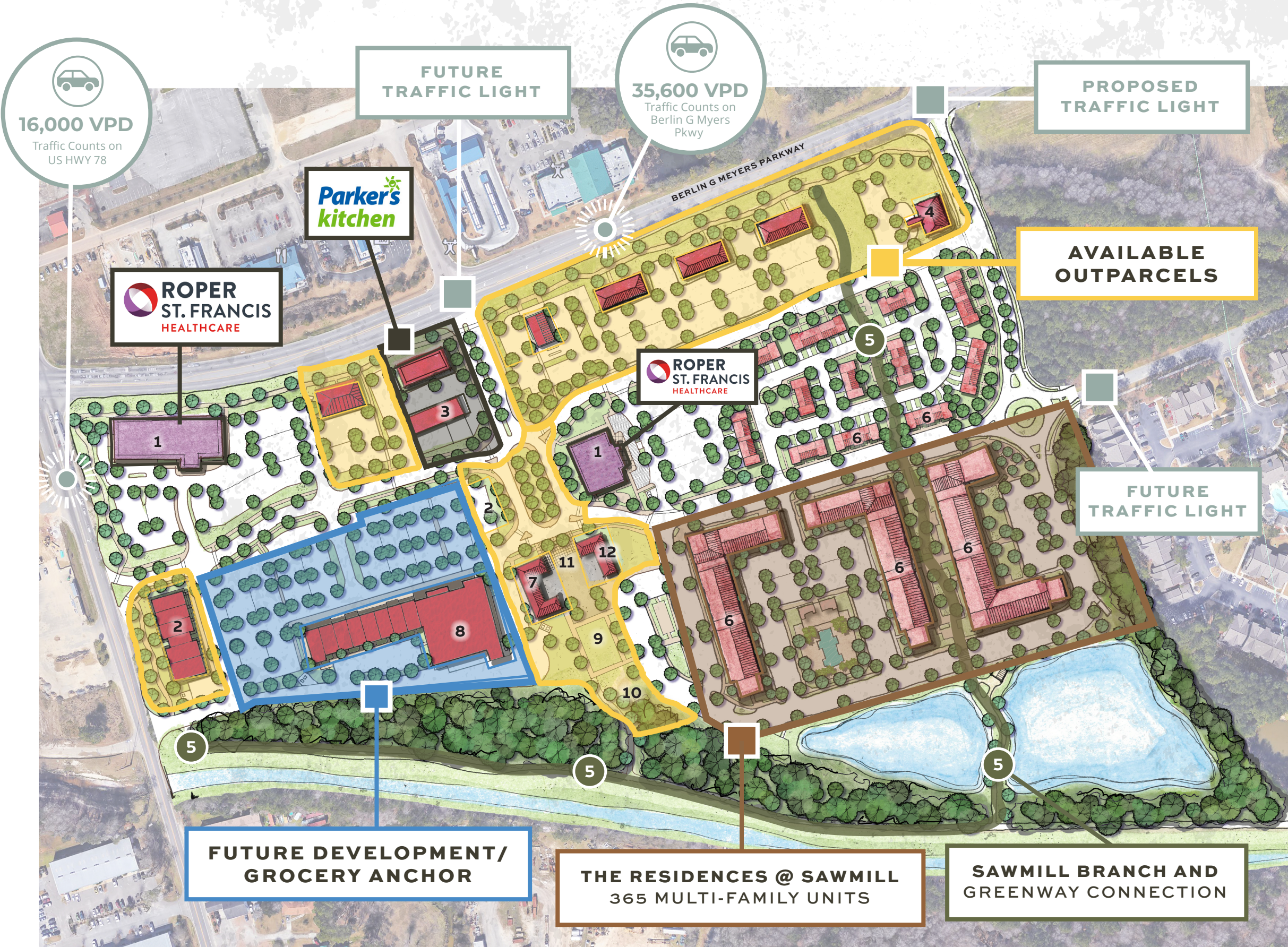
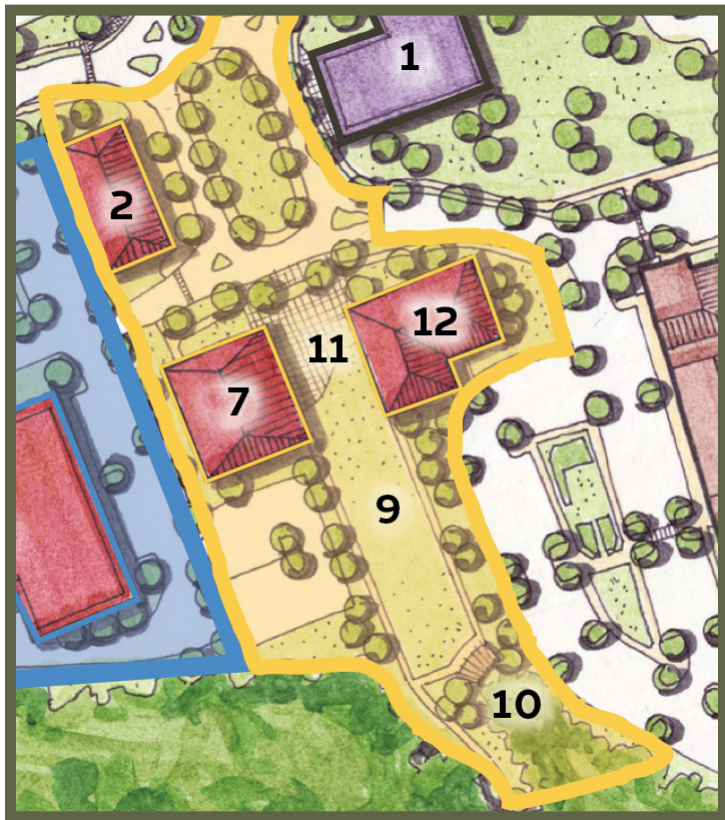
PARKING/ACCESS
STOPLIGHT ACCESS



SITE PLAN

- 1 ROPER ST. FRANCIS
- 2 RETAIL OUTPARCELS
- 3 PARKER'S KITCHEN
- 4 TBD
- 5 GREENWAY CONNECTION
- 6 4 STORY MULTI-FAMILY (365 UNITS)
- 7 BREWERY
- 8 ANCHOR TENANT
- 9 EVENT LAWN
- 10 STAGE AREA
- 11 URBAN PLAZA
- 12 RESTAURANT

GREAT LAWN AREA



UNDER CONSTRUCTION & PROPOSED HOMES IN THE AREA

PROPOSED:

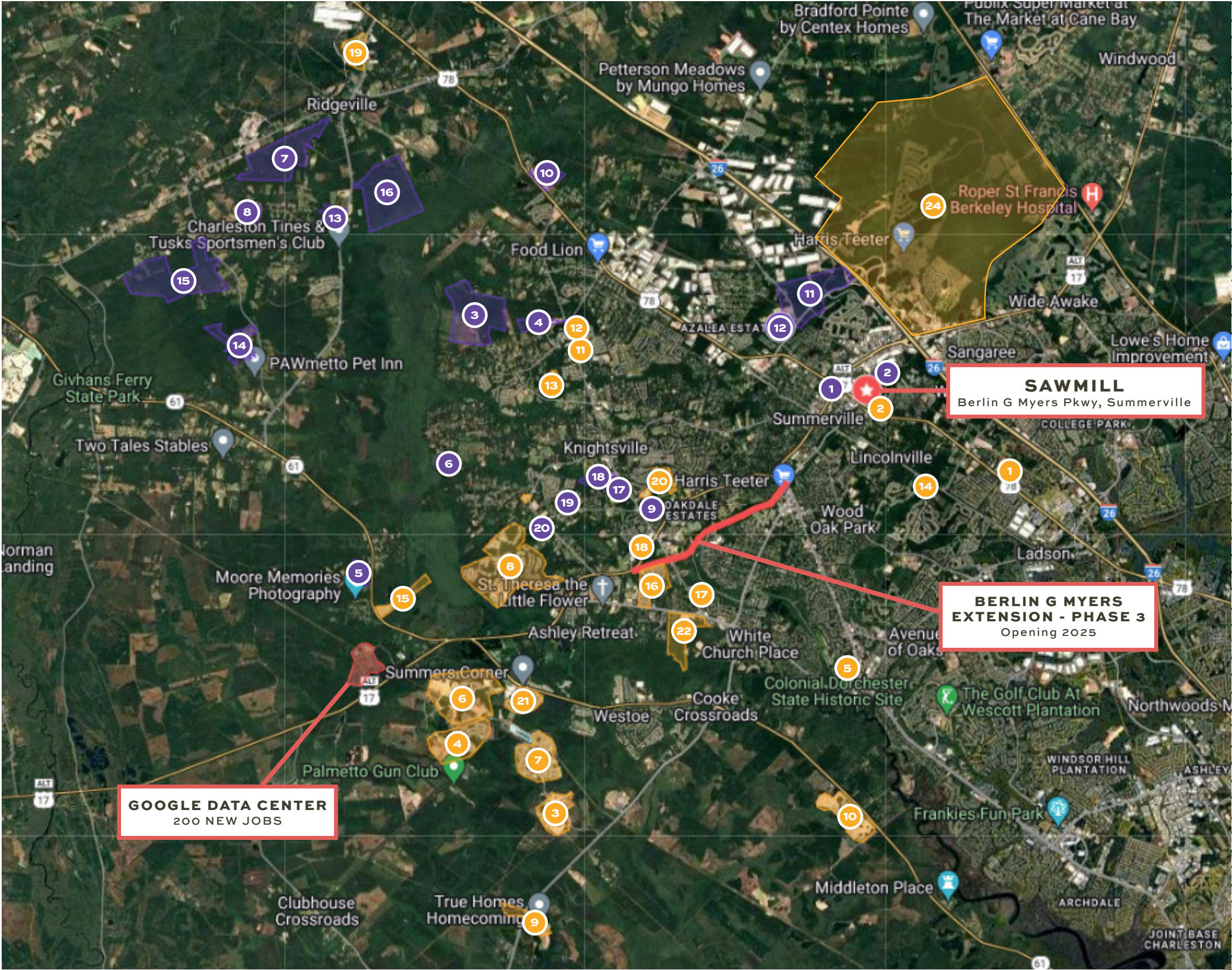
- 1. 500 N MAIN STREET 160 UNITS
- 2. SUMMERVILLE COMMONS 270 UNITS
- 3. YERBY ROAD DEVELOPMENT 1,634 HOMES
- 4. MALLARD CREEK/RICHARDSON TRACT 75 LOTS
- 5. TUGGLE TRACT 89 HOMES
- 6. DV TIMBERS 73 UNITS
- 7. VARN TRACT 1,400 HOMES
- 8. CAROLINA BAY (PHASE 3) 85 UNITS
- 9. VANTAGE APARTMENTS AT SIX OAKS 288 UNITS
- 10. PINEVIEW NORTH 185 UNITS
- 11. WESTHILL DEVELOPMENT 1,125 UNITS
- 12. NORTH MAPLE 525 UNITS
- 13. CROSSING AT GIVHANS 107 UNITS
- 14. AVENDALE WEST 440 UNITS
- 15. PINE RIDGE ESTATES 425 UNITS
- 16. APPLYBY-LENNAR 1,200 UNITS
- 17. PINELAND PRESERVE 301 HOMES
- 18. SWEETGRASS STATION 201 HOMES
- 19. EMBASSY ROAD 32 UNITS
- 20. CENTRAL AND OLD TOWER ROADS 95 UNITS

TOTAL UNITS - 8,710

UNDER CONSTRUCTION:

- 1. TAYLOR FARMS 129 UNITS
- 2. SAWMILL DEVELOPMENT 365 UNITS
- 3. HERON'S WALK 806 UNITS
- 4. SWEETGRASS AT SUMMERS CORNER 75 UNITS
- 5. SPRINGVIEW APARTMENTS 24 UNITS
- 6. SUMMERS RUN 989 UNITS
- 7. AZALEA RIDGE 798 UNITS
- 8. THE PONDS 2,971 UNITS
- 9. HOMECOMING AT EAST EDISTO 1,199 UNITS
- 10. WATSON HILL 355 UNITS
- 11. CARLISLE & RETREAT TOWNES 179 UNITS
- 12. MALLARD CROSSING 127 HOMES
- 13. RESERVE AT MALLARD CROSSING 90 HOMES
- 14. CHANDLER CROSSING 44 HOMES
- 15. PARKER'S PRESERVE 156 HOMES
- 16. LIMEHOUSE VILLAGE 406 HOMES
- 17. CRESCENT COVE 61 HOMES
- 18. ASHLEY COVE 14 HOMES
- 19. TIMOTHY LAKES 163 HOMES
- 20. SIX OAKS 378 HOMES
- 22. SUMMERS CORNER 450 HOMES
- 23. SHEWMAKER PUD 340 HOMES
- 24. NEXTON / CARNES 14,500 HOMES

TOTAL UNITS - 24,619



AREA AMENITIES



DEMOGRAPHICS

THE HEART OF THE LOWCOUNTRY

The Summerville area provides a historic town with world-class cuisine, an abundance of outdoor recreation and entertainment, and excellent shopping options. The area continues to grow substantially, becoming the heart of the Lowcountry. Summerville is just a short drive away from Downtown Charleston, which is one of the major draws to being located in the area.

CONSUMER SPENDING:



\$559,013,570
SPENT BY CONSUMERS ON FOOD + BEVERAGE



\$202,466,119
SPENT BY CONSUMERS ON ENTERTAINMENT + RECREATION



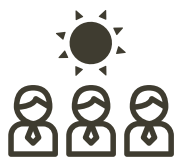
\$119,239,413
SPENT BY CONSUMERS ON APPAREL + SERVICES



35,600 VPD
Traffic Counts on
Berlin G Myers Pkwy



3,916
Total Businesses
within a 5-Mile
Radius



123,780
Total Daytime
Population within a
5-Mile Radius



146,746
Total Population
Within a 5-Mile
Radius



37.8
Median Age Within a
5-Mile Radius



\$102,207
Average HH Income
Within a 5-Mile
Radius



\$81,176
Median HH Income
Mile-5 Within a
Radius



58,362
Total Households
Within a 5-Mile
Radius



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