

# Oyster PARK

LEASING PACKAGE

2023

1421 SHUCKER CIRCLE  
CHARLESTON, SOUTH CAROLINA 29464





## COMPENDIUM

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# EXECUTIVE SUMMARY

# Oyster PARK

## EXECUTIVE SUMMARY

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### PROJECT DESCRIPTION:

With the completion of phase two, Oyster Park will be nearly half-a-million square foot state of the art mixed-use project encompassing 270 luxury multifamily residences, 150,000 SF of boutique retail, and 50,000 SF of Class A office. Oyster Park is rapidly garnering the reputation as one of the South's premier live, work, play communities.

### PROJECT LOCATION:

Just a ten minute drive to downtown Charleston, to the West, a five minute drive to the popular and pristine beach community, Sullivan's Island, immediately East, and in the most coveted Old Village of Mt Pleasant, Oyster Park has set a new standard in luxury shopping, working, and living.

### TOTAL SQUARE FOOTAGE:

Retail:	150,000 SF
Office:	50,000 SF
Multi-Family:	270 Units

### DEVELOPMENT TEAM:

Owner/Developer:	Team Dewberry (Dewberry Hotel)
Architect:	Bello Garris / D Studio
Engineer:	Seamon Whiteside
Management:	Oyster Park Solutions / D Solutions
Retail Leasing:	Coldwell Banker Commercial Atlantic / D Solutions



# PROPERTY DESCRIPTION



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## OYSTER PARK PHASE I

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Retail	100,000 SF
Multi-family	280,000 SF
Total Phase I	380,000 SF

## OYSTER PARK PHASE II

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Retail	50,000 SF
Office	50,000 SF
Total Phase II	100,000 SF

## TOTAL OYSER PARK PHASES I & II

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Retail	150,000 SF
Multi-family	280,000 SF
Office	50,000 SF
Total Phase I & II	480,000 SF

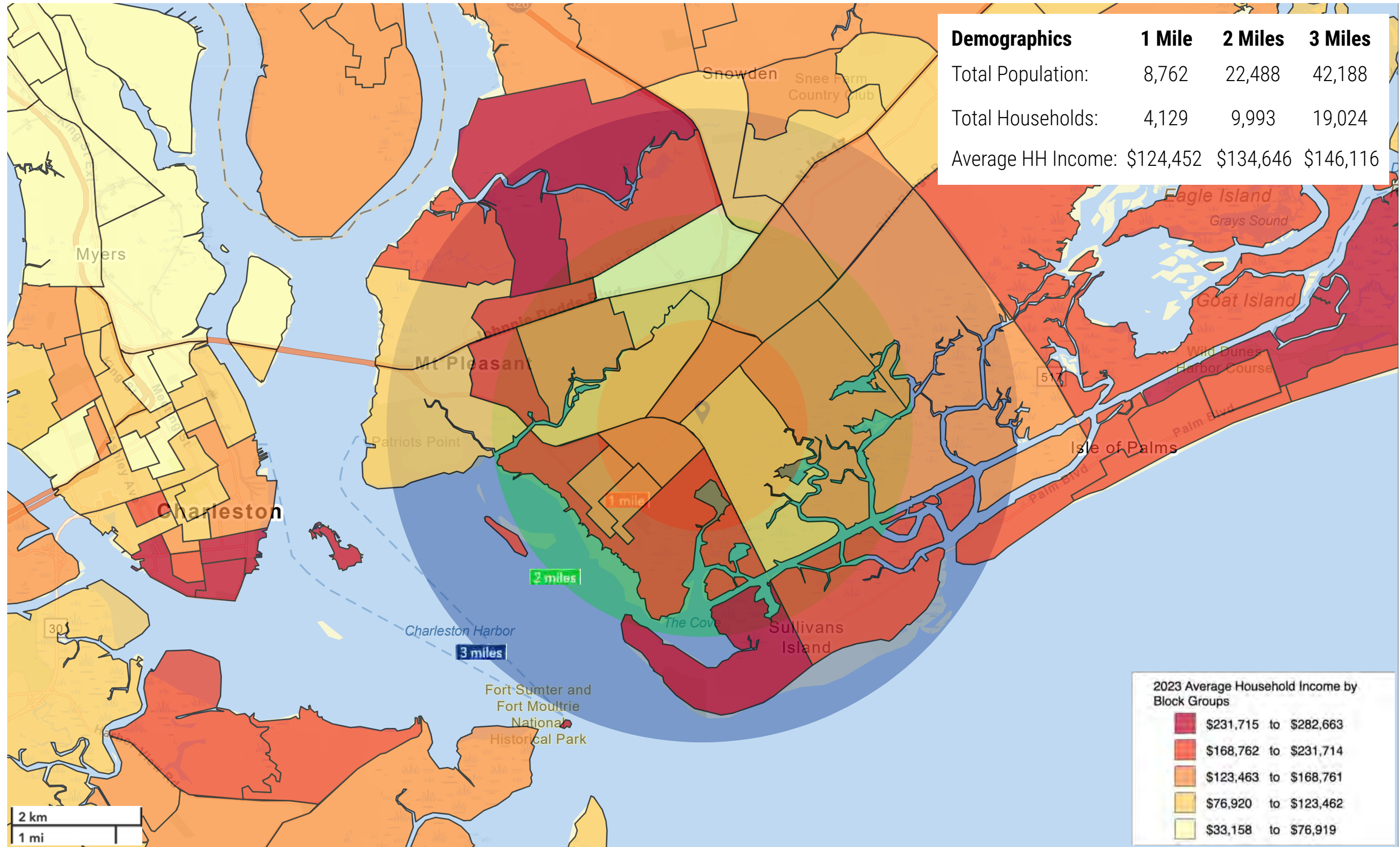




and



# DEMOGRAPHICS



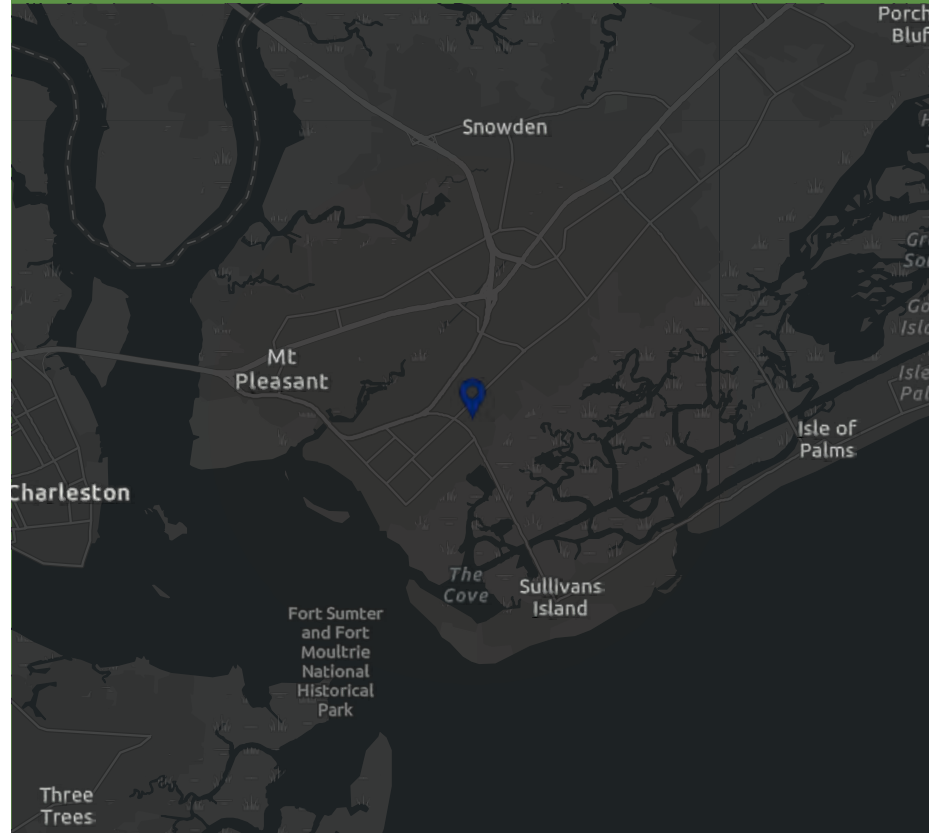
All demographics based on Esri forecasts for 2023

# DEMOGRAPHIC SNAPSHOT - 3 MILES

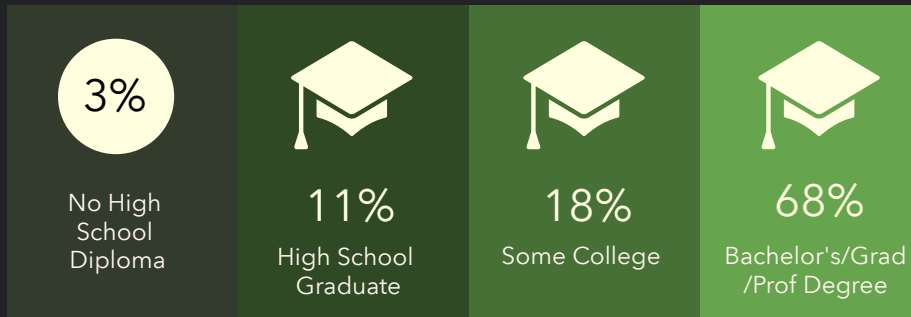
## DEMOGRAPHIC PROFILE

1440 Ben Sawyer Blvd, Mount Pleasant, South Carolina, 29464 3

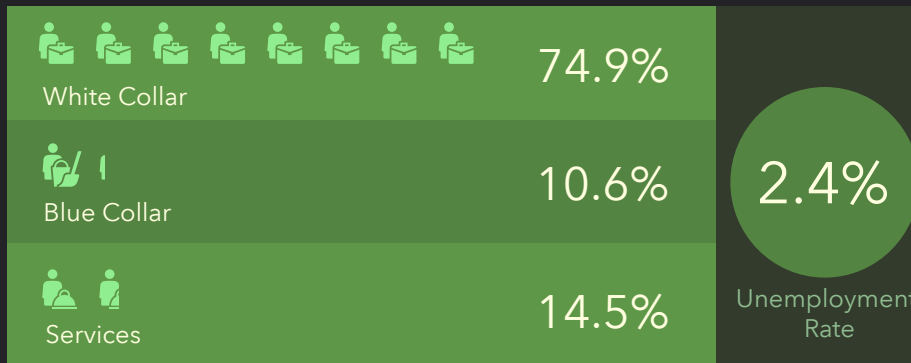
Ring of 3 miles



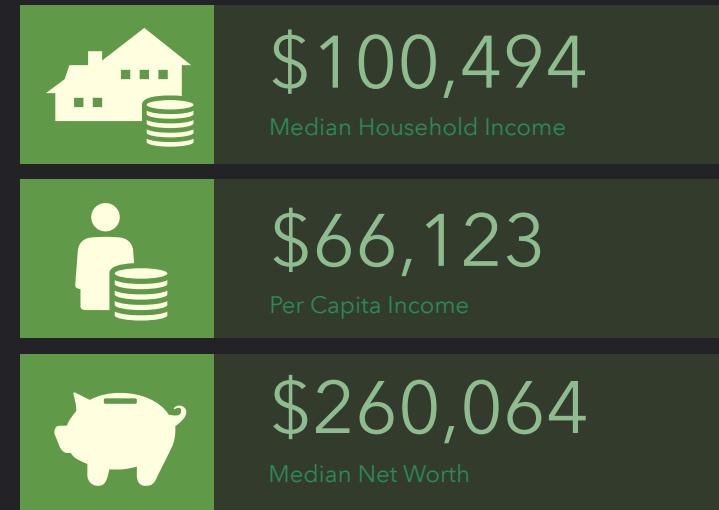
### EDUCATION



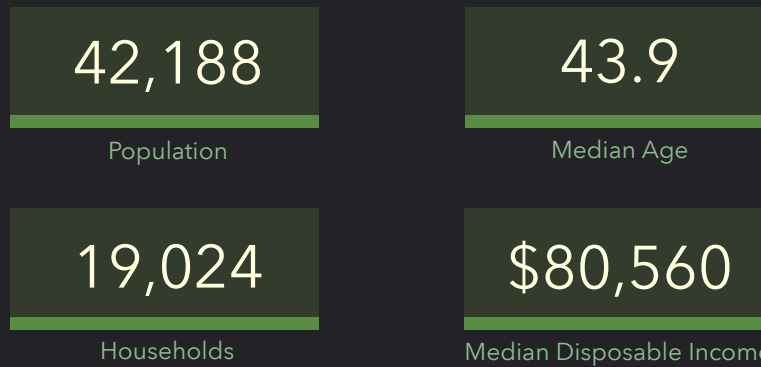
### EMPLOYMENT



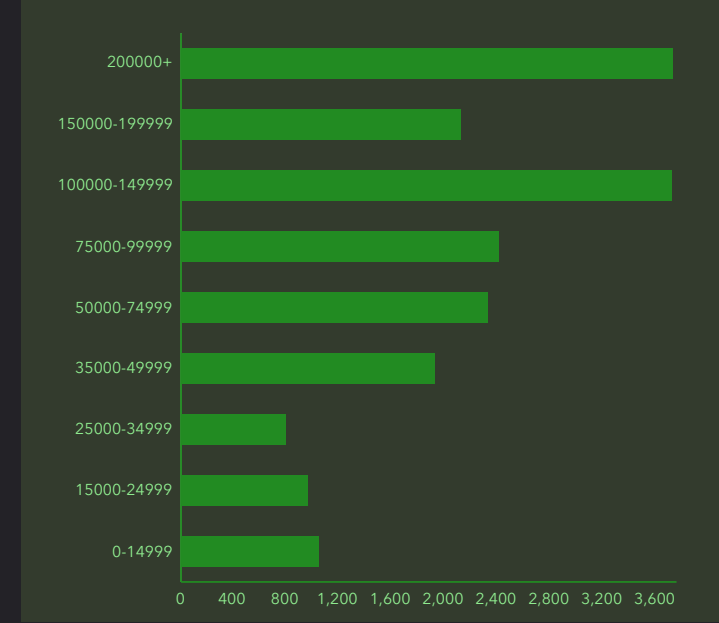
### INCOME



### KEY FACTS



### HOUSEHOLD INCOME (\$)



This infographic contains data provided by Esri. The vintage of the data is 2023, 2028. © 2023 Esri

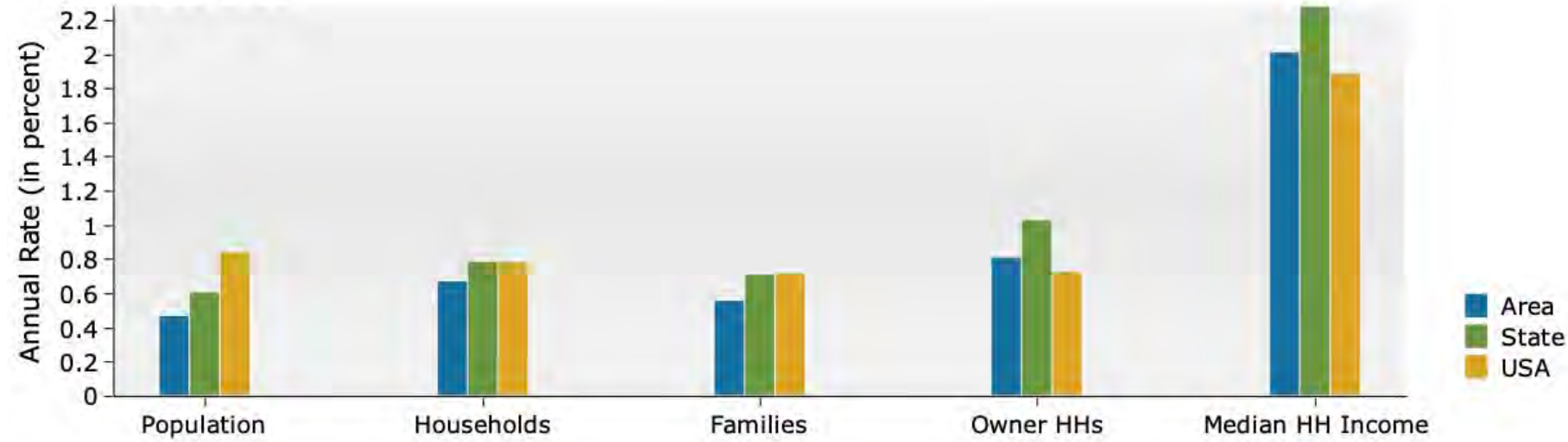
Source: This infographic contains data provided by Esri. The vintage of the data is 2023, 2028.

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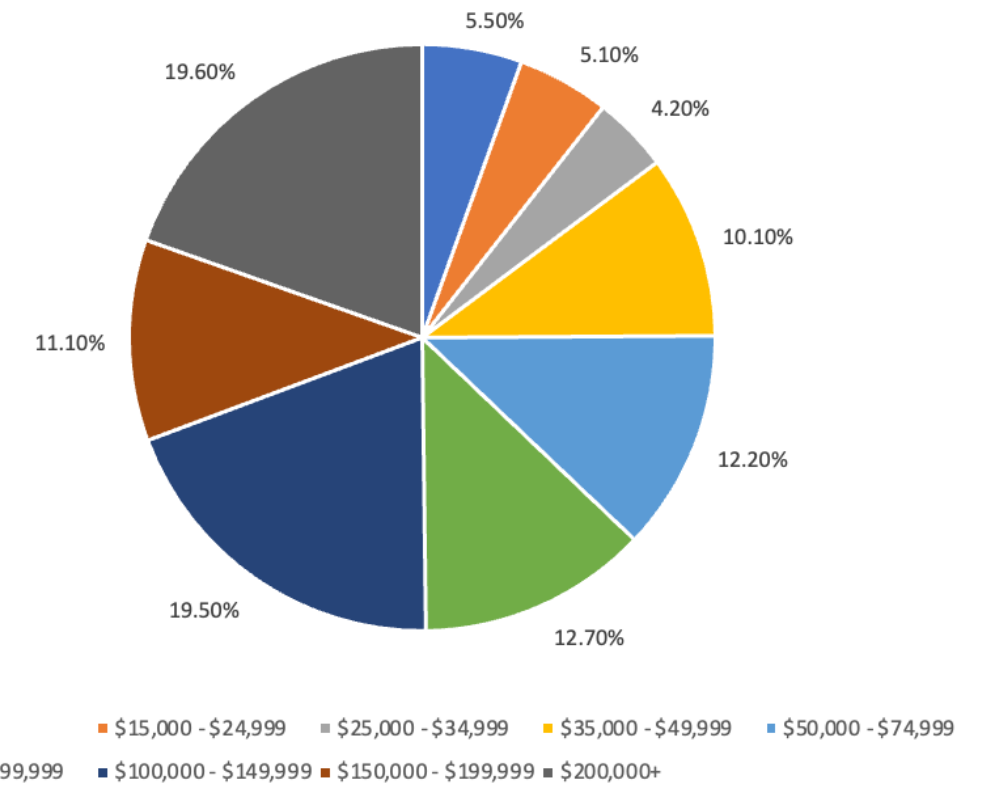
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September 11, 2023

### Trends 2023-2028



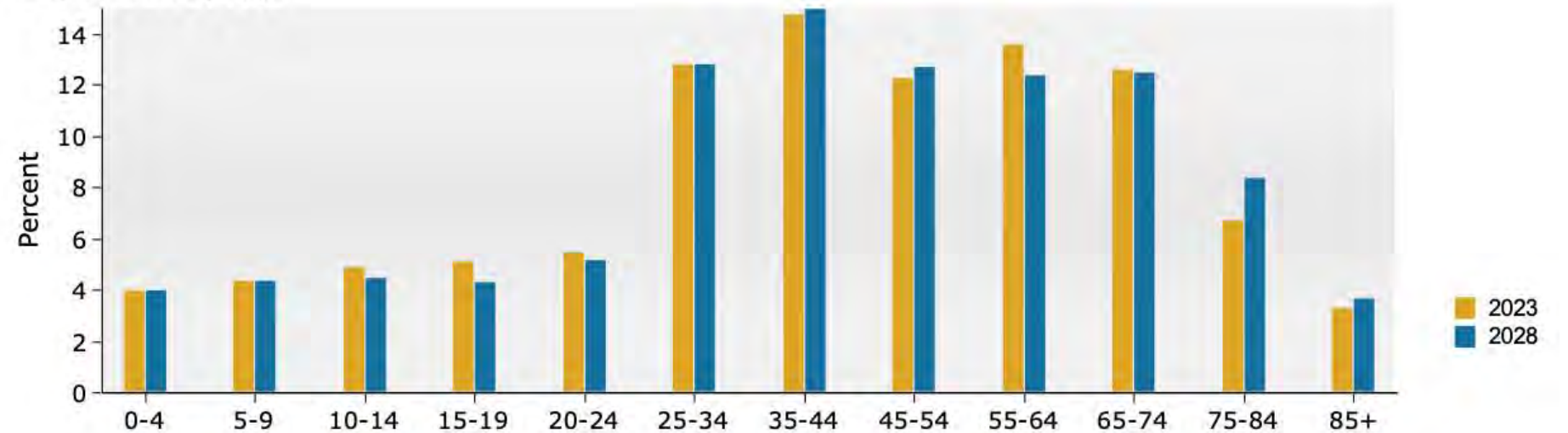
### 2023 Household Income



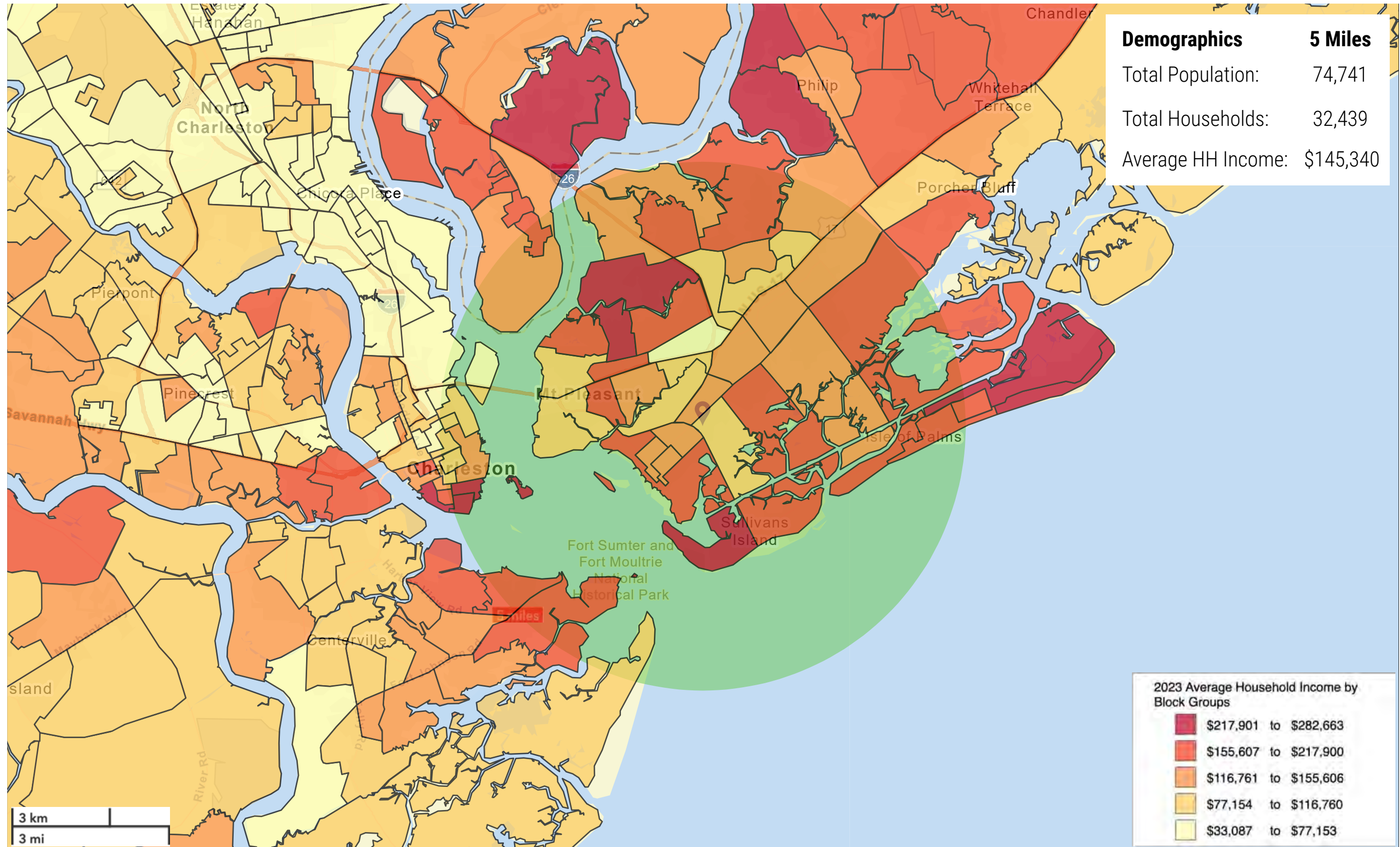
### 2023 Population by Race



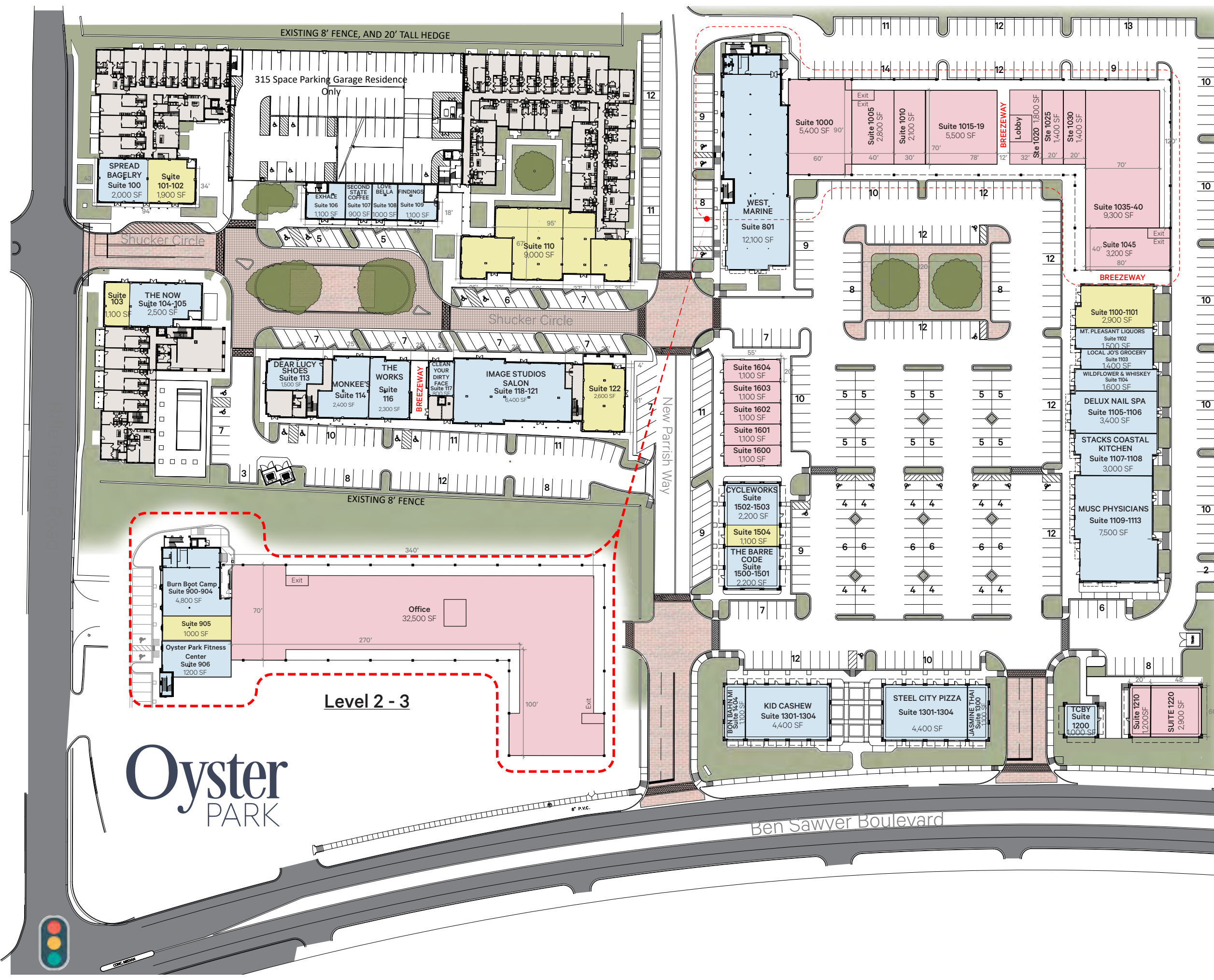
### Population by Age



# DEMOGRAPHICS



All demographics based on Esri forecasts for 2023



SPACE AVAILABLE FOR LEASE		
SUITE	TENANT	SQ. FT.
100	SPREAD BAGELRY	2,000
101-102	AVAILABLE	1,900
103	AVAILABLE	1,100
104-105	The Now	2,500
106	Exhale Pilates Studio	1,100
107	Second State Coffee	900
108	Love Bella	1,000
109	Findings	1,100
110	AVAILABLE	9,000
113	Dear Lucy Shoes	1,500
114	Monkee's	2,400
116	The Works	2,300
117	Clean Your Dirty Face	800
118-121	Image Studios Salon	6,400
122	AVAILABLE	2,600
801	West Marine	12,100
900-904	Burn Boot Camp	4,800
905	AVAILABLE	1,000
906	Oyster Park Fitness Center	1,200
1000	AVAILABLE	5,400
1005	AVAILABLE	2,800
1010	AVAILABLE	2,100
1015	AVAILABLE	5,500
1020	AVAILABLE	1,800
OFFICE	Office Lobby	700
1025	AVAILABLE	1,400
1030	AVAILABLE	1,400
1035-1040	AVAILABLE	9,300
1045	AVAILABLE	3,200
1100-1101	AVAILABLE	2,900
1102	Mt. Pleasant Liquors	1,500
1103	Local Jo's Grocery	1,400
1104	Wildflower & Whiskey	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	1,200
1220	AVAILABLE	2,900
1300	Jasmine Thai	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
1502-1503	Cycleworks	2,200
1504	AVAILABLE	1,100
1600	AVAILABLE	1,100
1601	AVAILABLE	1,100
1602	AVAILABLE	1,100
1603	AVAILABLE	1,100
1604	AVAILABLE	1,100
2000-3000	OFFICE	68,000
<b>TOTAL RETAIL SF - OYSTER PARK</b>		<b>136,800</b>
<b>TOTAL OFFICE SF</b>		<b>68,000</b>
<b>TOTAL # OF PARKING SPACES</b>		<b>631</b>
<b>PARKING SPACES / 1000 SF</b>		<b>3.07</b>

**LEGEND**

- LEASED
- AVAILABLE SPACE
- PHASE II

# Oyster PARK

OYSTER PARK PHASE I  
IMAGERY



ENTRY ON RIFLE RANGE ROAD



SHUCKER CIRCLE





MONKEE'S CLOTHING BOUTIQUE

IMAGE STUDIOS SALON



SECOND STATE COFFEE



KID CASHEW - RESTAURANT



THE WORKS - YOGA STUDIO



RETAIL EXPERIENCES

MONKEE'S - WOMEN'S BOUTIQUE



EXHALE PILATES



STEEL CITY PIZZA



THE BARRE CODE - FITNESS



RETAIL EXPERIENCES



OYSTER PARK MANAGEMENT OFFICE



THE CABANA: OYSTER PARK'S  
OPEN-AIR EVENT VENUE

OYSTER PARK PHASE II  
RENDERINGS









# OYSTER PARK ECONOMICS



## OYSTER PARK ECONOMICS

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RATE .....	\$45-\$55/SF NNN
ESTIMATED OPEX .....	\$7.25/SF
INITIAL TERM.....	3-10 YRS
TENANT IMPROVEMENTS.....	TBD

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