



SOUTH ISLAND MARKET





Discover a blend of understated elegance and modern convenience at South Island Market, a distinctive new mixed-use development on Lower Johns Island, 20-minutes south of Charleston. Crafted by the renowned team behind the acclaimed Freshfields Village, this exceptional project offers a curated collection of retail shops, inviting dining options, exclusive services, and thoughtfully designed townhomes. A haven for both locals and visitors, South Island Market provides a welcoming atmosphere where discerning tastes are met with timeless appeal.

CHARLESTON





Charleston, a city steeped in history and vibrant culture, has long captivated visitors with its well-preserved architecture, cobblestone streets, and iconic landmarks like the Battery, Rainbow Row, and Fort Sumter. Beyond its historical charm, Charleston boasts a thriving culinary scene, stunning nearby beaches, and renowned annual events like Spoleto Festival USA, making it a beloved destination for both history enthusiasts and modern travelers seeking Southern hospitality. Charleston continues to be recognized as a top city to both live and visit.





KIAWAH, SEABROOK & LOWER JOHNS ISLANDS



Kiawah Island, South Carolina, is a breathtaking barrier island known for its unspoiled natural beauty, luxurious lifestyle, and a 10-mile stretch of pristine beach. A top destination for outdoor enthusiasts, offering world-class golfing, tennis, scenic biking trails, and kayaking through tidal creeks.

As one of the most prestigious luxury communities in the U.S., Kiawah Island spans 10,000 acres and is home to 4,895 properties and welcomes 400,000 annual visitors. The island boasts six award-winning golf courses, including the renowned Ocean Course designed by Pete Dye, which has hosted events like the 1991 Ryder Cup, multiple PGA Championships, and more.

With an average annual income of \$300,799 and a household net worth of \$6.3 million, Kiawah Island exemplifies premier luxury living.

The Sanctuary at Kiawah Island is the resort's ultra-luxury 255-room hotel and spa, and one of only two hotels in South Carolina to earn both Five-Star and Five-Diamond ratings. A destination in its own right, The Sanctuary is a sought-after venue for weddings, retreats, and receptions.

Seabrook Island, SC, a 2,200-acre private oceanfront community located adjacent to Kiawah Island, complements its neighbor by providing an additional base of residents and visitors for South Island Market. Seabrook Island features 2,600 properties, with room for future growth. Currently, approximately 14% of the island's real estate inventory consists of undeveloped lots, while the developed areas are evenly split between villas and single-family homes.





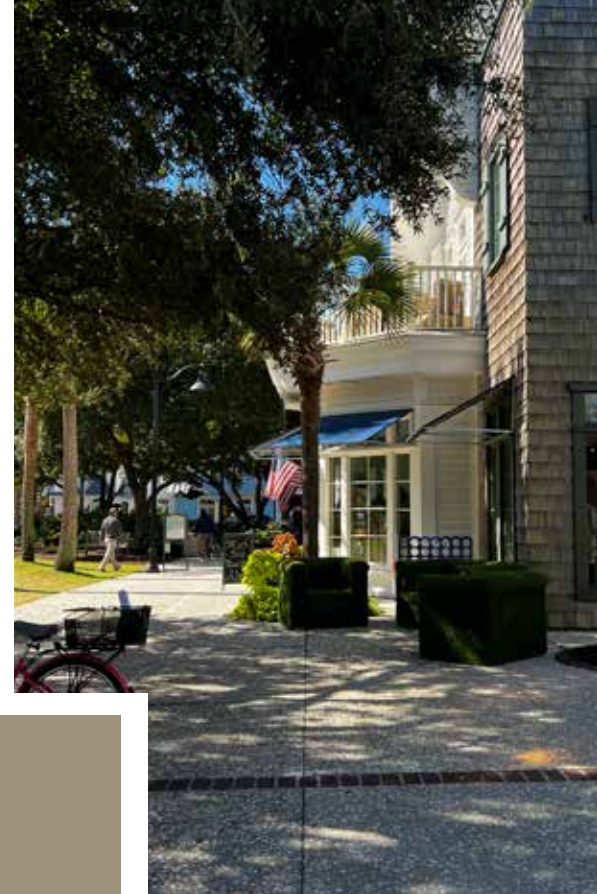
The Lowcountry



As the largest barrier island in South Carolina, Johns Island offers a captivating blend of rich history, scenic beauty, and a laid-back atmosphere. Just a short drive from the bustling downtown Charleston, the island provides a peaceful escape into a world of picturesque farms and sprawling oak trees draped in Spanish moss.

Seamlessly blending into the rural landscape of Johns Island, South Island Market offers a harmonious addition to the community. The development team meticulously considered every detail, ensuring that South Island Market enhanced the island's charm. By fostering a sense of community and belonging, the team aimed to create a development that felt like it had always been a part of the local fabric.





Area Retail





Located a five minute drive from South Island Market is Freshfields Village — a beloved open-air shopping and dining destination nestled at the crossroads of Kiawah Island and Seabrook Island. Freshfields offers a mix of local boutiques, national retailers, restaurants, and cafes.

South Island Market will complement the vibrant offerings of Freshfields Village, creating a dynamic retail and dining hub that attracts both local residents and visitors alike. With its curated selection of boutiques and restaurants, South Island Market will further enhance the area's reputation as a premier destination for shopping and dining experiences.



20 MINUTE DRIVE TIME TRADE AREA



TRADE AREA



POPULATION

2024 ESTIMATED

28,608

2029 PROJECTED

31,703



HOUSEHOLDS

2024 ESTIMATED

12,404

2029 PROJECTED

14,015



AVERAGE HOUSEHOLD INCOME

2024 ESTIMATED

\$149,802

2029 PROJECTED

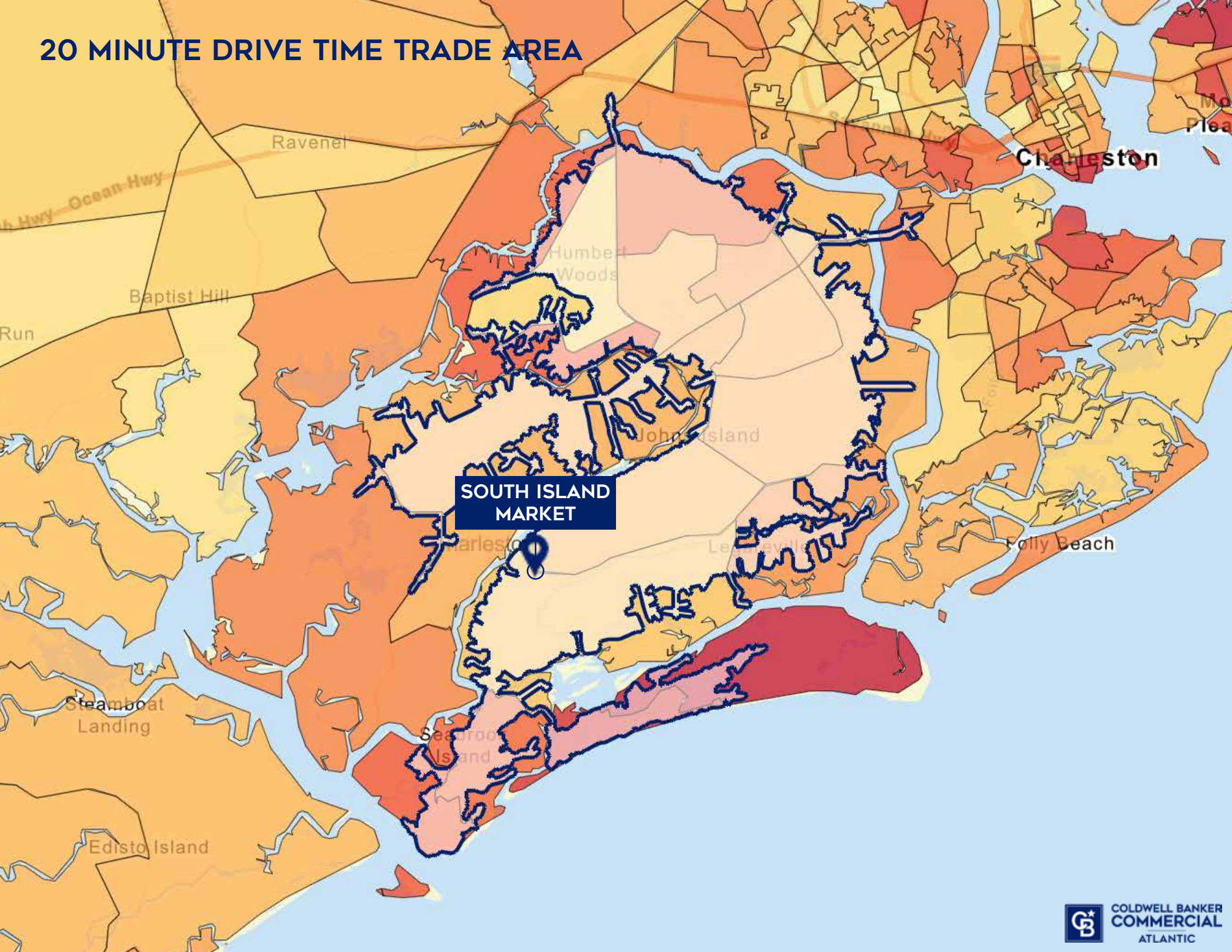
\$173,339

This is a rendering for marketing purposes only. Building size, shape, color, and dimensions are all subject to change.

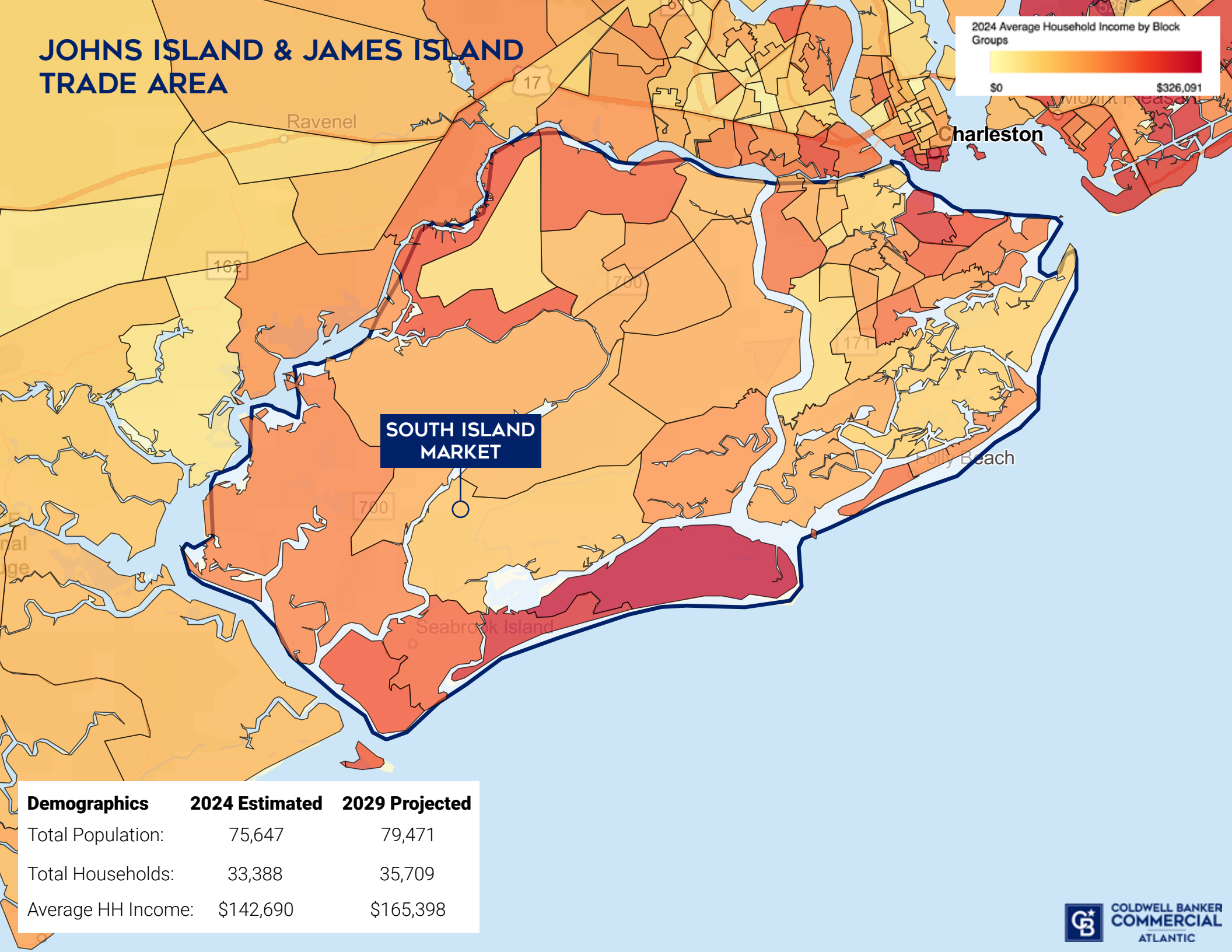


**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

20 MINUTE DRIVE TIME TRADE AREA



JOHNS ISLAND & JAMES ISLAND TRADE AREA



Demographics	2024 Estimated	2029 Projected
Total Population:	75,647	79,471
Total Households:	33,388	35,709
Average HH Income:	\$142,690	\$165,398

PRIMARY TRADE AREA

\$173K

Future South Island Market Shopper
Average HHI

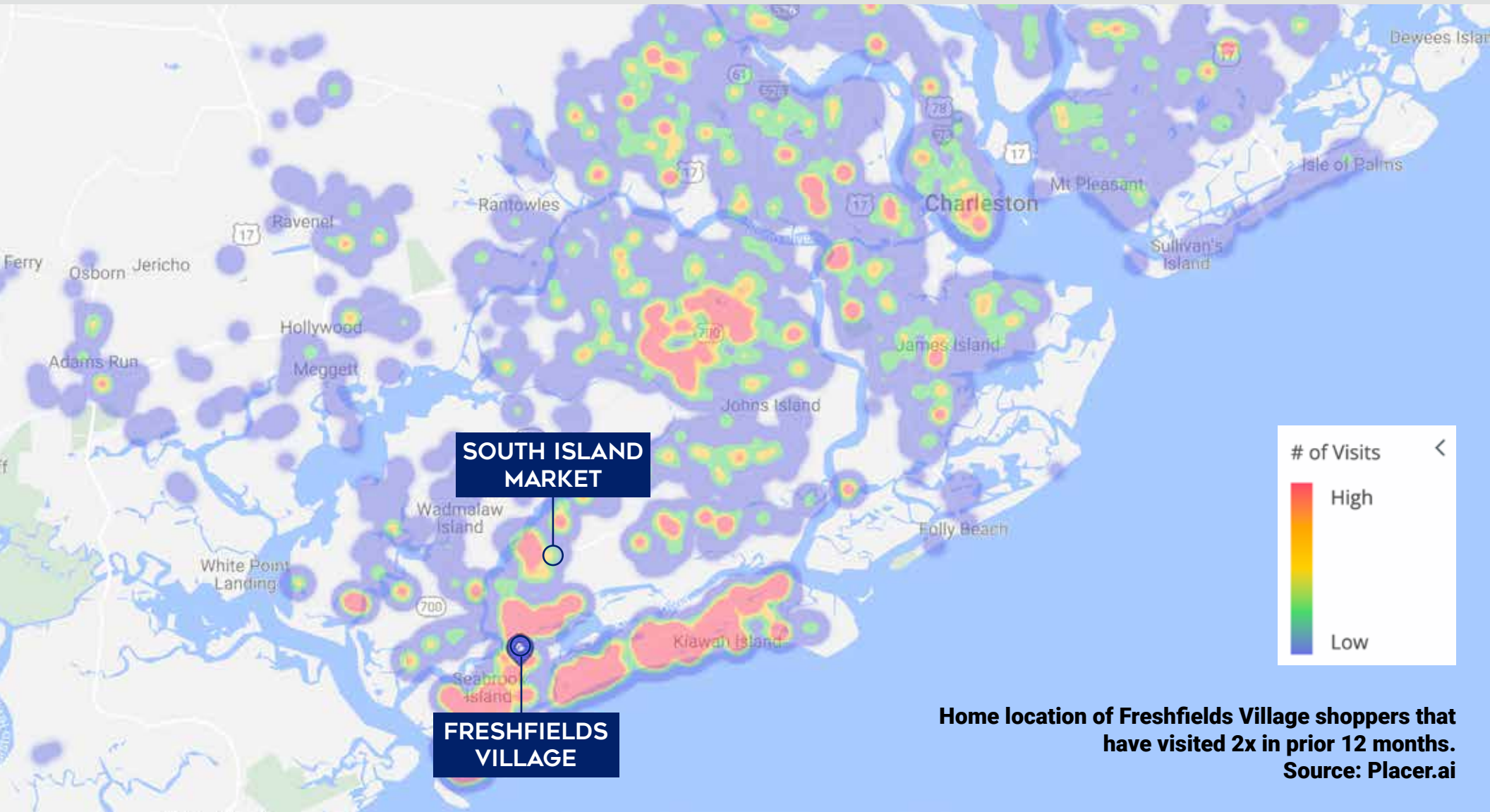
\$177K

Freshfields Village - Kiawah Island Shopper
Average HHI

A Trade Area refers to the geographic region or zone from which properties or businesses draw their visitors, or people in your selected audience group, and generate business activity. It represents the market where your audience group resides or works and is most likely to engage in commercial transactions.

The Trade Area visualizes the geographic areas that generate visitation to the location examined based on where the visit originated:

By Home Location: Generates a heatmap of the home locations where people in your selected audience group reside.



Home location of Freshfields Village shoppers that have visited 2x in prior 12 months.
Source: Placer.ai



**Orangehills
+/- 120 Homes Slated**

**SOUTH ISLAND
MARKET**

**The Golf Club at
Briar's Creek**

Kiawah River

The Dunlin

Kiawah River Estates

**River Course
Golf Course**

Freshfields Village

Bohicket Marina

**Seabrook Island
+/- 2,503 Homes**

Equestrian Center

**Kiawah Island
+/- 3,885 Homes**

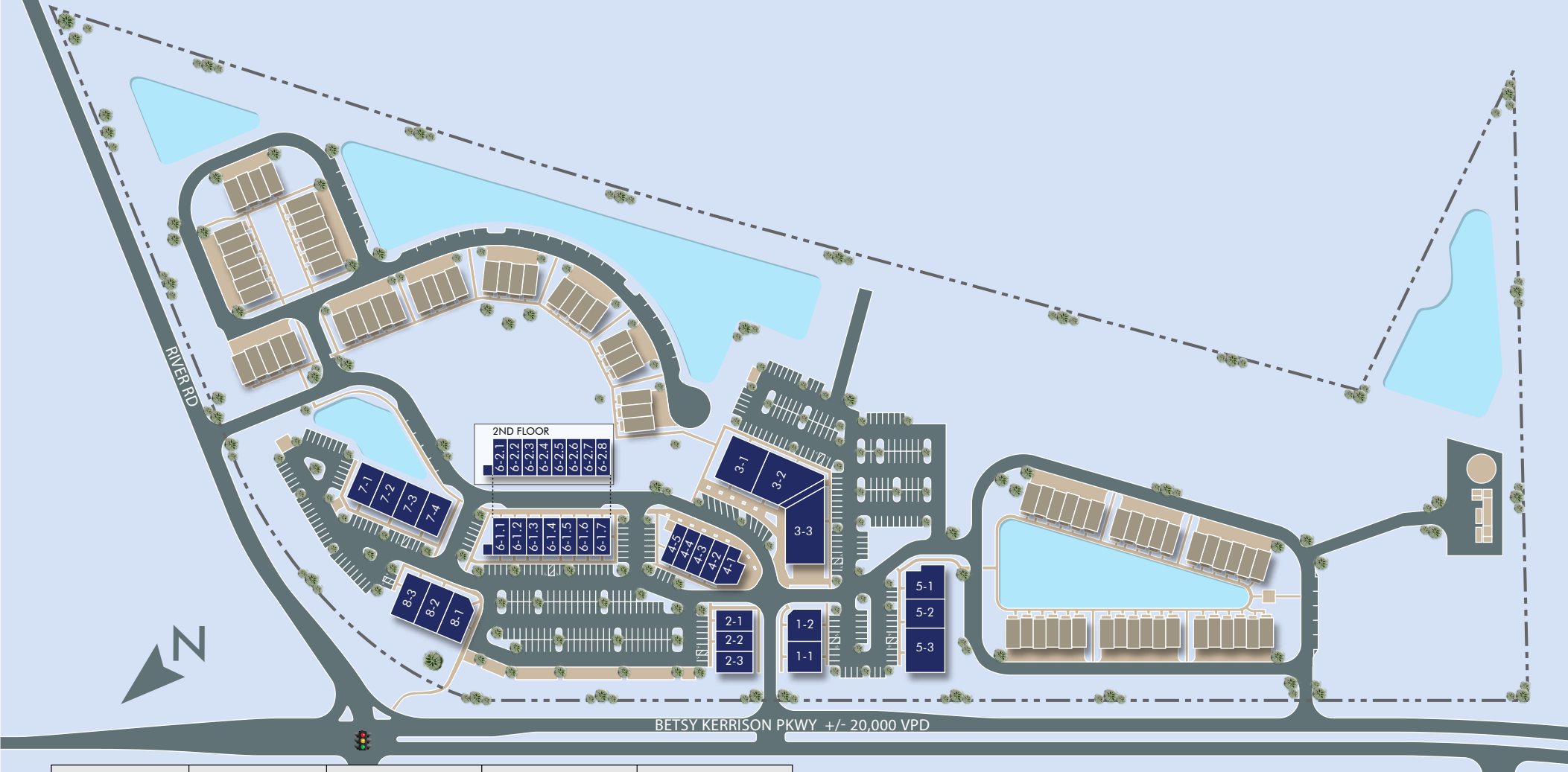
**The Sanctuary
at Kiawah Island
Golf Resort**

Ocean Course

**The Beach
Club**

SOUTH ISLAND MARKET

+/- 34-acre mixed use development with 79 luxury townhomes and approximately 82,000 SF of retail, restaurant, and office space.



SUITE	SF	SUITE	SF	SUITE	SF	SUITE	SF	SUITE	SF
1-1	2,700	4-1	2,056	6-1.1	1,620	6-2.1	1,203	7-1	2,550
1-2	2,650	4-2	1,398	6-1.2	1,140	6-2.2	1,173	7-2	2,520
2-1	1,900	4-3	1,398	6-1.3	1,140	6-2.3	1,173	7-3	2,520
2-2	2,100	4-4	1,398	6-1.4	1,140	6-2.4	1,396	7-4	2,550
2-3	1,950	4-5	1,430	6-1.5	1,527	6-2.5	1,396	8-1	2,762
3-1	5,832	5-1	2,485	6-1.6	1,770	6-2.6	1,173	8-2	2,777
3-2	4,330	5-2	2,485	6-1.7	2,130	6-2.7	1,173	8-3	2,812
3-3	5,983	5-3	5,000			6-2.8	1,203		

*APPROXIMATE SQUARE FOOTAGE SUBJECT TO CHANGE.

*SQUARE FOOTAGE IS BASED ON RECENT DRAFT OF THE SITE PLAN AND ARE SUBJECT TO VERIFICATION AND CHANGE.



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

SOUTH ISLAND MARKET



This is a rendering for marketing purposes only. Building size, shape, color, and dimensions are all subject to change.

SE Corner of Betsy Kerrison Pkwy and River Road | Johns Island, SC 29455

SOUTH ISLAND MARKET



This is a rendering for marketing purposes only. Building size, shape, and dimensions are all subject to change.

SE Corner of Betsy Kerrison Pkwy and River Road | Johns Island, SC 29455

Tim Rowley
Senior Vice President
(C) 843.364.5716
trowley@cbscatlantic.com

Hannah Kamba
Associate
(C) 843.697.8168
hkamba@cbscatlantic.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbscatlantic.com | cbcretailatlantic.com

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Coldwell Banker Commercial Atlantic makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.