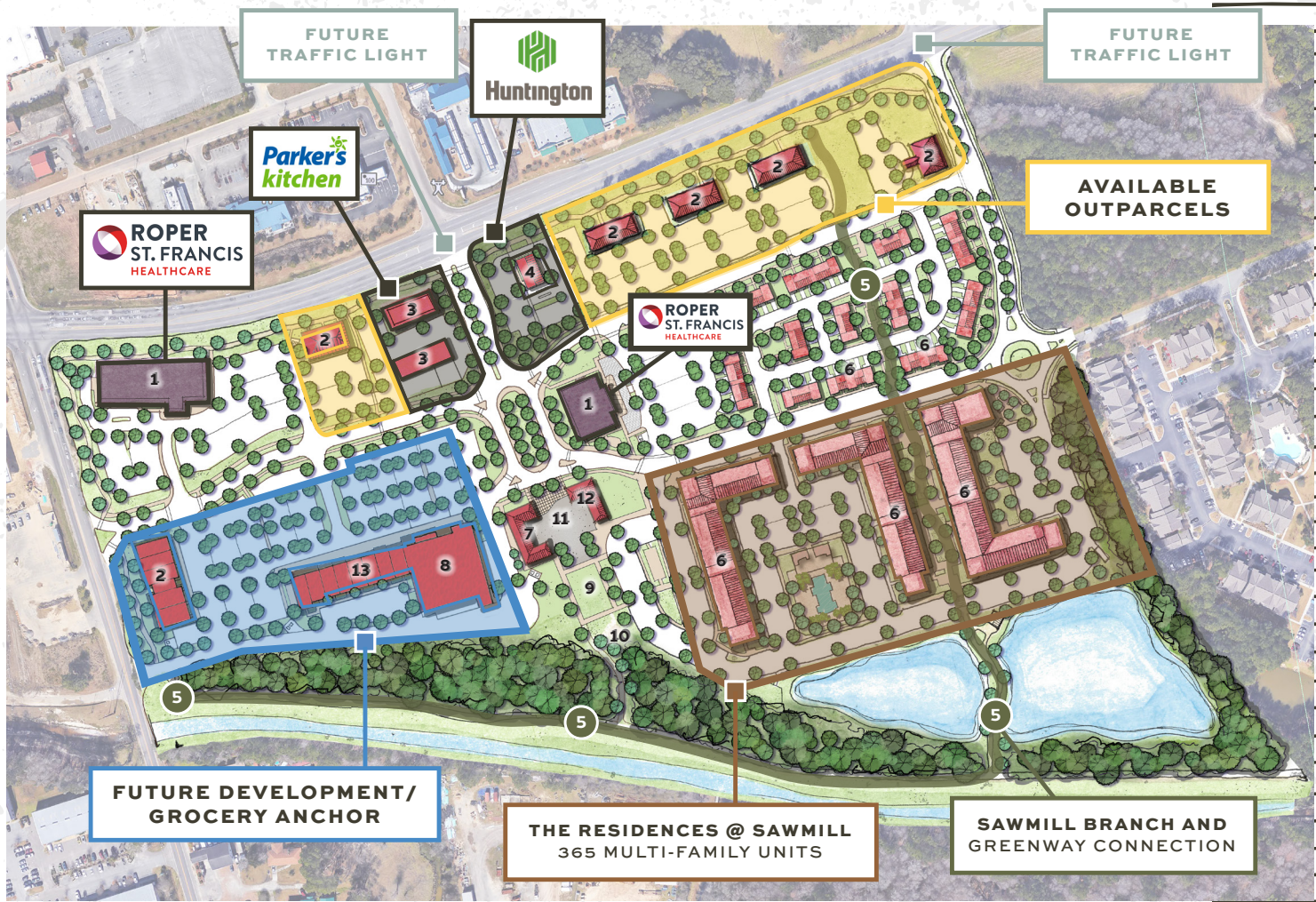


SAWMILL



OUTPARCELS AVAILABLE FOR LEASE

BERLIN G MYERS AT HWY 78, SUMMERVILLE, SC 29483

MILTON THOMAS, CCIM, SIOR
Managing Director
843-747-3999
milton.thomas@colliers.com

ROB THOMAS
Vice President
843-323-8902
rob.thomas@colliers.com



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
- OFFICE SPACE
- 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



LAND SIZE
1-2 ACRES

“Roper St. Francis Healthcare looks forward to continuing to add primary and specialty care services to Berkeley and Dorchester Counties to serve the tremendous growth and addition of new families in the region.”

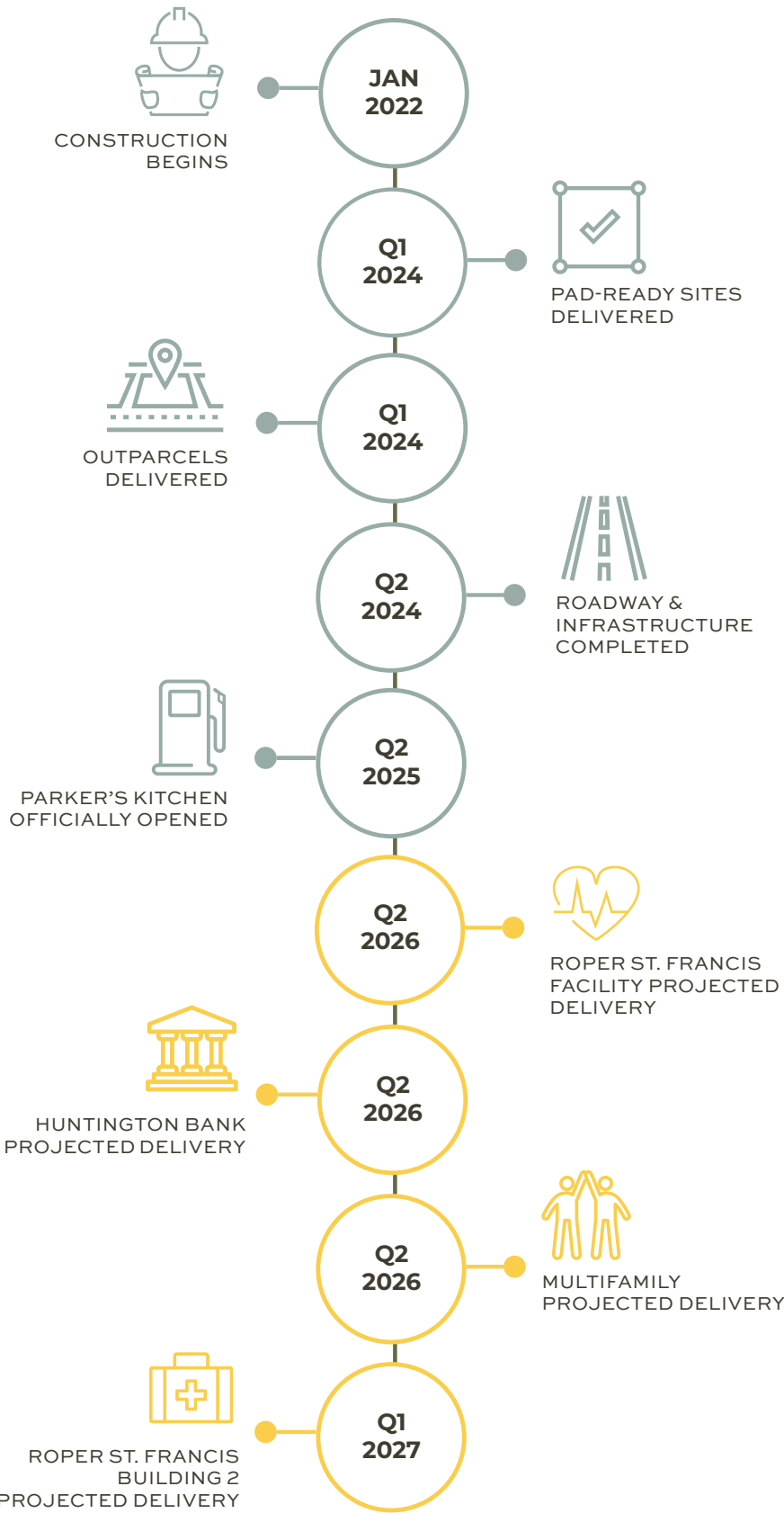
- Roper St. Francis Healthcare



RESIDENCES AT SAWMILL

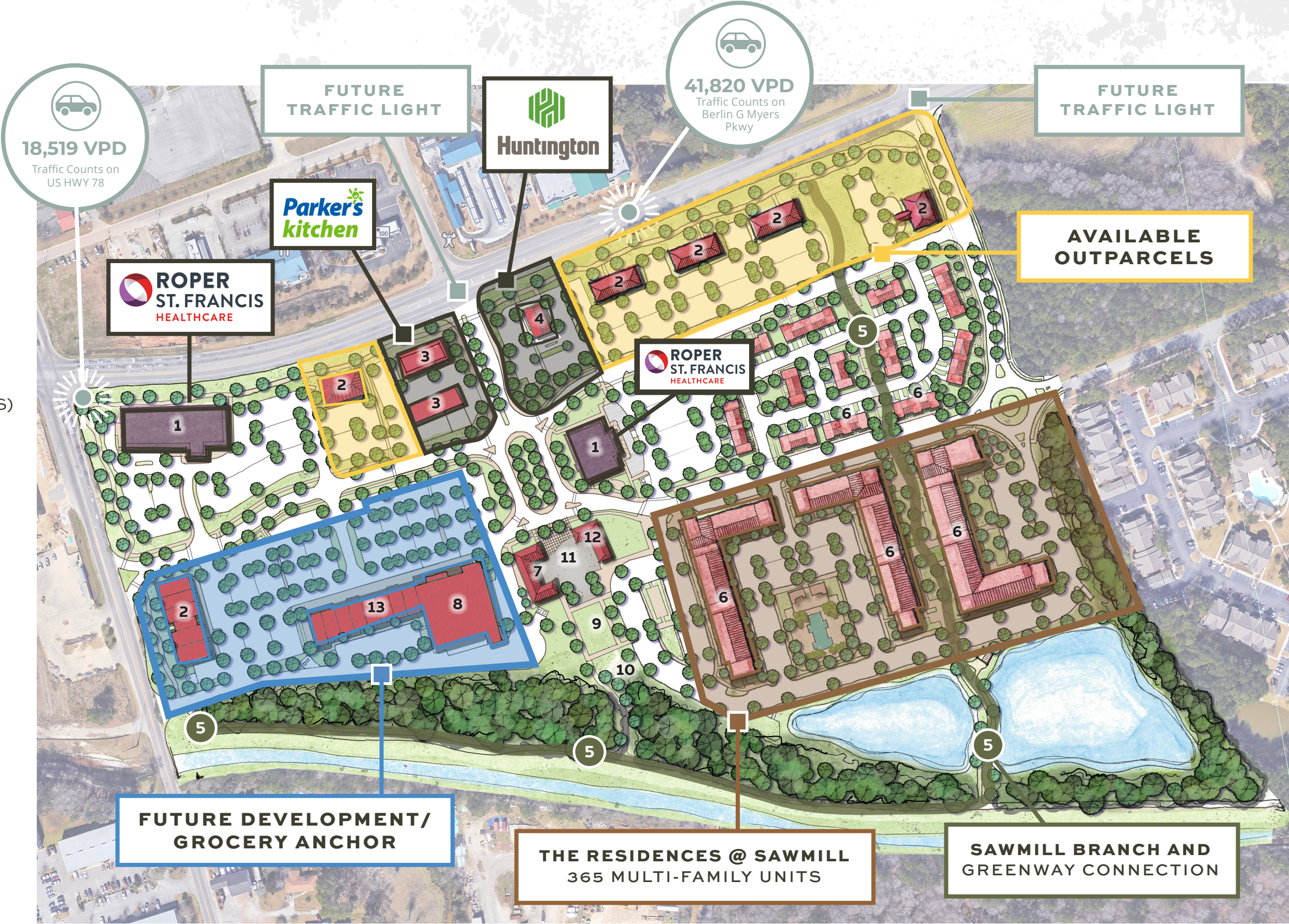


TIMELINE + AERIAL



SITE PLAN

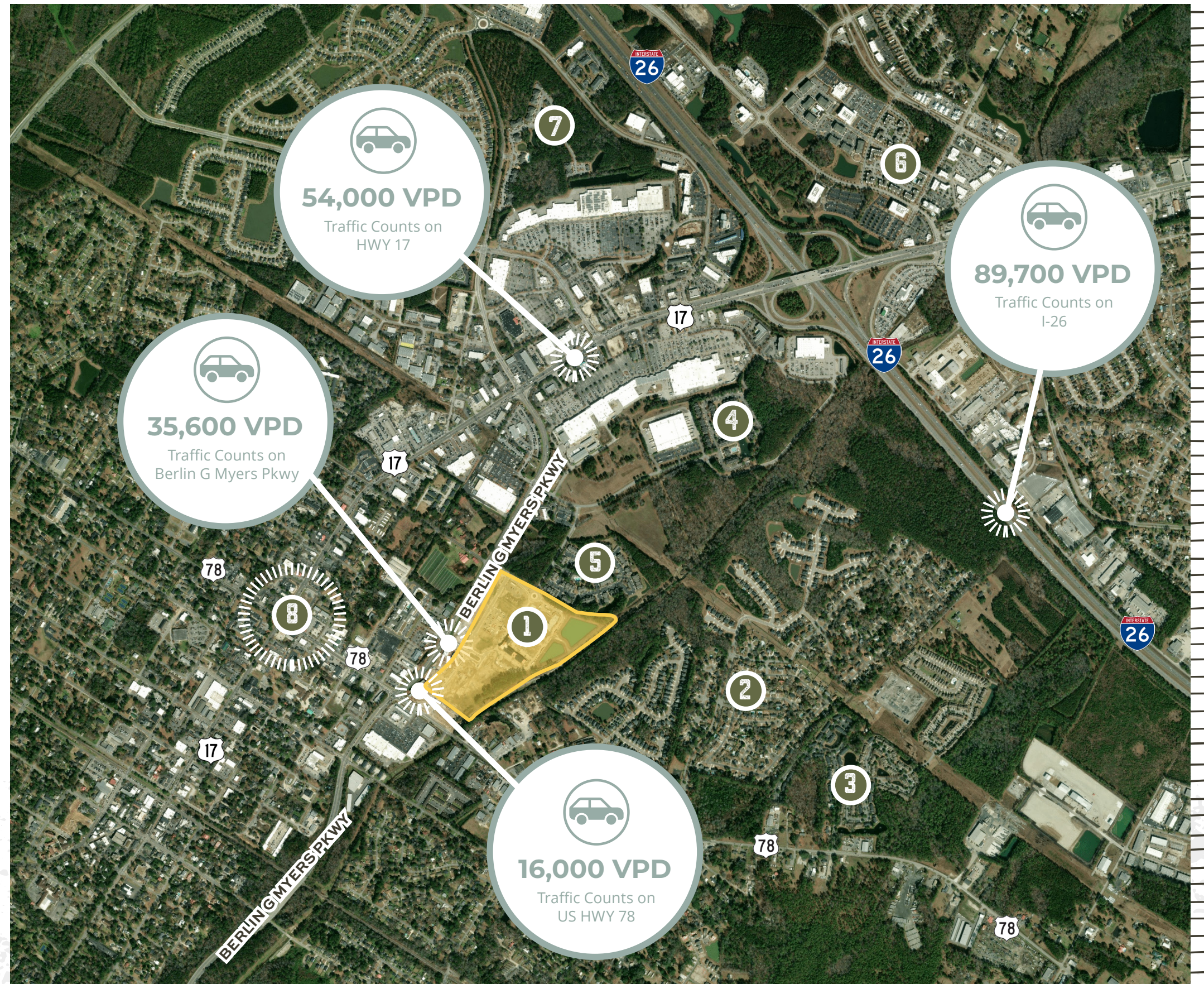
- 1 ROPER ST. FRANCIS
- 2 RETAIL OUTPARCELS
- 3 PARKER’S KITCHEN
- 4 HUNTINGTON BANK
- 5 GREENWAY CONNECTION
- 6 4 STORY MULTI-FAMILY (365 UNITS)
- 7 BREWERY
- 8 ANCHOR TENANT
- 9 EVENT LAWN
- 10 STAGE AREA
- 11 URBAN PLAZA
- 12 RESTAURANT
- 13 TBD



AERIAL VIEW



- 1 SAWMILL
- 2 DAN RYAN SOUTH POINTE ESTATES
- 3 PORTRAIT HOMES
- 4 BRYANT AT SUMMERVILLE
- 5 FARMINGTON VILLAGE
- 6 PARKS AT NEXTON
- 7 LEGENDS AT AZALEA
- 8 DOWNTOWN SUMMERVILLE



AREA AMENITIES



THE REGION



33+
NEW RESIDENTS PER DAY



500,000 +
CHARLESTON-REGION
WORKFORCE



#1
CITY IN THE US
TRAVEL + LEISURE 2024



#1
SMALL CITY IN THE US
CONDE NAST 2024



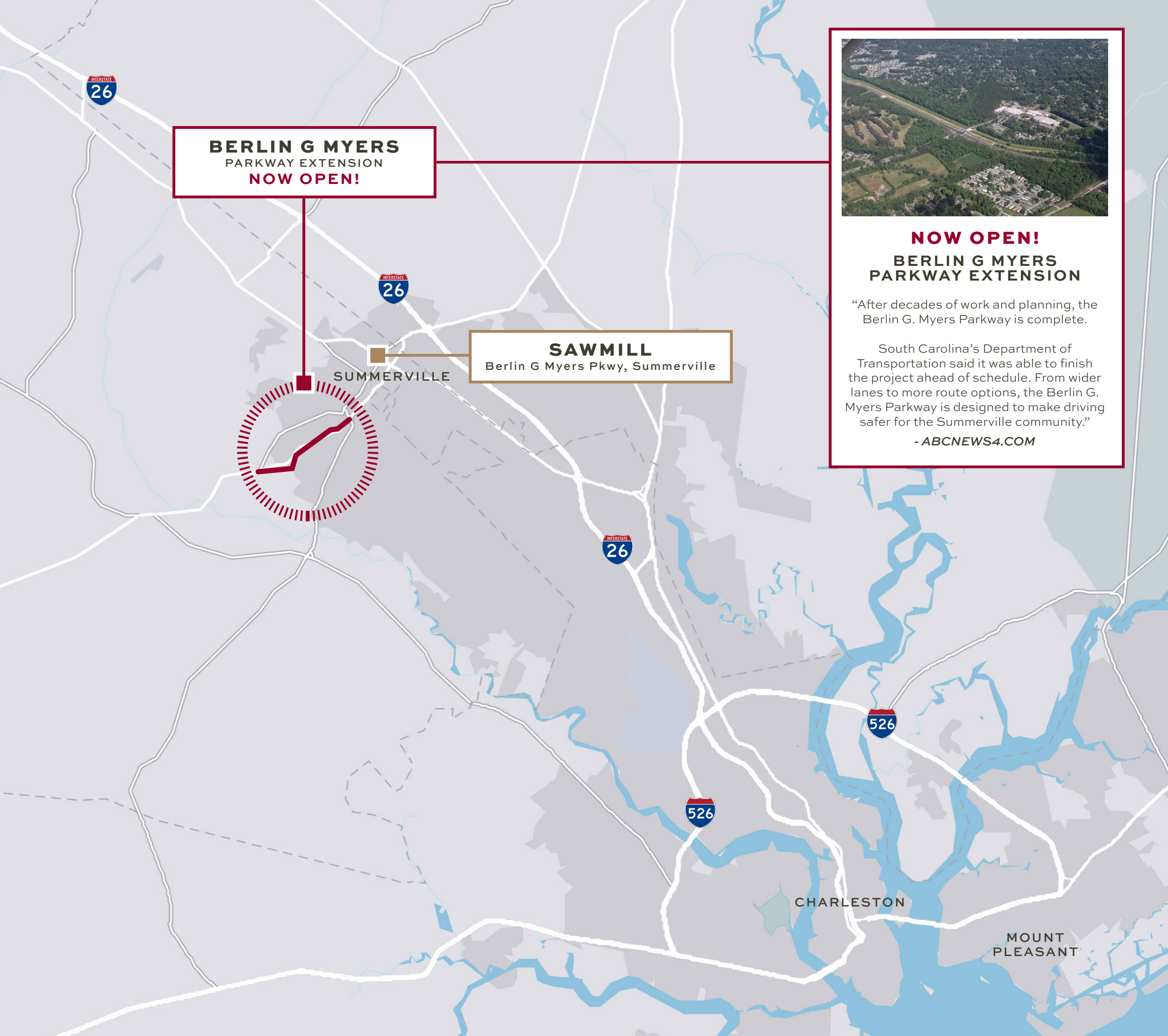
#10
CITY GAINING TECH JOBS
NEW YORK TIMES 2020



#13
BEST PERFORMING CITY
THE MILIKEN INSTITUTE 2020

DRIVE TIMES:

Charleston INT’L Airport	19 min
I-26	4 min
I-526	19 min
Ladson	10 min
Downtown Charleston	25 min
Ridgeville	13 min
North Charleston	15 min
HWY 17	26 min



NOW OPEN! BERLIN G MYERS PARKWAY EXTENSION

“After decades of work and planning, the Berlin G. Myers Parkway is complete.

South Carolina’s Department of Transportation said it was able to finish the project ahead of schedule. From wider lanes to more route options, the Berlin G. Myers Parkway is designed to make driving safer for the Summerville community.”

- ABCNEWS4.COM

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:



\$560,332,137
SPENT BY CONSUMERS ON FOOD + BEVERAGE



\$202,894,335
SPENT BY CONSUMERS ON ENTERTAINMENT + RECREATION



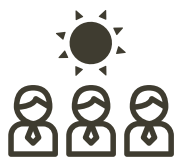
\$119,519,783
SPENT BY CONSUMERS ON APPAREL + SERVICES



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



SAWMILL

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