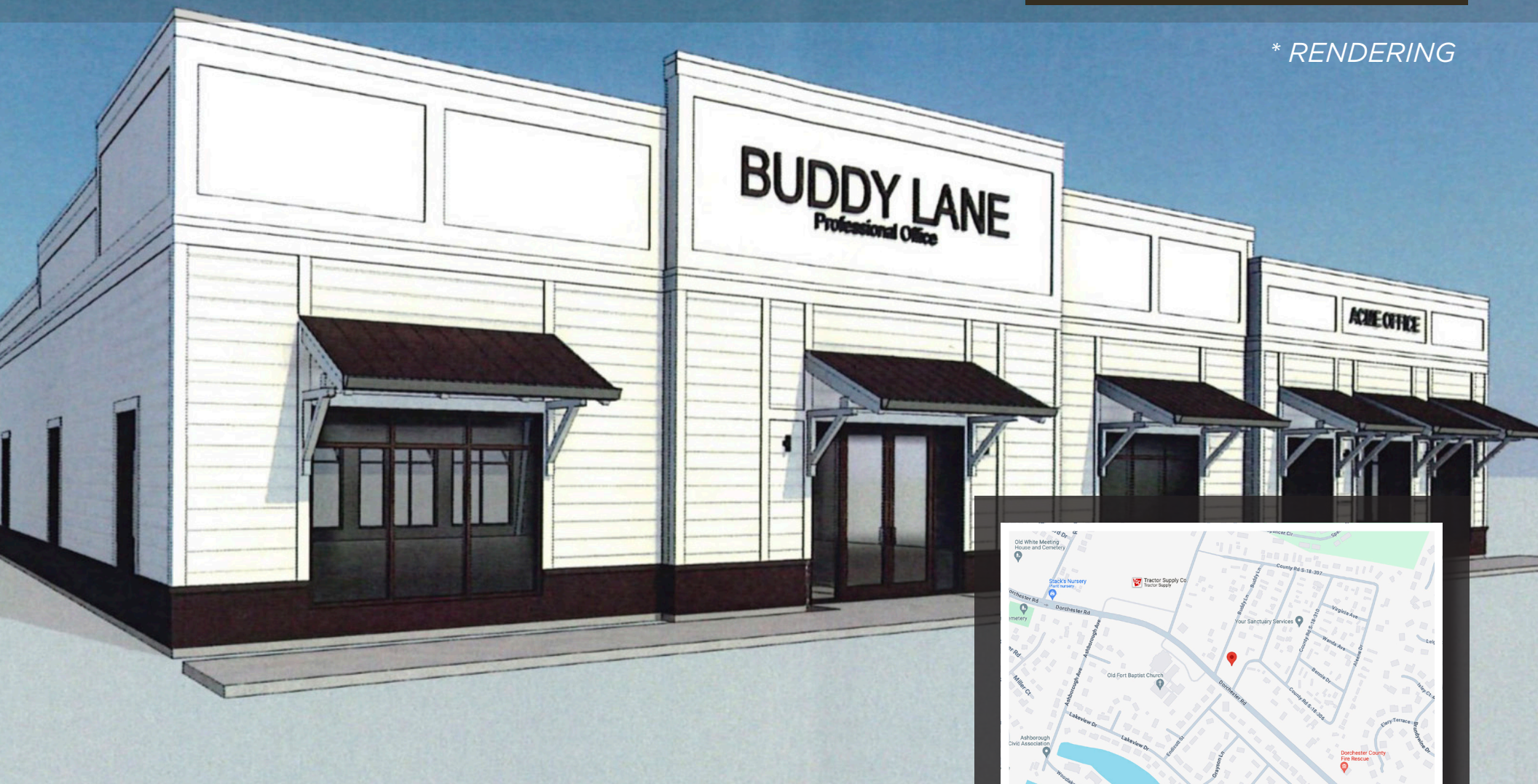


AVAILABLE - FOR LEASE

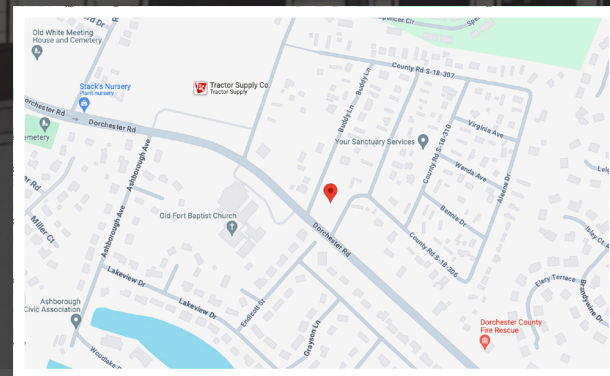
100 BUDDY LANE SUMMERVILLE, SC 29485

OFFICE | RETAIL | FLEX

* RENDERING



Nearby amenities
include



LOCATION

OFFERED BY



(843) 856-4600
www.belklucy.com

Trey Lucy
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(843) 566-2867 — mobile

Kevin Shields
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PROPERTY INFORMATION



PROPERTY DESCRIPTION

Belk Lucy is pleased to present the exclusive listing for 100 Buddy Lane in Summerville. Construction is underway on this approximately 5,100 square foot one-story building well located on Dorchester Road in close proximity to Bacons Bridge Road. This attractive new construction project will offer functional design, convenient access and ample parking.

AREA DESCRIPTION

The city of Summerville is a rapidly growing part of the 850,000-person Charleston, SC Metropolitan Statistical Area. This charming town is rich with history, natural beauty, and some of the area's finest master-planned communities. Summerville is quickly becoming one of Charleston's most sought-after communities and top destinations for people to live, work, and play.

TERMS AND CONDITIONS

Suite 101	3,783 sf	\$28.00/sf NNN
Suite 102	1,332 sf	\$32.00/sf NNN
CAM, Taxes & Ins. (est)		\$ TBD
Build out negotiable		

DEMOGRAPHICS (3-MILE)

Population	52,963
Households	22,409
Avg. HH Income	\$112,122

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CONSTRUCTION PROGRESS



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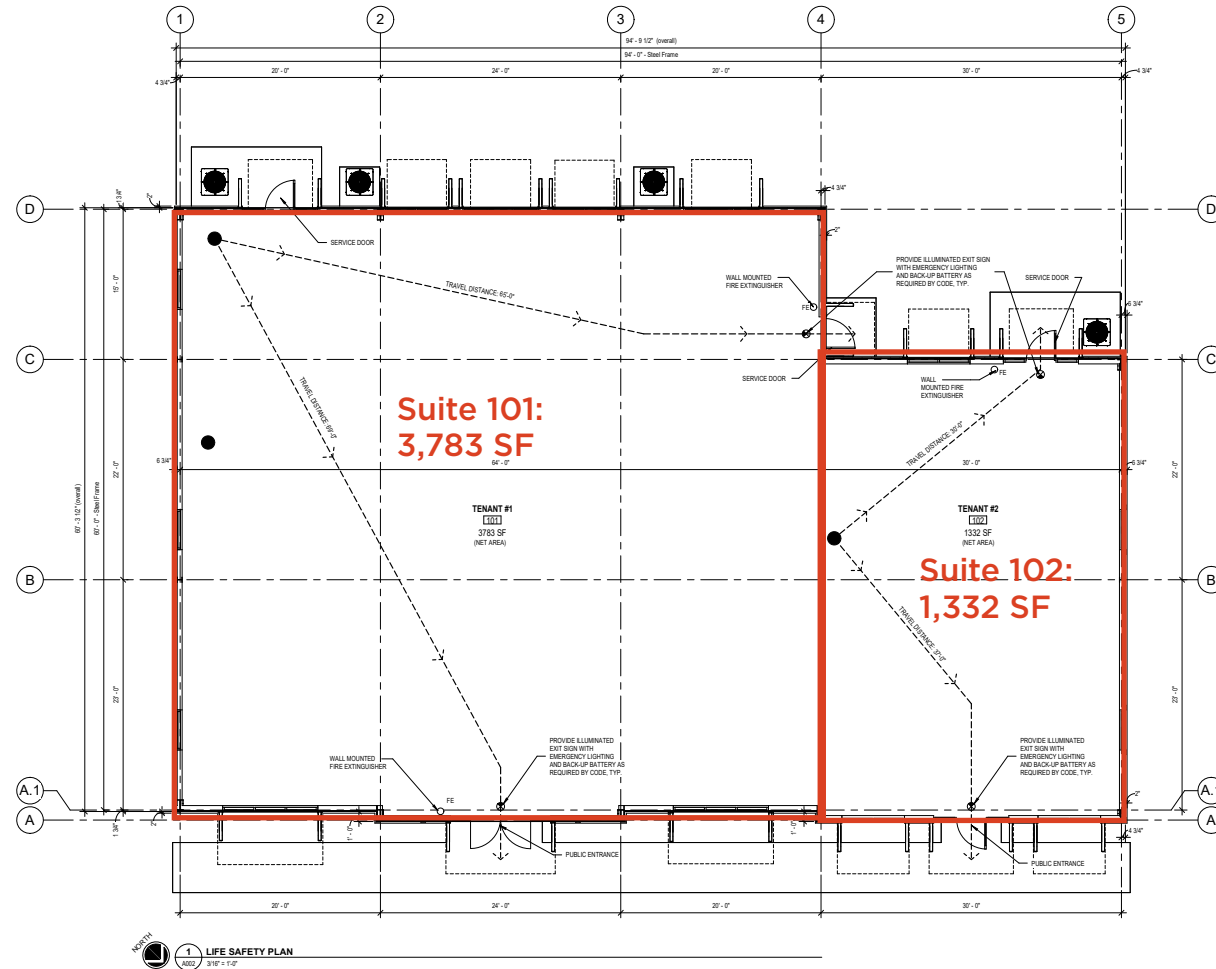
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FLOOR PLAN



CODE MATRIX & LIFE SAFETY PLAN

DORCHESTER PROFESSIONAL OFFICE

100 Buddy Lane
Summerville, SC 29485

DATE 05-16-2024
PROJECT # 22-3200
DRAWN VP
CHECKED RK

REVISIONS

A002

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SITE PLAN

QUERCUS VIRGINIANA	LIVE OAK	5	10'-12'	4"	AS SHOWN
UNDERSTORY TREES					
CORNUS RACEMOSA	GRAY STEMMED DOGWOOD	2	6'-8'	25 GAL.	AS SHOWN
MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	4	6'-8'	25 GAL.	AS SHOWN
LAGERSTROEMIA	CRABE WHITLEY	3	6'-8'	25 GAL.	AS SHOWN
AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	2	6'-8'	25 GAL.	AS SHOWN
SHRUBS					
ILEX VOMITORIA 'NANA'	DNARF YALPOND HOLLY	15	12"-18"	3 GAL.	AS SHOWN
SABAL MINOR	DNARF PALM	7	12"-18"	3 GAL.	AS SHOWN
FATSIA JAPONICA	FATSIA	11	12"-18"	3 GAL.	AS SHOWN
HEIROCHLOA ODORATA	SWETONGRASS	25	12"-18"	3 GAL.	AS SHOWN
LOROPETALUM CHINENSE	LOROPETALUM	11	12"-18"	3 GAL.	AS SHOWN
LIGUSTRUM JAPONICUM	LIGUSTRUM	32	12"-18"	3 GAL.	AS SHOWN
PODACARPUS MACROPHYLLUS	PODACARPUS	27	12"-18"	3 GAL.	AS SHOWN
ORNAMENTAL GRASSES & GROUND COVER					
LIRIOPE MUSCARI	LIRIOPE	32	—	1 GAL.	AS SHOWN
EREMOCHLOA	CENTPEDE GRASS	1,450 SF	—	—	AS SHOWN
SPHELODENDRON	—	—	—	—	AS SHOWN

PROTECTED TREES (8"-15"):
GRAND TREES (16"-24")
TOTAL EXISTING TREES:

REMANING:
PROTECTED TREES (8"-15"):
GRAND TREES (16"-24")
TOTAL REMANING TREES:

GRASS & BUFFER TREE MITIGATION:
GRAND DBH REMOVED:
GRAND MITIGATION REQUIRED:

BUFFER DBH REMOVED:
BUFFER MITIGATION REQUIRED:

TOTAL MITIGATION PROVIDED:
TOTAL MITIGATION REQUIRED:

MITIGATION BANK PAYMENT:
REQUIRED ON-SITE DBH:

REQUIRED TREES STANDARD:
REQUIRED TREES:

REQUIRED TREES ON-SITE:
M = MITIGATION TREE (16" DBH PROVIDED)

56 (61" DBH)
22 (48" DBH)
78 (107" DBH)

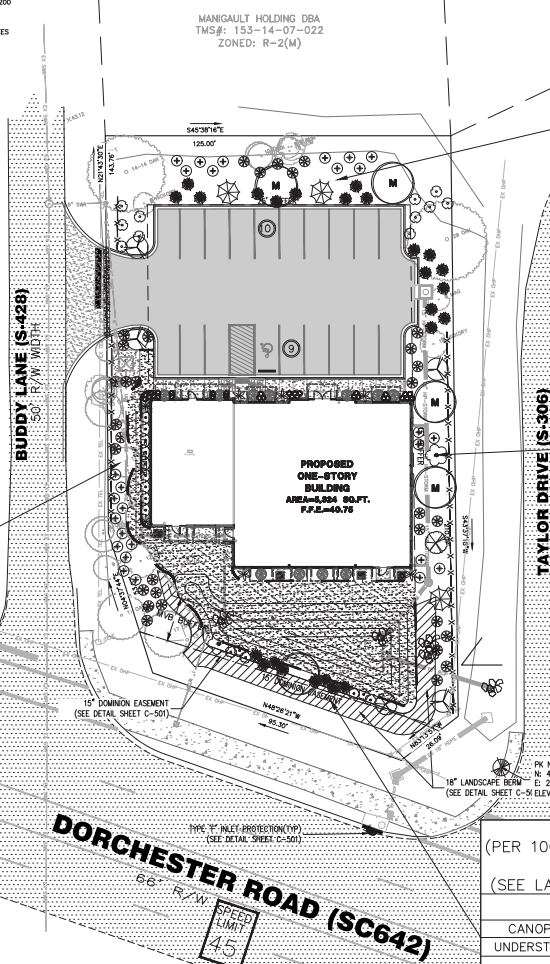
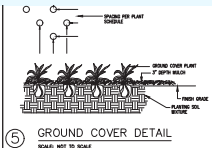
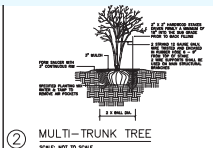
21 (31" DBH)
05 (10" DBH)
28 (31" DBH)

17 (35" DBH)
351" DBH

12 (11" DBH)
118" DBH

499" DBH
4 (16" DBH)
\$60,000 = 453" + 320"

60"/ACRE OR 10 TREES
42" = 46" + 0.70AC
28 (31" DBH)



95 LF 25' TYPE 'A' BUFFER
(PER 25 LF: 1 UNDERSTORY & PER 100 SQ.FT. 1 ORNAMENTAL SHRUBS)

	REQUIRED:	EXISTING:	PROVIDED:
CANOPY	0	0	0
UNDERSTORY	4	7	1
SHRUBS	24	0	24

187 LF 15' REDUCED TYPE 'A' BUFFER W/ 8 WOOD FENCE (PER 20 LF: 2 UNDERSTORY & PER 100 SQ.FT. 2 ORNAMENTAL SHRUBS)

	REQUIRED:	EXISTING:	PROVIDED:
CANOPY	0	0	0
UNDERSTORY	8	3	5
SHRUBS	27	0	30

89 LF 16' MVB BUFFER
(PER 100 LF: 8 CANOPY, 6 UNDERSTORY & 40 ORNAMENTAL SHRUBS)
(SEE LANDSCAPE NOTES FOR REDUCTIONS)

	REQUIRED:	EXISTING:	PROVIDED:
CANOPY	3	2	1
UNDERSTORY	2	0	2
SHRUBS	40	0	40

SITE LIGHTING NOTES

1. A LIGHTING PLAN IS REQUIRED FOR NEW LIGHTING.
2. LIGHTING MUST BE ARRANGED SO THAT LIGHT DOES NOT INTERFERE WITH TRAFFIC, IS NOT BLINDING, AND DOES NOT CAUSE GLARE.
3. THE MAXIMUM CANDLE POWER FOR COMMERCIAL LIGHTS IS 200 CANDLE POWER.
4. FULL CUTOFF LIGHTING FIXTURES ARE REQUIRED FOR ALL LIGHTING.
5. LIGHTING SHALL BE PROVIDED FOR THE ENTIRE PERIMETER OF THE PROPERTY LINE OF THE SITE OF THE LIGHT SOURCE NEAREST THE RESIDENTIAL AREA.

PLANT SCHEDULE NOTES

1. CONTRACTOR TO CONTACT EARTHSOURCE ENGINEERING FOR QUESTIONS REGARDING THE LANDSCAPE PLAN.
2. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SHOWN ON THE LANDSCAPE PLAN.
3. THE SIZE OF THE PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" FOR NURSERY AND AMERICAN NATIONAL STANDARD FOR NURSERY STOCK.
4. APPROVAL OF BOTH EARTHSOURCE ENGINEERING, THE OWNER, AND THE MUNICIPALITY IS REQUIRED FOR ALL PLANTING.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
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10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN.

SPECIAL SITE NOTES

1. NO UNDERSTANDING SHALL IMPACT THE ROOT SYSTEM OF ANY DOMINANT TREE OR GRASS TREE ON THE SUBJECT OR ADJACENT PARCELS, ESPECIALLY THE GRAND TREES ON THE PROPERTY LINE.
2. SITE MUST BE PROTECTED FROM ANY DAMAGE TO THE GRAND TREES WITH SEVEN (7) FEET SLASHES TO THE TRUNKS OF THE GRAND TREES.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
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LANDSCAPE NOTES

1. CANOPY TREES REQUIRED IN BUFFER PLANTING ALONG DORCHESTER RD. TO BE SUBSTITUTED FOR UNDERSTORY TREES TO AVOID EXISTING POWER LINE INTERFERENCE.
2. THE FOLLOWING VEGETATION MATERIALS SHALL BE PROVIDED FOR EACH 100 SQUARE FEET OF BUFFER BASED ON 40" OF DEPTH. (B) DON'T CANOPY TREES, (C) DON'T UNDERSTORY TREES, (D) DON'T SHRUBS.
3. THE REQUIRED VEGETATION MATERIALS SHALL BE PROVIDED FOR EACH 100 SQUARE FEET OF BUFFER BASED ON 40" OF DEPTH. (B) DON'T CANOPY TREES, (C) DON'T UNDERSTORY TREES, (D) DON'T SHRUBS.
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FURTHERMORE

1. THE AMOUNT OF VEGETATION IS REDUCED BY 15% DUE TO THE PAVED DRIVEWAY ALONG THE DEVELOPMENT'S INTERIOR DRIVEWAY AND CLOSELY ADJACENT TO THE RIGHT-OF-WAY LINE.

EARTHSOURCE ENGINEERING
100 BUDDY LANE
SUMMERVILLE, SC 29485

DORCHESTER PROFESSIONAL OFFICE
100 BUDDY LANE
SUMMERVILLE, SC 29485

PLANT SCHEDULE & LANDSCAPE PLAN

REVISIONS

NO.	DATE	BY	REVISIONS
1	11/03/22	JPB	REVISED FOR COMMENTS
2	11/03/22	JPB	REVISED FOR COMMENTS
3	11/03/22	JPB	REVISED FOR COMMENTS
4	11/03/22	JPB	REVISED FOR COMMENTS
5	11/03/22	JPB	REVISED FOR COMMENTS

DRAWN: JPB
CHECKED: VNS
DATE: 05.21.24
JOB NO: 22-109
FINAL

OFFERED BY

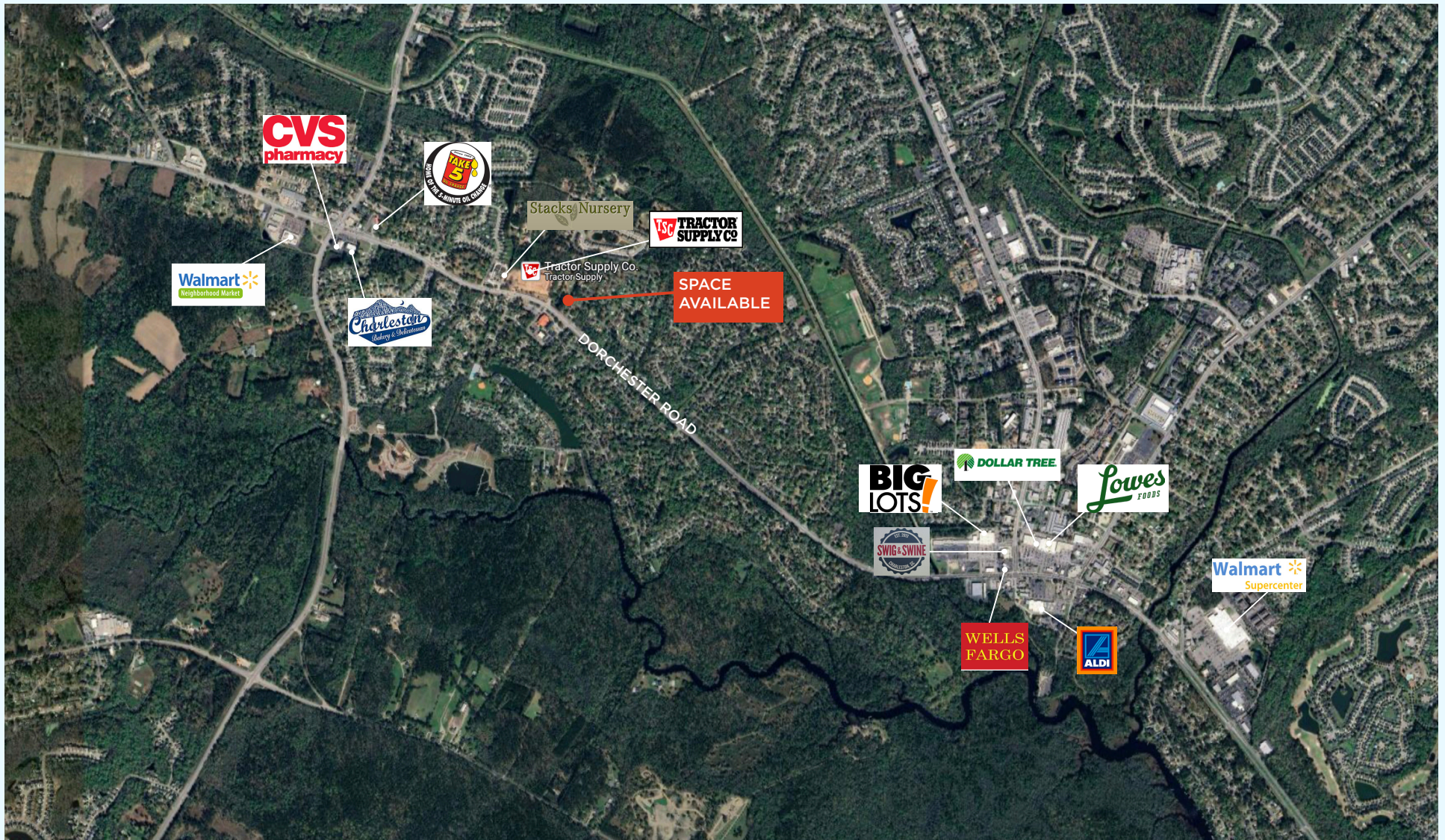


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