RETAIL | RESTAURANT | OFFICE



Conceptual Bird's Eye South

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belk lucy

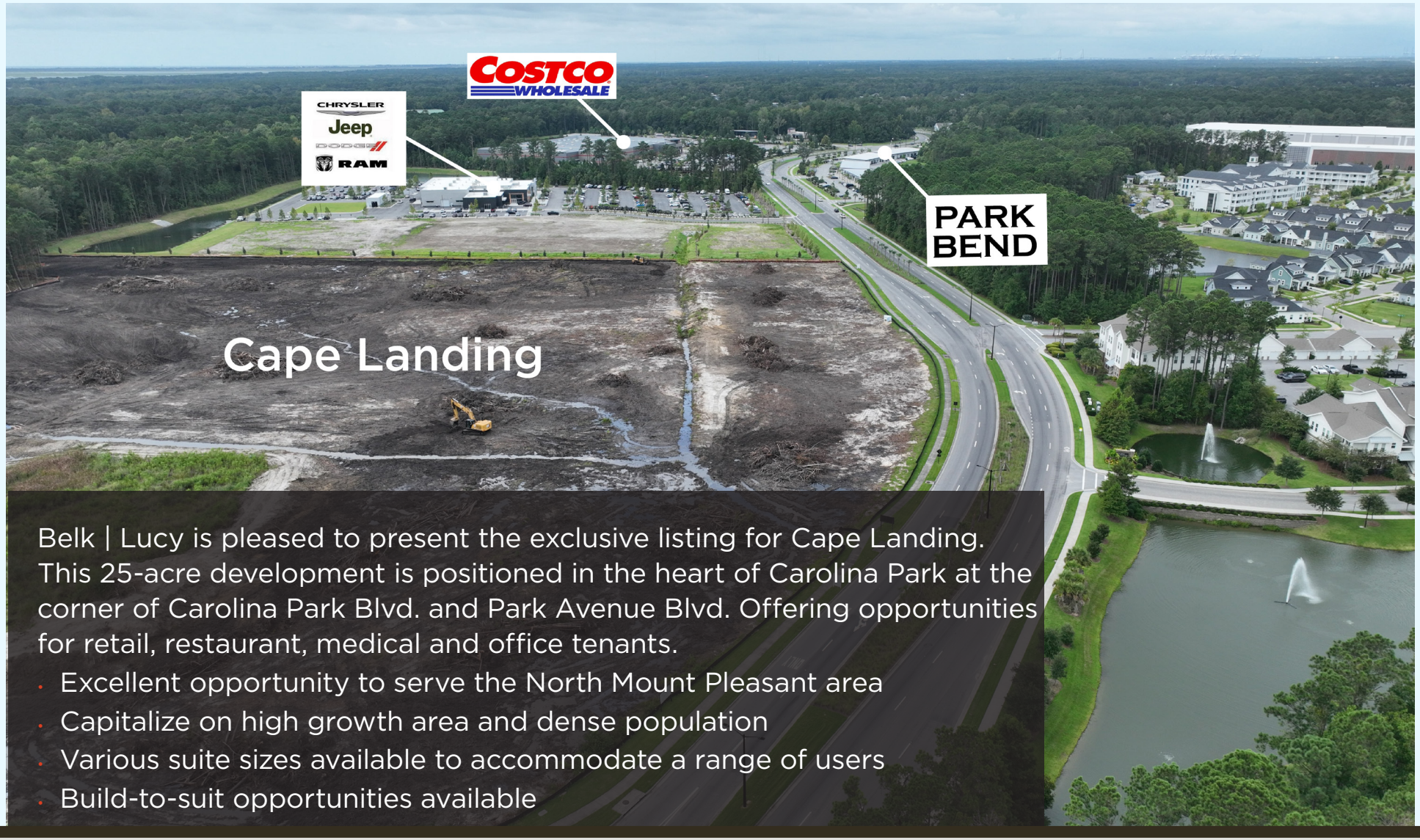
(843) 856-4600
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(843) 606-5455 — direct office
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AND

Blair Belk, CCIM
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AERIAL



Belk | Lucy is pleased to present the exclusive listing for Cape Landing. This 25-acre development is positioned in the heart of Carolina Park at the corner of Carolina Park Blvd. and Park Avenue Blvd. Offering opportunities for retail, restaurant, medical and office tenants.

- Excellent opportunity to serve the North Mount Pleasant area
- Capitalize on high growth area and dense population
- Various suite sizes available to accommodate a range of users
- Build-to-suit opportunities available

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RENDERING



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RENDERING



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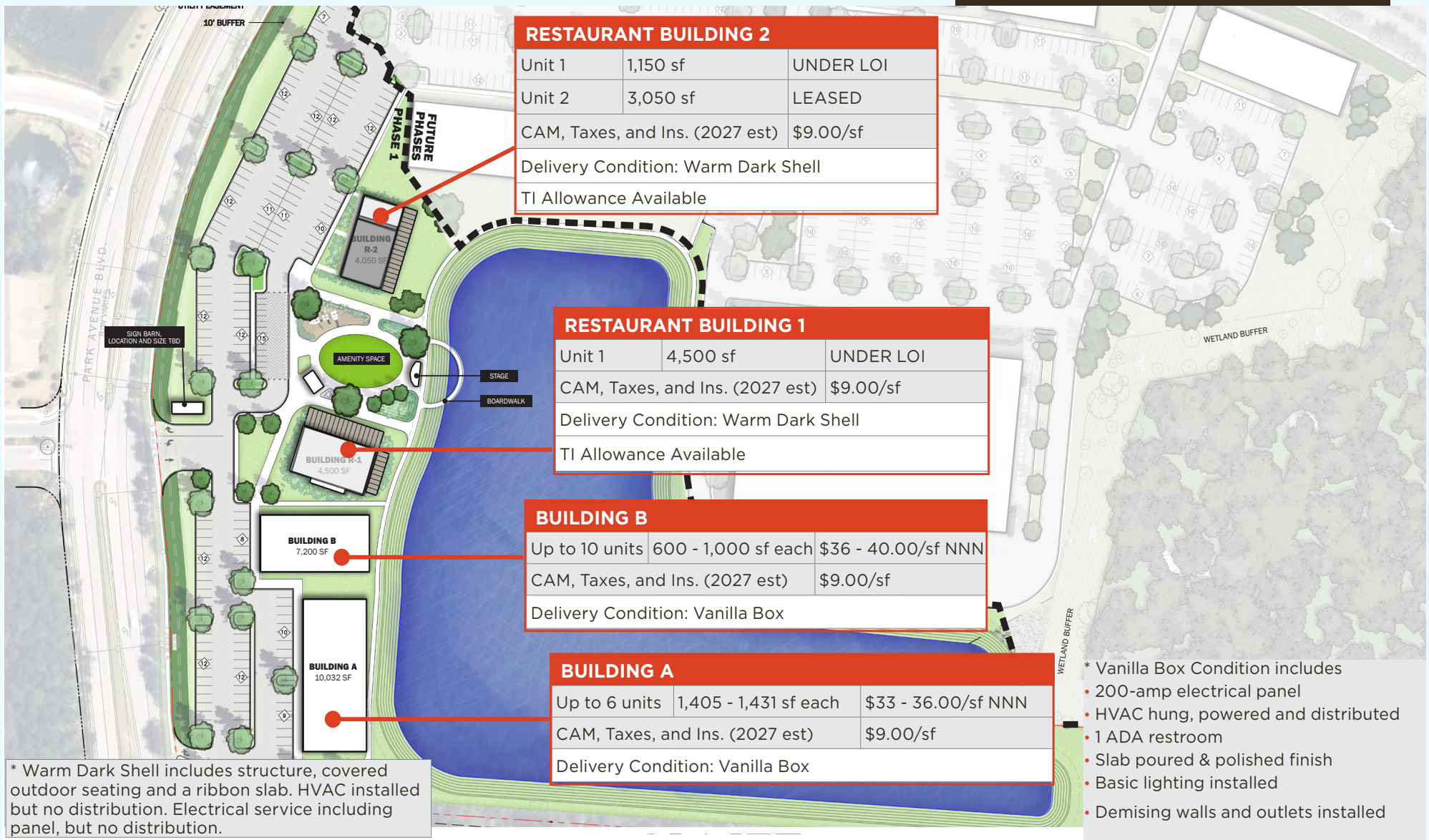
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PHASE I



RESTAURANT BUILDING 2

Unit 1	1,150 sf	UNDER LOI
Unit 2	3,050 sf	LEASED
CAM, Taxes, and Ins. (2027 est)		$9.00/sf
Delivery Condition: Warm Dark Shell		
TI Allowance Available		

RESTAURANT BUILDING 1

Unit 1	4,500 sf	UNDER LOI
CAM, Taxes, and Ins. (2027 est)		$9.00/sf
Delivery Condition: Warm Dark Shell		
TI Allowance Available		

BUILDING B

Up to 10 units	600 - 1,000 sf each	$36 - 40.00/sf NNN
CAM, Taxes, and Ins. (2027 est)		$9.00/sf
Delivery Condition: Vanilla Box		

BUILDING A

Up to 6 units	1,405 - 1,431 sf each	$33 - 36.00/sf NNN
CAM, Taxes, and Ins. (2027 est)		$9.00/sf
Delivery Condition: Vanilla Box		

* Warm Dark Shell includes structure, covered outdoor seating and a ribbon slab. HVAC installed but no distribution. Electrical service including panel, but no distribution.

* Vanilla Box Condition includes
- 200-amp electrical panel
- HVAC hung, powered and distributed
- 1 ADA restroom
- Slab poured & polished finish
- Basic lighting installed
- Demising walls and outlets installed

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BUILDING A PLAN



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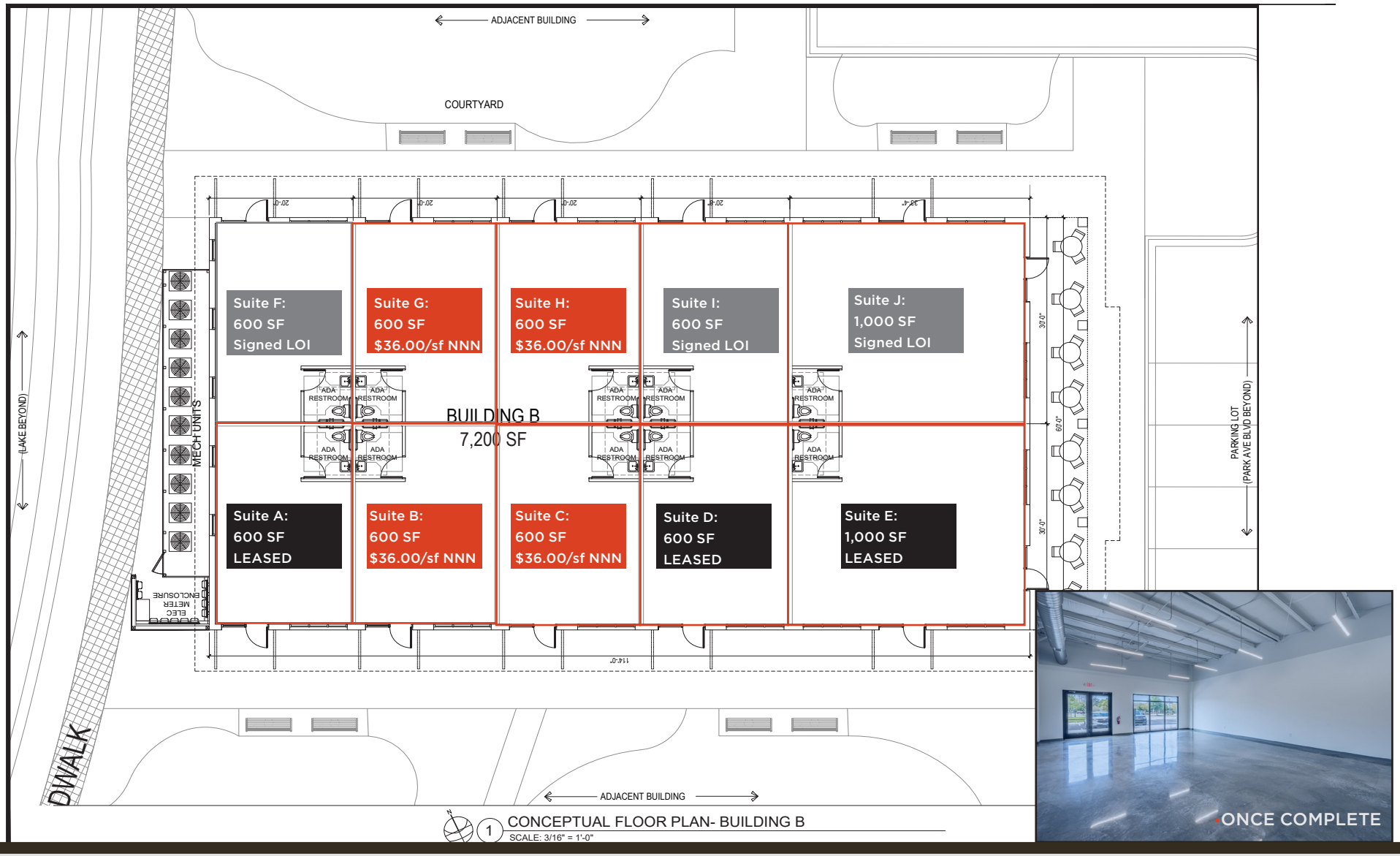
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BUILDING B PLAN



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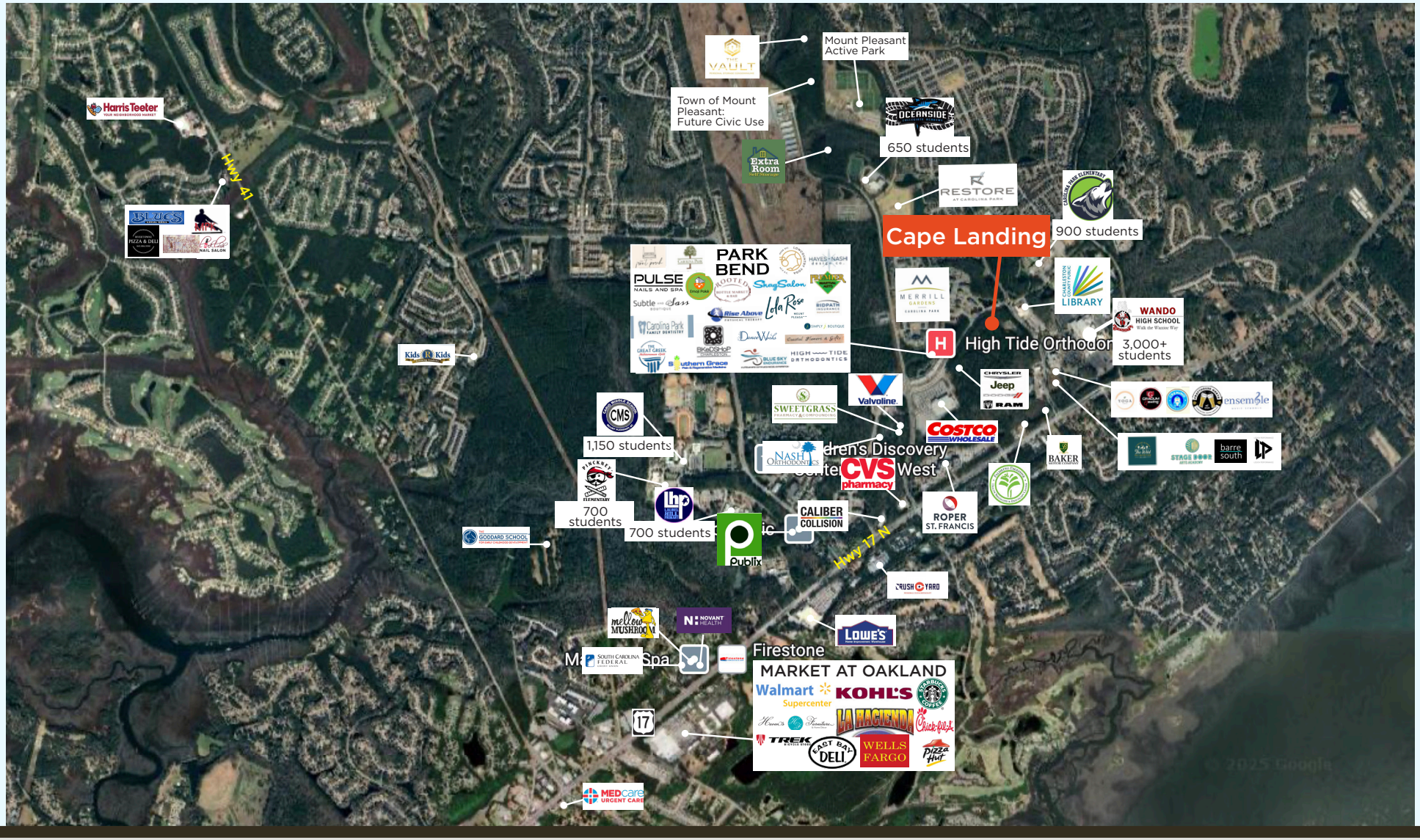
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RETAIL AERIAL



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AREA DEMOGRAPHICS

#3

Fastest growing city in South Carolina





$171,983

AVERAGE ANNUAL HOUSEHOLD INCOME

*NORTH MOUNT PLEASANT

TOP NEIGHBORHOODS INCLUDING:

- CAROLINA PARK (2,763 UNITS)
- DUNES WEST (5,291 UNITS)
- PARK WEST (3,142 UNITS)
- RIVERTOWNE (2,100 UNITS)
- CHARLESTON NATIONAL (820 UNITS)



+35,000 RESIDENTS

*NORTH MOUNT PLEASANT



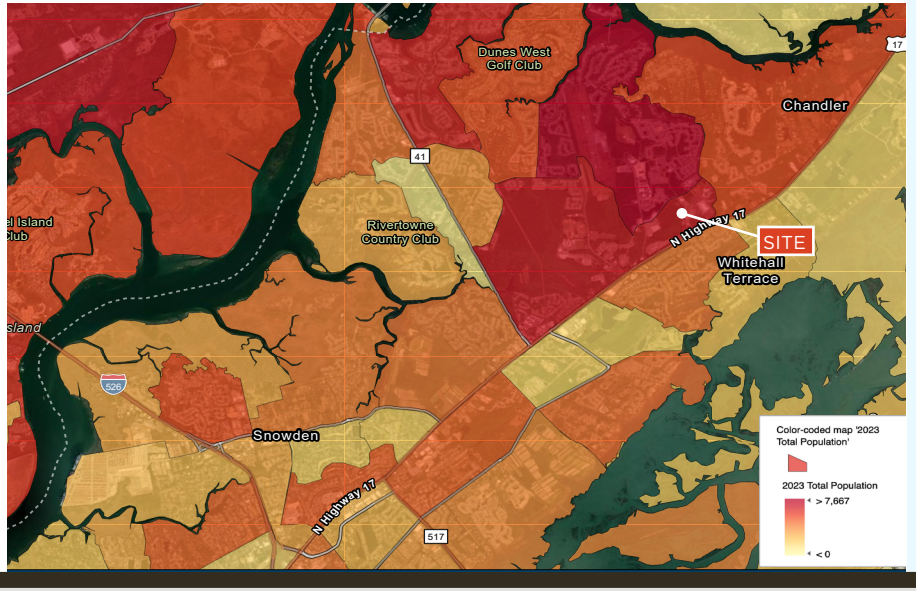


$118,978

AVERAGE DISPOSABLE INCOME

*NORTH MOUNT PLEASANT

POPULATION DENSITY



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