

# SOUTHWIND STATION

## NEW DEVELOPMENT ON JOHNS ISLAND, SC

LEASE RATE: \$30-38/SF, NNN

LIVE OAK  
SQUARE



Slack Tide Dr

Maybank Highway



For more information:

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## PROPERTY HIGHLIGHTS:

- New build-to-suit opportunity on Maybank Highway
- Located on the major thoroughfare of rapidly expanding Johns Island between River Road and Bohicket Road
- Up to 58,136 SF of new construction for medical/professional office or retail
- Construction anticipated to begin in the 3rd Quarter of 2024
- The development is located at the entrance to the future Lowtide Brewery
- Surrounded by multiple new developments, restaurants, and retail
- High visibility & frontage on Maybank and ample parking
- Zoned: PD- Planned Development - City of Charleston
- TMS #: 313-00-00-306, 307 & 031



# Site Plan

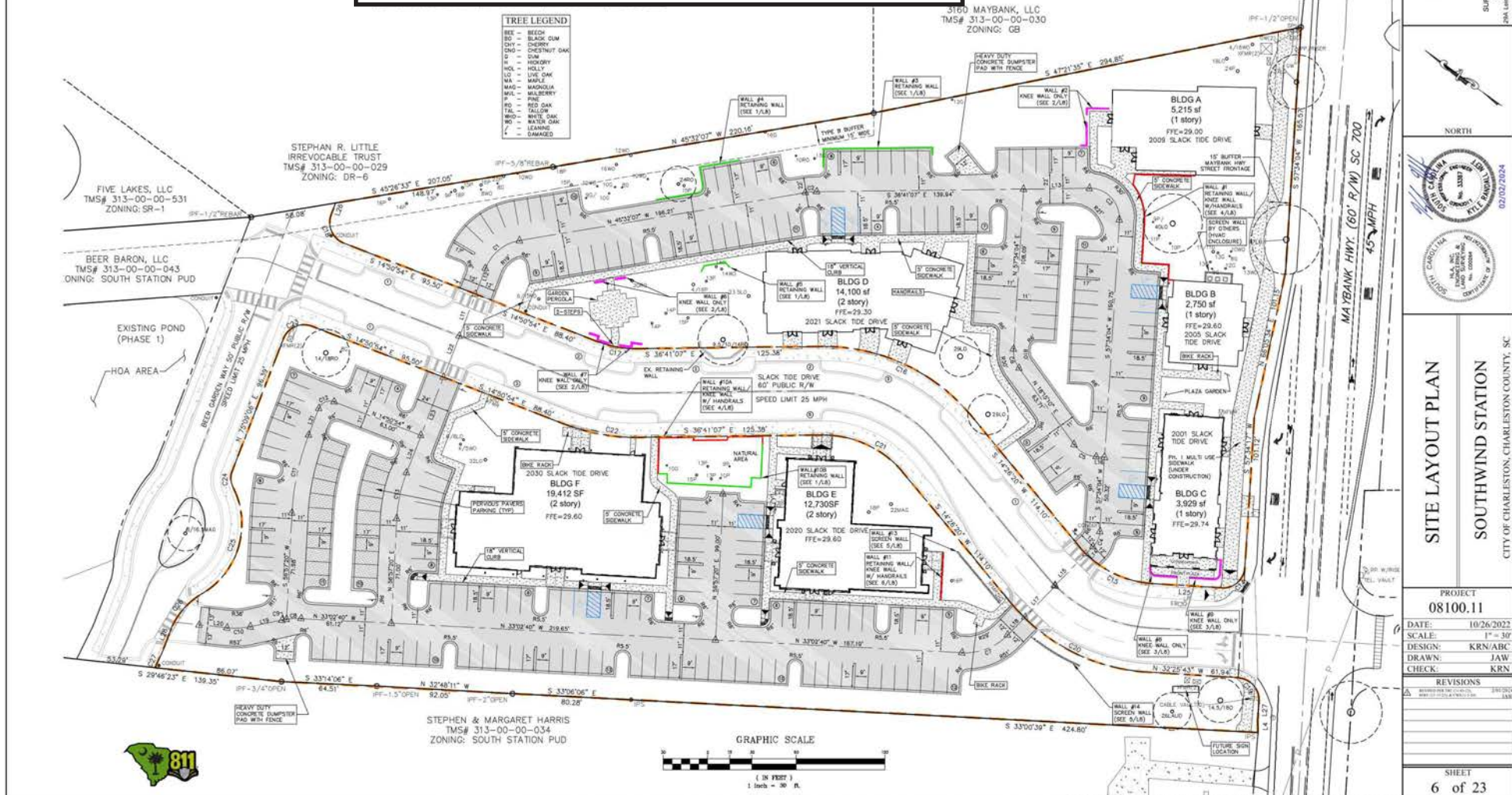
BUILDING	SQUARE FEET
BUILDING A	±5,215 SF
BUILDING B	±2,750 SF
BUILDING C	±3,929 SF
BUILDING D	±14,100
BUILDING E	±12,730
BUILDING F	±19,412
TOTAL	±58,136 SF

## SITE NOTES:

1. SHORT DISTANCE VISIBILITY AT ALL EXITS AND/OR FROM ROADSIDE MANAGEMENT MANUAL.
2. THE SITE SHALL MEET THE ACCESSIBILITY REQUIREMENTS OF THE ADA.
3. THE PUBLIC RIGHT-OF-WAY MUST REMAIN ADA COMPLIANT.
4. RADIUS DIMENSIONS REFER TO EDGE OF PAVEMENT.
5. ROAD SPEED LIMIT = 25 MPH.
6. SEE LANDSCAPE PLANS FOR STREET LIGHT LOCATIONS.
7. ALL PROPOSED STREET LIGHTING REQUIRES AN APPROVED AND SIGNED LIGHTING PLAN FROM REC PRIOR TO ANY ASSOCIATED LIGHTING CONDUIT INSTALLATION. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL CONDUIT IN ACCORDANCE WITH BEST SPECIFICATIONS.
8. DEMOLITION/CONSTRUCTION ROUTE TO AND FROM THE SITE WILL BE VIA MAYBANK HWY.
9. FOR EASEMENT INFORMATION SEE SHEET 7.
10. FOR STRIPING & SIGNAGE INFORMATION SEE SHEET 7.
11. IF A RETAIL USE IS NEEDED IN THE FUTURE A LOADING ZONE BASED ON THE TOTAL SQUARE FOOTAGE OF THE COMMERCIAL SPACE WILL BE REQUIRED.
12. EACH BUILDING AND BUSINESS LICENSE APPLICATION WILL NEED TO PROVIDE THE MINIMUM NUMBER OF PARKING SPACES.
13. ALL SIGNS REQUIRE A SEPARATE PERMIT, CONTACT A PRESERVATION PLANNER AT 724-3791 FOR MORE INFORMATION.



TREE LEGEND
BE - BEECH
BL - BLACK OAK
CH - CHERRY
CO - COASTAL PALM
CU - CUMEC
DO - DOGWOOD
HA - HAWTHORN
HO - HOLLY
LA - LAUREL
LI - LILAC
MA - MAGNOLIA
MI - MYRTLE
PA - PALM
PE - PINE
PO - POPLAR
PR - PRUNELLA
RE - RED OAK
SL - SLOE
WA - WHITE OAK
WE - WEED
LE - LEANING
DM - DAMAGED



SITE LAYOUT PLAN  
SOUTHWIND STATION  
CITY OF CHARLESTON, CHARLESTON COUNTY, SC

PROJECT	08100.11
DATE:	10/26/2022
SCALE:	1" = 30'
DESIGN:	KRN/ABC
DRAWN:	JAW
CHECK:	KRN
REVISIONS	
SHEET	6 of 23















# Aerial 1





## Aerial 2





# Retailer Map

