



Oyster PARK





OYSTER PARK COMPENDIUM

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EXECUTIVE SUMMARY

Oyster PARK

EXECUTIVE SUMMARY

Located in the desirable Old Village section of Mount Pleasant, SC (1440 Ben Sawyer Boulevard). Oyster Park is situated just minutes from both downtown Charleston, a 10-minute drive to the west, and the highly sought after and much visited beach community, Sullivan's Island, immediately east. Oyster Park is a state of the art mixed-use project encompassing luxury multifamily residences atop boutique retail space. With another phase of retail and office beginning in 2021. Oyster Park will expand to nearly 500,000 sf and expand on its growing reputation as one of Charleston's premier live, work, play communities.



City of Charleston & Mount Pleasant

PROPERTY DESCRIPTION



OYSTER PARK

1440 Ben Sawyer Boulevard, Mount Pleasant, SC 29464

- Impact fees have been assessed by Town of Mt. Pleasant and paid by landlord
- Year Built/Renovated: 2014 / 2017 / 2020
- Total Retail & Office Square Feet: 169,456
- 343 Class A+, luxury apartments

SITE AMENITIES

- Convenient Ingress / Egress
- Great Visibility
- Excellent Demographics / Traffic Counts
- Abundant Parking
- Easily accessible from Downtown Charleston
- Close proximity to Sullivan's Island & Isle of Palms

AVAILABILITY: 800 – 80,000 SF

AERIAL VIEWS



SULLIVAN'S ISLAND

DOWNTOWN CHARLESTON

SHEM CREEK

PITT ST

OLD VILLAGE NEIGHBORHOOD

MCCANTS DR

PUBLIX

HARRIS TEETER

BEN SAWYER BLVD

RIFLE RANGE ROAD

Oyster PARK

NEW PARRISH VILLAGE

RIVERWOOD APARTMENTS

NEW PARRISH WAY

SULLIVAN'S ISLAND

DOWNTOWN CHARLESTON

PITT ST

CENTER STREET

OLD VILLAGE NEIGHBORHOOD

PUBLIX

CVS

BEN SAWYER BLVD

MCCARTS DR

RIFLE RANGE ROAD

NEW PARRISH WAY

Oyster PARK

RETAIL RESIDENTS

IMAGE STUDIOS SALON



SECOND STATE COFFEE



KID CASHEW - RESTAURANT



THE WORKS - YOGA STUDIO



MONKEE'S - WOMEN'S BOUTIQUE



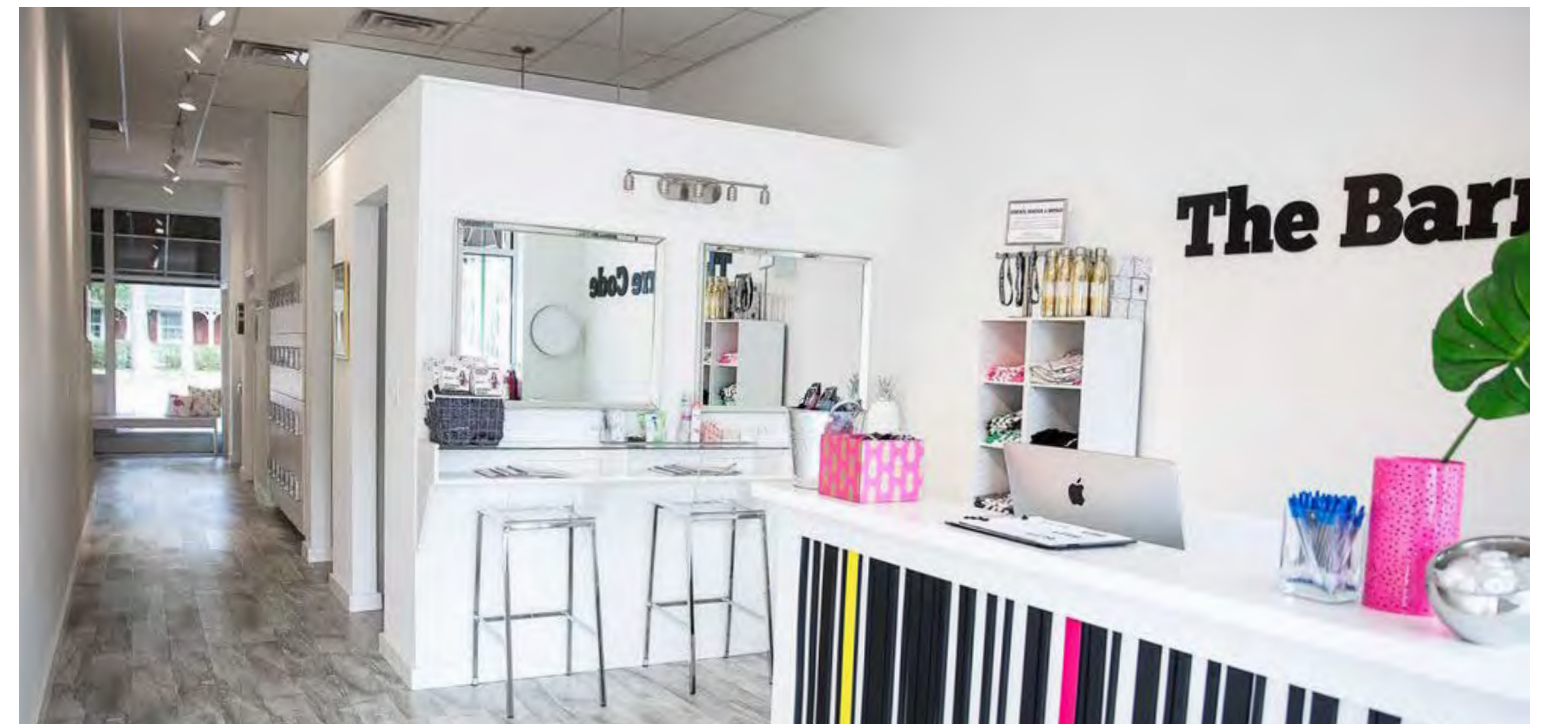
EXHALE PILATES



STEEL CITY PIZZA



THE BARRE CODE - FITNESS



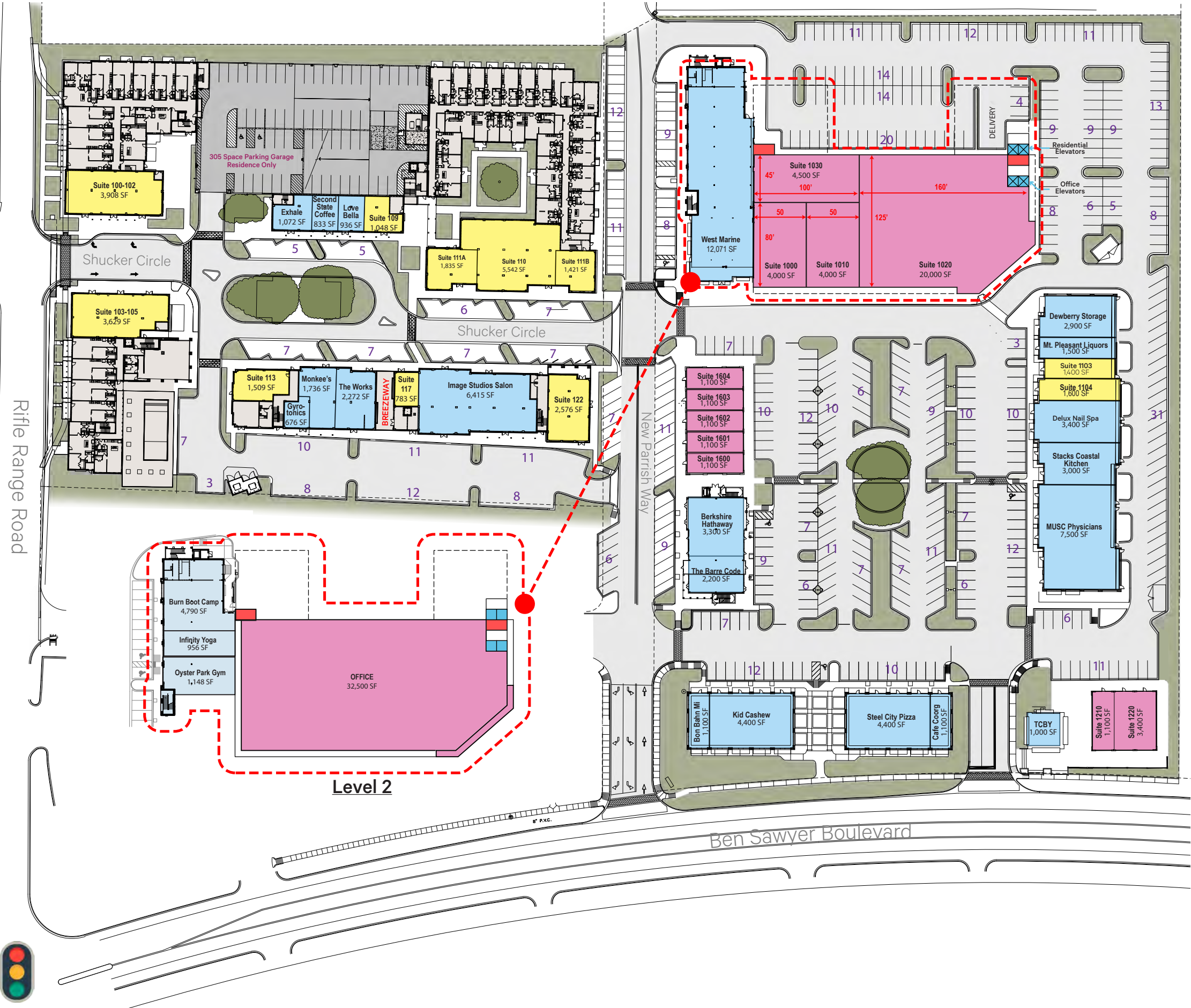
APARTMENT RESIDENCES

APARTMENT RESIDENCES

There are currently 269 luxury apartments at Oyster Park, with another 74 planned to start construction in 2021. Catering to high income earners with substantial disposable income, over half of Oyster Park's residents make in excess of \$65,000 annually, with 40% of those bringing in over \$100,000 per year. Average monthly rental rates exceed \$1,600.



SITE PLAN



| SPACE AVAILABLE FOR LEASE | | |
|---|-----------------------------------|-------------------|
| SUITE # | TENANT | SQ FT |
| 100-102 | AVAILABLE | 3,908 |
| 103-105 | AVAILABLE | 3,629 |
| 106 | Exhale Pilates Studio | 1,072 |
| 107 | Second State Coffee | 833 |
| 108 | Love Bella | 936 |
| 109 | AVAILABLE | 1,048 |
| 110 | AVAILABLE | 5,542 |
| 111A | AVAILABLE | 1,835 |
| 111B | AVAILABLE | 1,421 |
| 113 | AVAILABLE | 1,509 |
| 114 | Monkee's | 1,736 |
| 115 | Gyrotonics | 676 |
| 116 | The Works | 2,272 |
| 117 | AVAILABLE | 783 |
| 118-121 | Image Studios Salon | 6,415 |
| 122 | AVAILABLE | 2,576 |
| TOTAL RETAIL SF - NEW OYSTER PARK | | 36,191 SF |
| SUITE # | TENANT | SQ FT |
| 801 | West Marine | 12,071 |
| 900-904 | Burn Boot Camp | 4,790 |
| 905 | Kick Fit Studio | 956 |
| 906 | Oyster Park Fitness Center | 1,148 |
| 1000 | AVAILABLE | 4,000 |
| 1010 | AVAILABLE | 4,000 |
| 1020 | AVAILABLE | 20,000 |
| 1030 | AVAILABLE | 4,500 |
| 1040 | OFFICE & APARTMENT ELEVATOR LOBBY | 500 |
| 1100-1101 | AVAILABLE | 2,900 |
| 1102 | Mt. Pleasant Liquors | 1,500 |
| 1103 | AVAILABLE | 1,400 |
| 1104 | AVAILABLE | 1,600 |
| 1105-1106 | Delux Nail Spa | 3,400 |
| 1107-1108 | Stacks Coastal Kitchen | 3,000 |
| 1109-1113 | MUSC Physicians | 7,500 |
| 1200 | TCBY | 1,000 |
| 1210 | AVAILABLE | 1,100 |
| 1220 | AVAILABLE | 3,400 |
| 1300 | Cafe Coorg | 1,100 |
| 1301-1304 | Steel City Pizza | 4,400 |
| 1400-1403 | Kid Cashew | 4,400 |
| 1404 | Bon Bahn Mi | 1,100 |
| 1500-1501 | The Barre Code | 2,200 |
| 1502-1504 | Berkshire Hathaway | 3,300 |
| 1600 | AVAILABLE | 1,100 |
| 1601 | AVAILABLE | 1,100 |
| 1602 | AVAILABLE | 1,100 |
| 1603 | AVAILABLE | 1,100 |
| 1604 | AVAILABLE | 1,100 |
| 2000 | OFFICE | 32,500 |
| TOTAL RETAIL SF - OYSTER PARK | | 36,191 SF |
| TOTAL RETAIL SF - FORMERLY MOUNT PLEASANT SQUARE | | 100,765 SF |
| TOTAL OFFICE SF - NEW OFFICE | | 32,500 SF |
| TOTAL LEASEABLE SF - OYSTER PARK | | 169,456 SF |

LEGEND

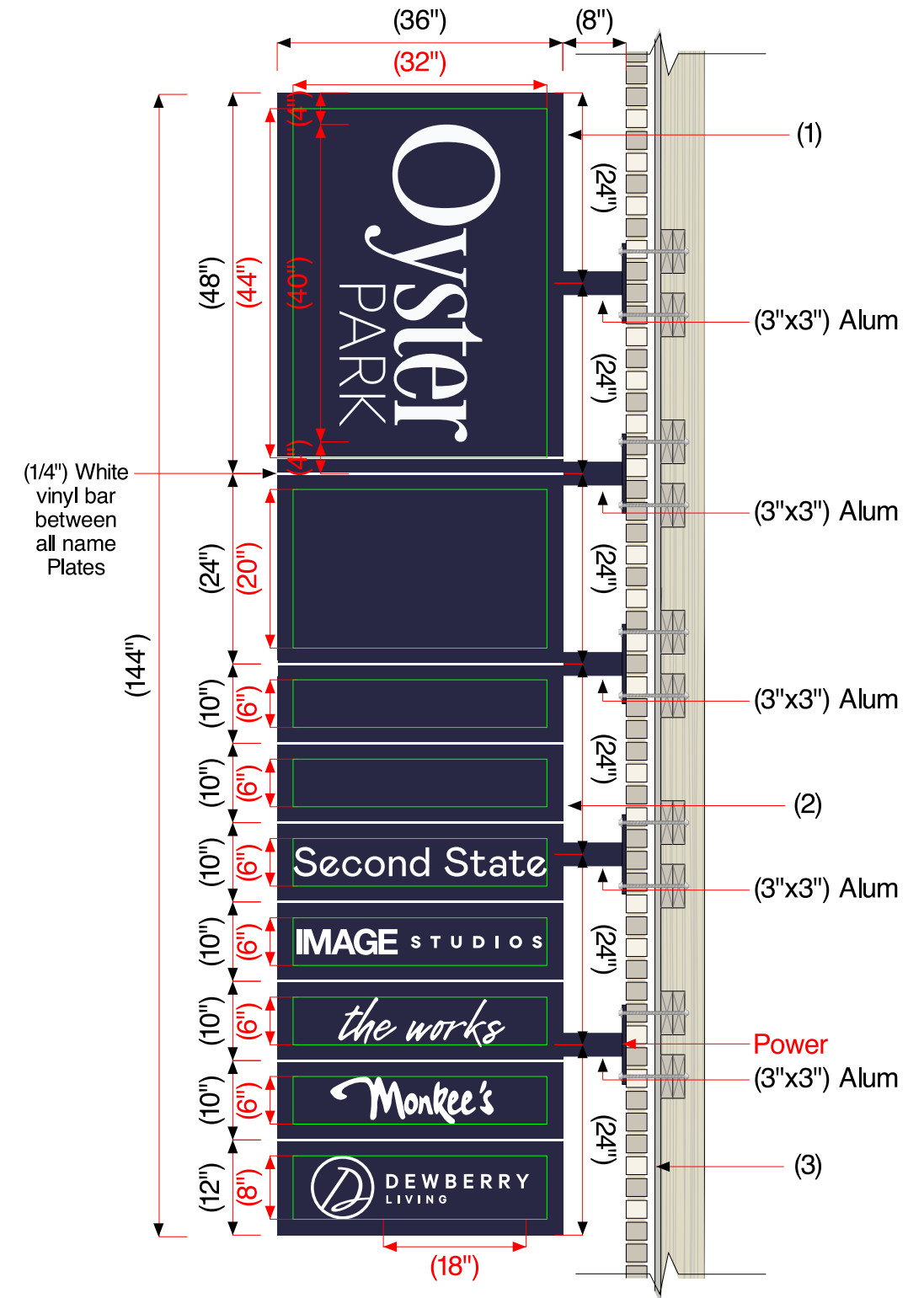
- - CURRENT RESIDENCES
- - NEW CONSTRUCTION
- - AVAILABLE SUITES

OYSTER PARK PYLON SIGN

PYLON SIGN



BLADE SIGN



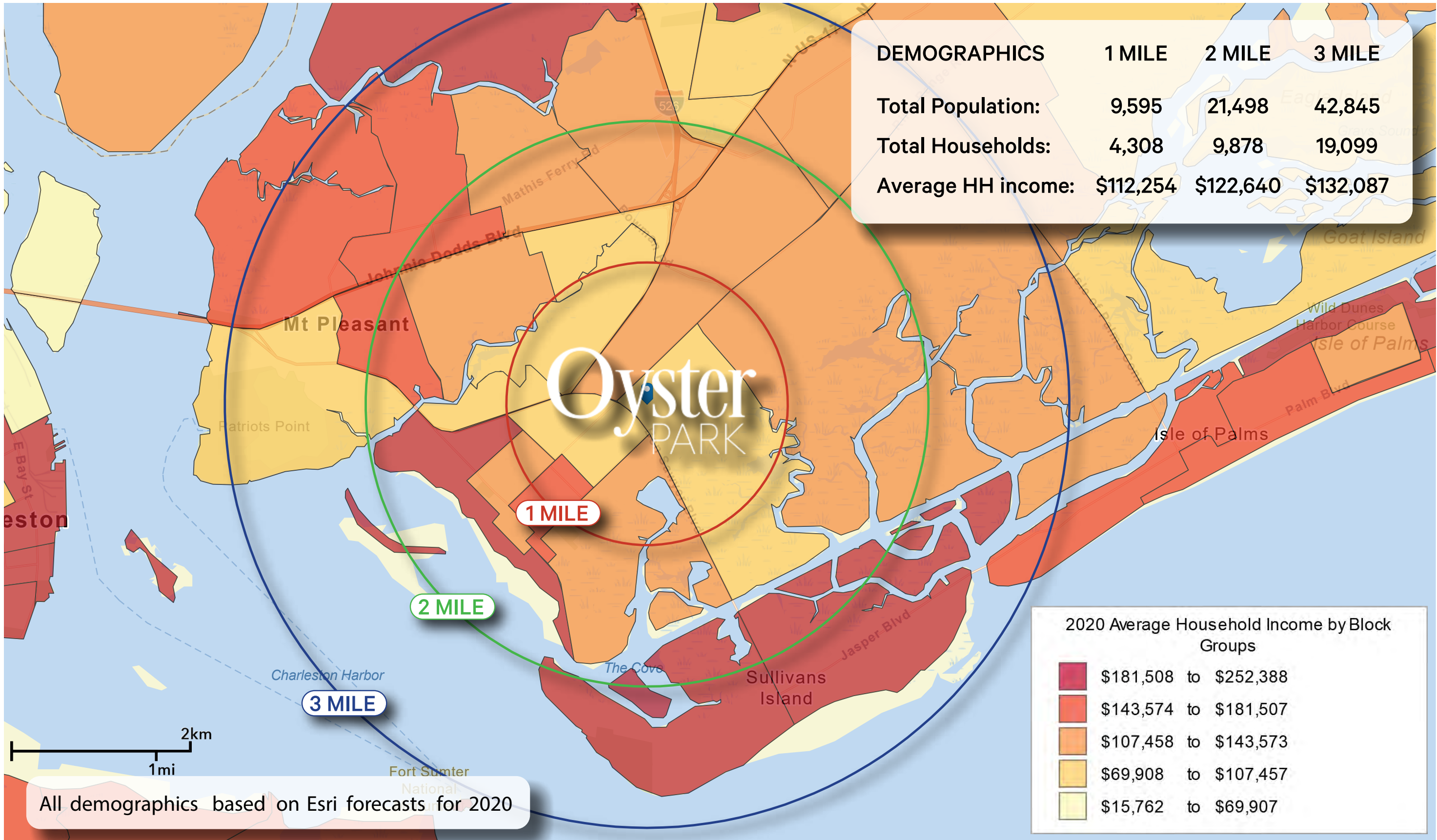
PROJECT ECONOMICS

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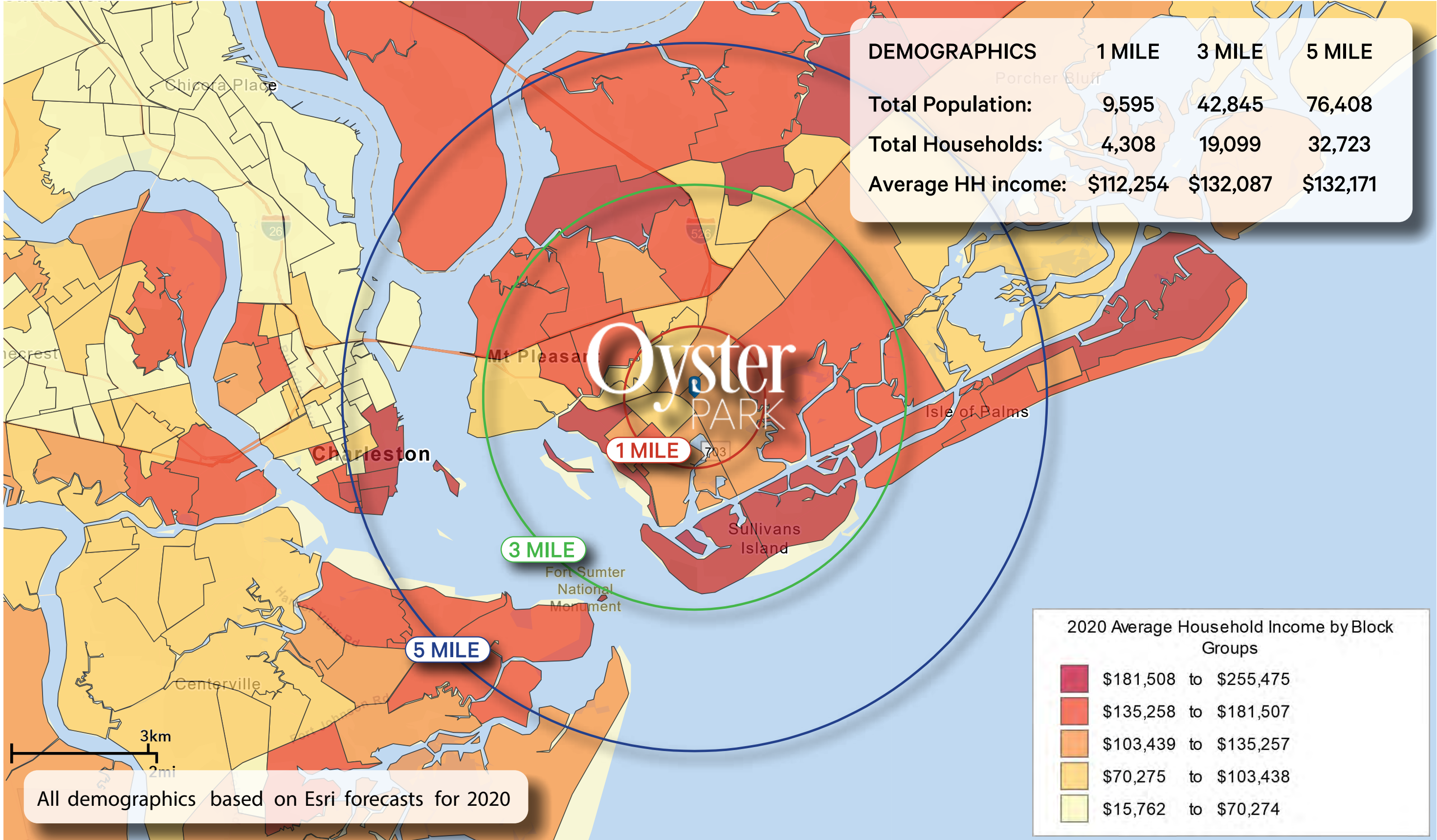
| LEASE TERMS | |
|------------------------|--------------|
| Available Square Feet | 800 - 80,000 |
| Base Rate psf | \$25 - \$50 |
| Estimated Expenses psf | \$5.50 |
| Escalation per Annum | 3% |
| Initial Term | 5 - 15 Years |
| Tenant Improvements | TBD |



DEMOGRAPHICS



| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|--------------------|-----------|-----------|-----------|
| Total Population: | 9,595 | 42,845 | 76,408 |
| Total Households: | 4,308 | 19,099 | 32,723 |
| Average HH income: | \$112,254 | \$132,087 | \$132,171 |



2020 Average Household Income by Block Groups

| |
|------------------------|
| \$181,508 to \$255,475 |
| \$135,258 to \$181,507 |
| \$103,439 to \$135,257 |
| \$70,275 to \$103,438 |
| \$15,762 to \$70,274 |

All demographics based on Esri forecasts for 2020

Oyster PARK

FOR MORE RETAIL LEASING INFORMATION, PLEASE CONTACT:

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