



## ST. JOHN'S SQUARE DEVELOPMENT

3303 MAYBANK HIGHWAY | JOHNS ISLAND, SC 29455



# ATLANTIC

COLDWELL BANKER COMMERCIAL ATLANTIC  
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CBCATLANTIC.COM

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## PROPERTY OVERVIEW



## PROPERTY HIGHLIGHTS

**FOR LEASE:** \$28 PSF NNN  
**AVAILABLE SF:** 1,375 - 2,750 SF  
**PROPERTY TYPE:** Free-Standing Building,  
Restaurant, Retail  
**COUNTY:** Charleston  
**TAX ID:** 279-00-00-197  
**TRAFFIC COUNT:** 17,000 VPD

## PROPERTY OVERVIEW

St. John's Square is a new multi tenant development at the corner of Maybank Hwy. and St. Johns Woods Parkway. Site will feature 34,400 square feet of retail and office across six buildings zoned General Commercial in Charleston County.

The property has approximately 379 feet of frontage on Maybank Hwy. and approximately 499 feet of frontage on St Johns Woods Parkway.

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
POPULATION	12,614	49,269	211,196
HOUSEHOLDS	4,975	21,607	89,526
AVG. HH INCOME	\$81,256	\$83,112	\$82,515

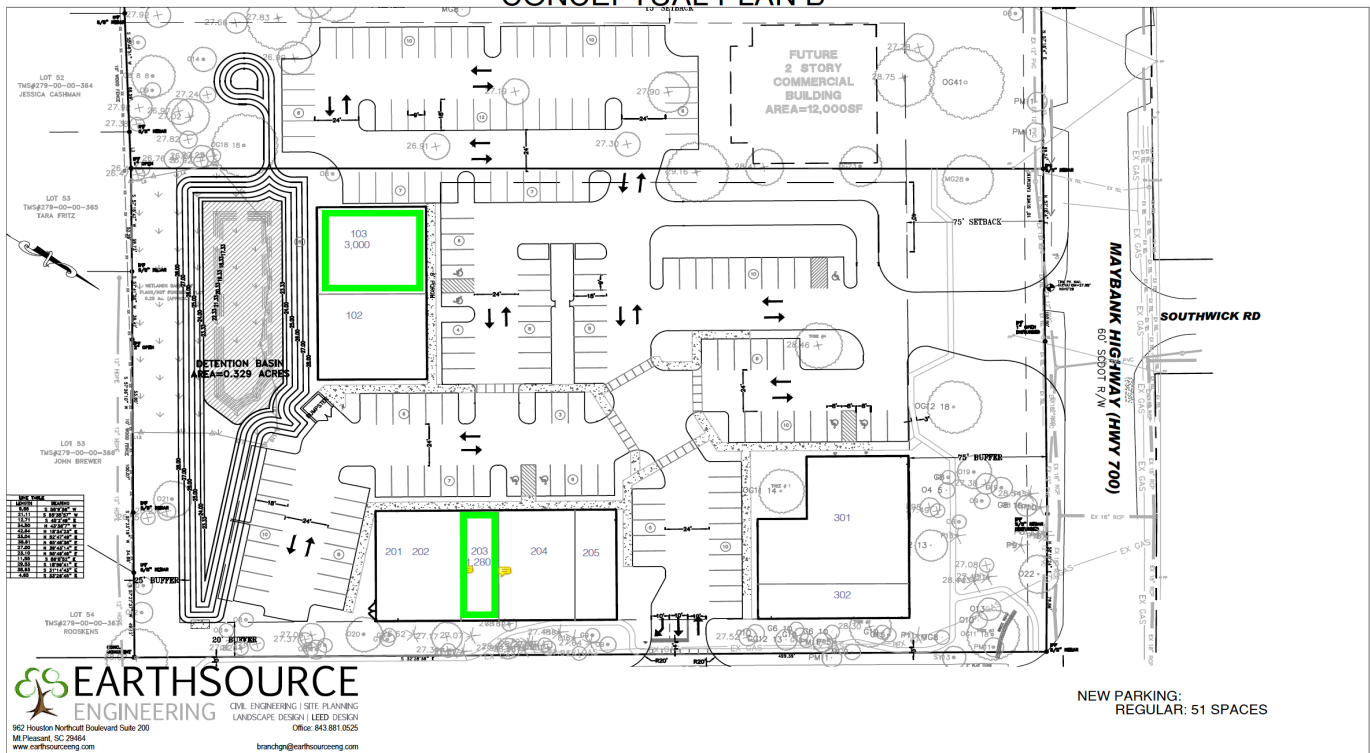
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## SITE PLAN



### GRAND OAKS CONCEPTUAL PLAN B



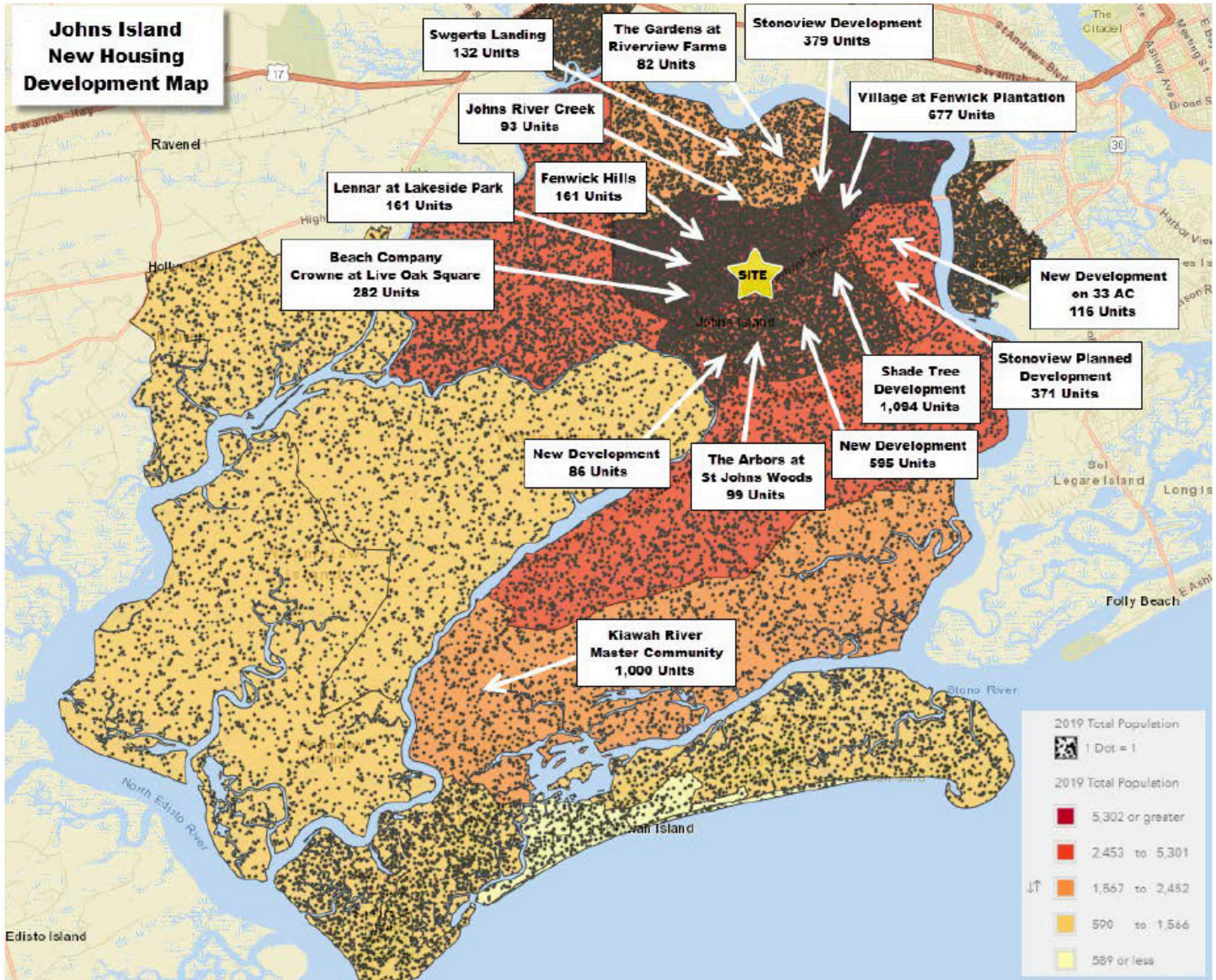
**PHASE 1** will consist of approximately 22,400 SF of retail space, with expected delivery Q2 2021. This phase will be in the County of Charleston.

**PHASE 2** will consist of approximately 12,000 SF of retail and office space, with expected delivery Q4 2021. This phase will be in the City of Charleston.

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## DENSITY



# ST. JOHN'S SQUARE DEVELOPMENT

## RETAIL MARKET PLACE PROFILE

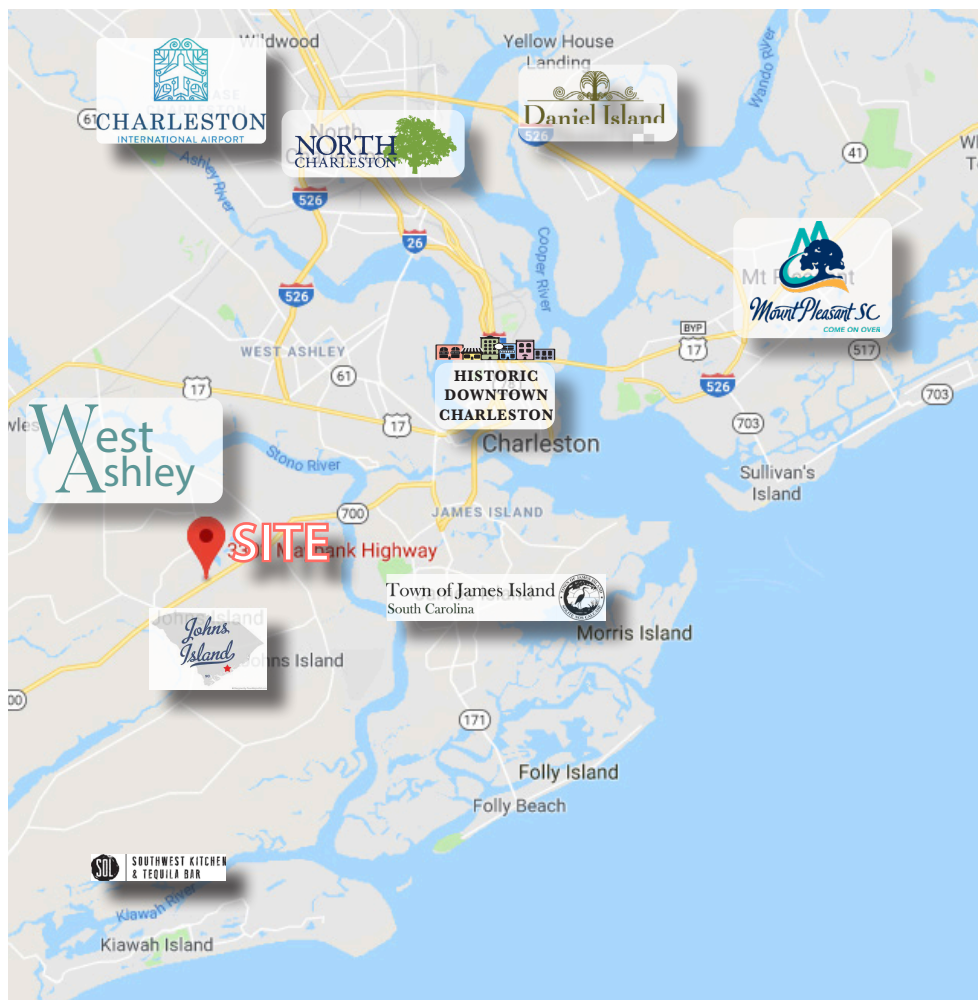
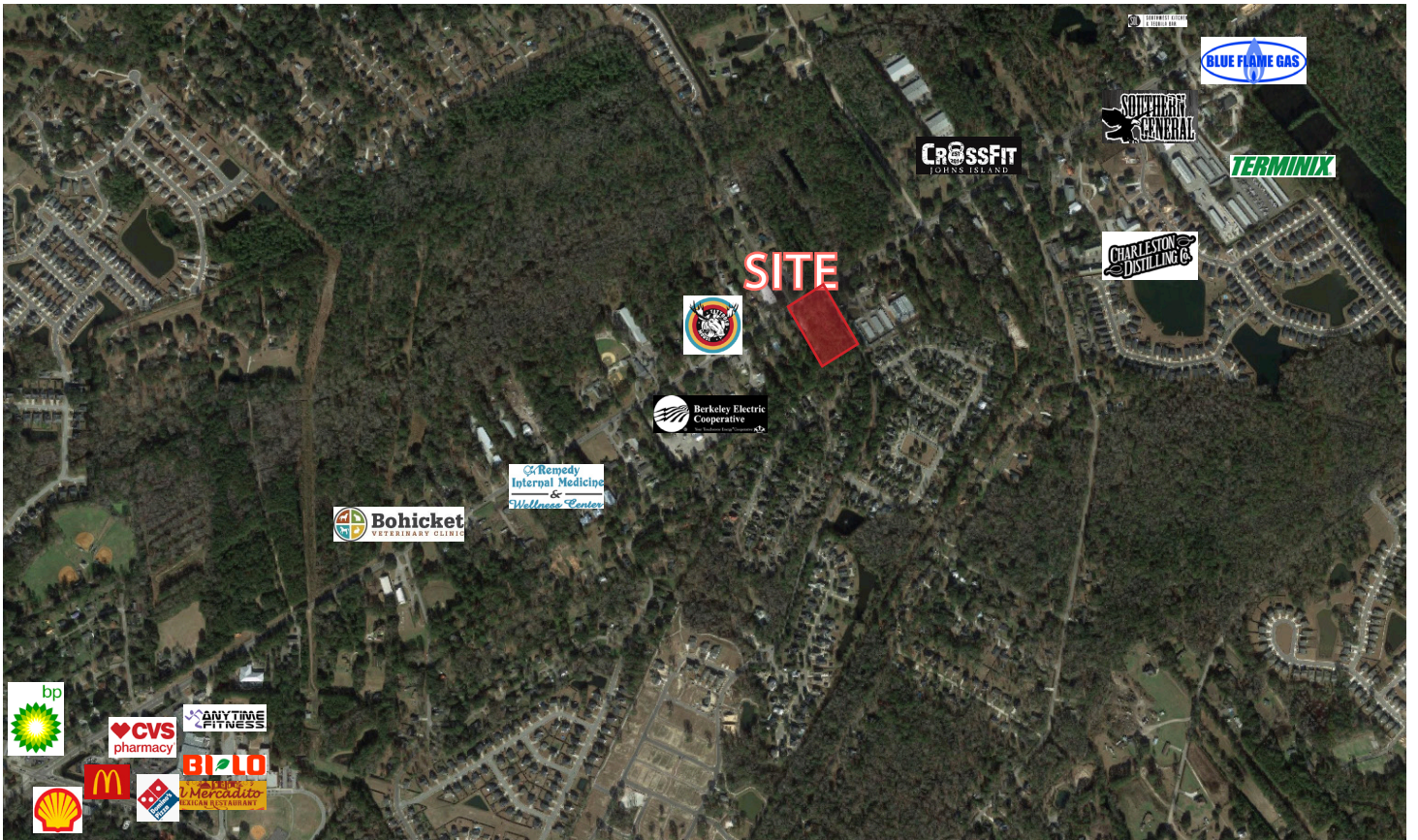


INDUSTRIES IN GREEN IN THE PROFILE BELOW REFLECT A GAP IN THE MARKET

Polygon  
Area: 169.5 square miles

Prepared by Esri

Summary Demographics						
2019 Population						26,835
2019 Households						11,047
2019 Median Disposable Income						\$62,670
2019 Per Capita Income						\$49,406
2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$518,723,428	\$178,247,355	\$340,476,073	48.9	168
Total Retail Trade	44-45	\$469,940,717	\$152,295,085	\$317,645,632	51.0	122
Total Food & Drink	722	\$48,782,711	\$25,952,270	\$22,830,441	30.5	46
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$103,976,456	\$5,757,309	\$98,219,147	89.5	7
Automobile Dealers	4411	\$83,940,362	\$0	\$83,940,362	100.0	0
Other Motor Vehicle Dealers	4412	\$9,525,300	\$5,143,653	\$4,381,647	29.9	6
Auto Parts, Accessories & Tire Stores	4413	\$10,510,794	\$613,656	\$9,897,138	89.0	1
Furniture & Home Furnishings Stores	442	\$16,240,951	\$5,598,044	\$10,642,907	48.7	8
Furniture Stores	4421	\$10,292,420	\$3,248,537	\$7,043,883	52.0	4
Home Furnishings Stores	4422	\$5,948,531	\$2,349,507	\$3,599,024	43.4	4
Electronics & Appliance Stores	443	\$13,287,734	\$16,931,634	-\$3,643,900	-12.1	4
Bldg Materials, Garden Equip. & Supply Stores	444	\$34,392,404	\$20,040,491	\$14,351,913	26.4	16
Bldg Material & Supplies Dealers	4441	\$32,706,616	\$16,274,050	\$16,432,566	33.5	7
Lawn & Garden Equip & Supply Stores	4442	\$1,685,788	\$3,766,441	-\$2,080,653	-38.2	9
Food & Beverage Stores	445	\$81,489,271	\$43,530,264	\$37,959,007	30.4	22
Grocery Stores	4451	\$74,438,484	\$34,811,107	\$39,627,377	36.3	12
Specialty Food Stores	4452	\$2,830,294	\$3,207,772	-\$377,478	-6.3	6
Beer, Wine & Liquor Stores	4453	\$4,220,493	\$5,511,385	-\$1,290,892	-13.3	4
Health & Personal Care Stores	446,4461	\$31,444,392	\$11,201,963	\$20,242,429	47.5	7
Gasoline Stations	447,4471	\$54,454,546	\$8,262,495	\$46,192,051	73.7	2
Clothing & Clothing Accessories Stores	448	\$20,060,104	\$12,513,321	\$7,546,783	23.2	15
Clothing Stores	4481	\$13,002,430	\$10,824,156	\$2,178,274	9.1	13
Shoe Stores	4482	\$3,061,626	\$1,689,165	\$1,372,461	28.9	2
Jewelry, Luggage & Leather Goods Stores	4483	\$3,996,048	\$0	\$3,996,048	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$12,799,324	\$12,032,397	\$766,927	3.1	12
Sporting Goods/Hobby/Musical Instr Stores	4511	\$10,948,719	\$10,756,455	\$192,264	0.9	11
Book, Periodical & Music Stores	4512	\$1,850,605	\$1,275,942	\$574,663	18.4	1
General Merchandise Stores	452	\$75,912,779	\$5,017,910	\$70,894,869	87.6	6
Department Stores Excluding Leased Depts.	4521	\$55,884,340	\$1,628,863	\$54,255,477	94.3	1
Other General Merchandise Stores	4529	\$20,028,439	\$3,389,047	\$16,639,392	71.1	5
Miscellaneous Store Retailers	453	\$18,199,426	\$6,978,319	\$11,221,107	44.6	18
Florists	4531	\$628,560	\$138,133	\$490,427	64.0	1
Office Supplies, Stationery & Gift Stores	4532	\$3,839,601	\$724,497	\$3,115,104	68.3	4
Used Merchandise Stores	4533	\$2,040,382	\$1,628,792	\$411,590	11.2	4
Other Miscellaneous Store Retailers	4539	\$11,690,883	\$4,486,897	\$7,203,986	44.5	9
Nonstore Retailers	454	\$7,683,330	\$4,430,938	\$3,252,392	26.8	5
Electronic Shopping & Mail-Order Houses	4541	\$5,205,605	\$2,240,099	\$2,965,506	39.8	3
Vending Machine Operators	4542	\$286,054	\$0	\$286,054	100.0	0
Direct Selling Establishments	4543	\$2,191,671	\$2,190,839	\$832	0.0	2
Food Services & Drinking Places	722	\$48,782,711	\$25,952,270	\$22,830,441	30.5	46
Special Food Services	7223	\$640,305	\$225,324	\$414,981	47.9	2
Drinking Places - Alcoholic Beverages	7224	\$3,311,996	\$320,683	\$2,991,313	82.3	1
Restaurants/Other Eating Places	7225	\$44,830,410	\$25,406,263	\$19,424,147	27.7	43



**COLDWELL  
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