

AVAILABLE - FOR LEASE

CARNES STATION

1129 - 1135 SAINT JAMES AVENUE, SUMMERVILLE, SC 29486

RETAIL | OFFICE | MEDICAL



Area  
amenities:



OFFERED BY



(843) 856-4600  
www.belklucy.com

Blair Belk, CCIM  
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(843) 606-5449 — direct office  
(843) 709-9292 — mobile

Roddy Smith  
AND roddy.smith@belklucy.com  
(843) 834-7448 --- mobile



PROPERTY INFORMATION



PROPERTY DESCRIPTION

Belk | Lucy is pleased to present Carnes Station, a newly constructed retail center located in the heart of Carnes Crossroads. Construction is complete, and suites are now available for delivery in either cold dark shell condition with a tenant improvement allowance or vanilla shell condition. Available spaces range from 1,193 to 4,850 SF and include an end-cap suite with a grease trap, as well as drive-thru space ranging from 2,900 to 4,187 SF. Carnes Station is well suited for a variety of retail, medical, office, and restaurant users.

AREA DESCRIPTION

Carnes Crossroads continues to be one of the Charleston region's most active growth corridors and was recently named the 2025 Community of the Year by the National Association of Home Builders. With more than 5,000 homes planned for future development, the community is positioned for strong long-term residential and commercial growth. Situated near the intersection of Highway 176 and Highway 17A, Carnes Station provides convenient access to Summerville, Nexton, Goose Creek, and the broader Charleston market.

TERMS AND CONDITIONS

Size	1,193 - 4,850 sf
Rate	\$31.00-38.00/sf NNN
CAM, Taxes, and Ins. (est)	\$7.50/sf

DEMOGRAPHICS (5-MILE)

Population	116,1136
Households	43,554
Average Household Income	\$104,052
Traffic Count	26,000 VPD

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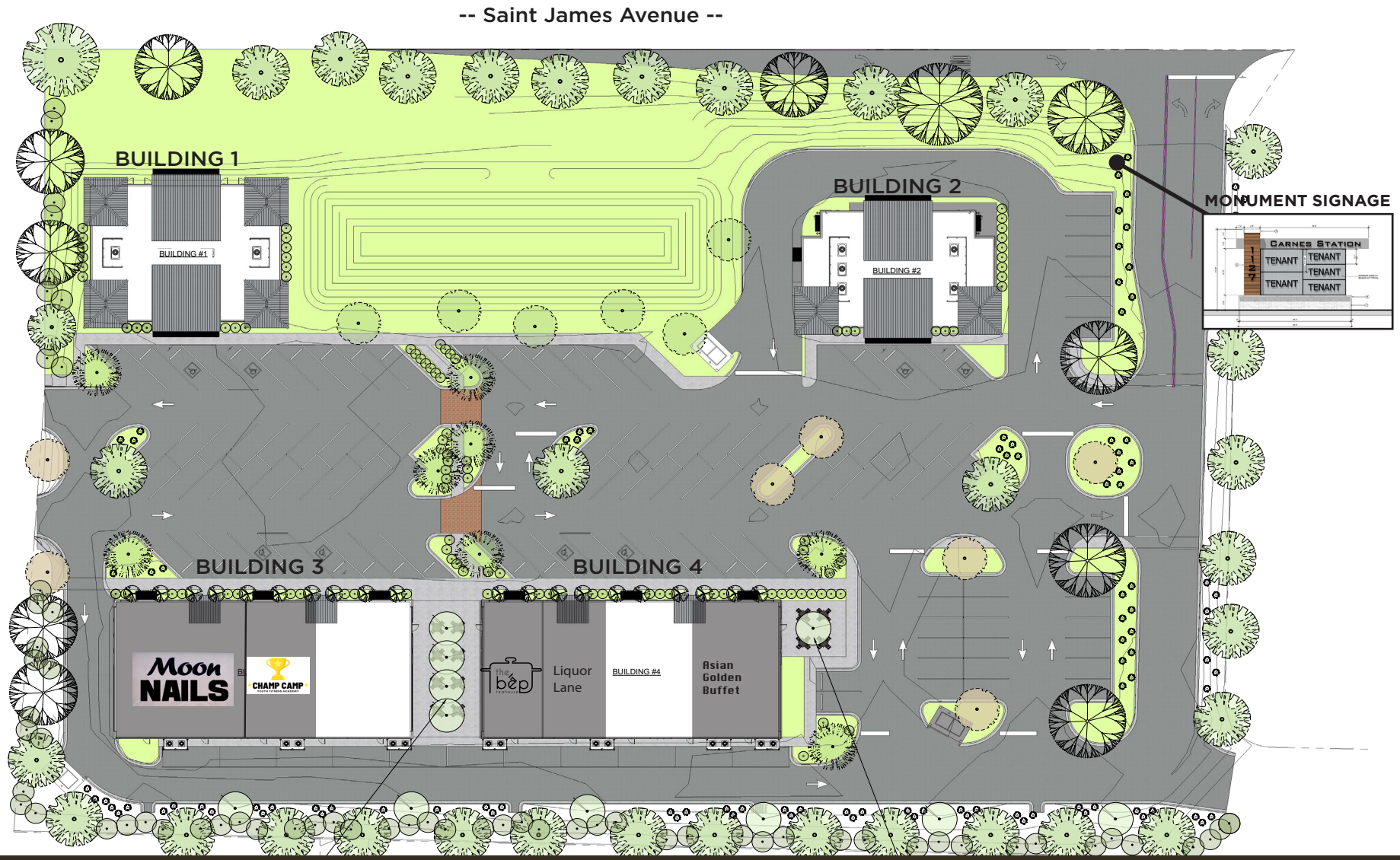


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SITE PLAN



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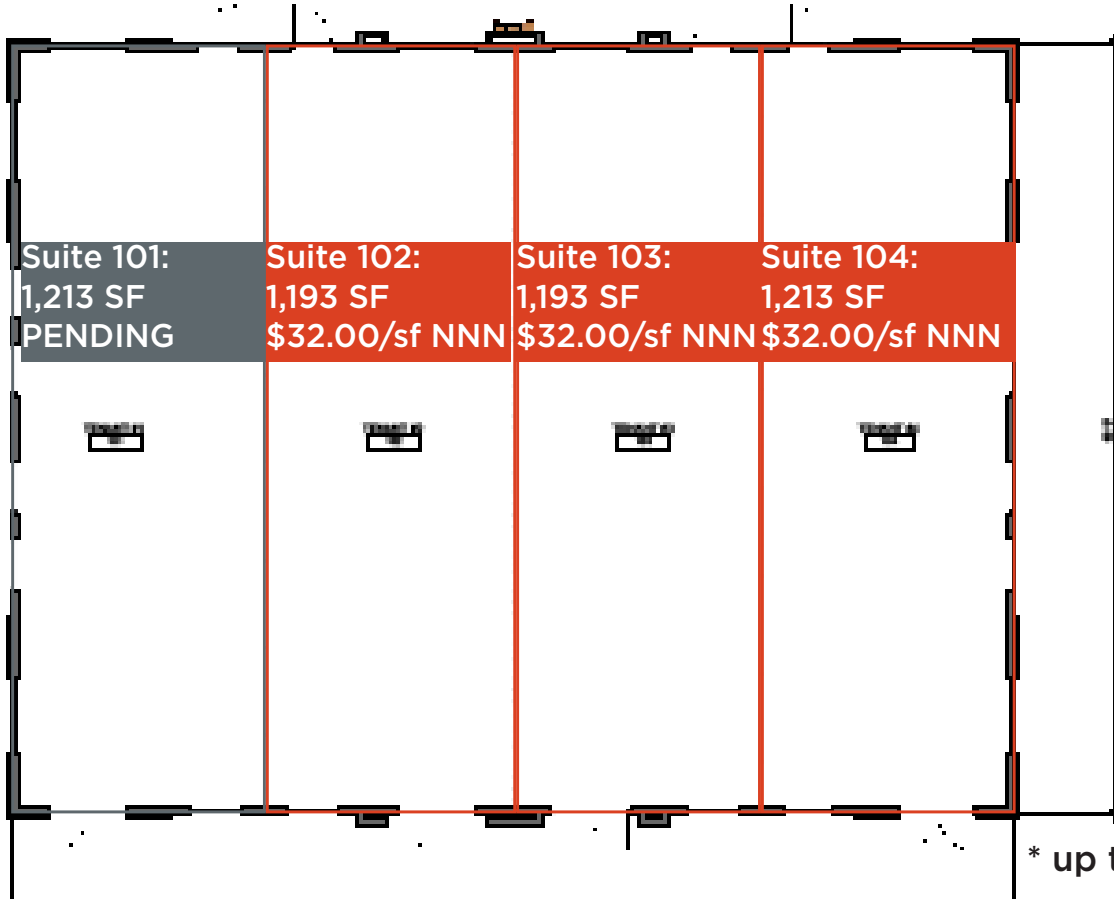
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### Building 1: 1135 Saint James Avenue

**UNDER  
CONSTRUCTION!!**



\* up to 4,850 SF available

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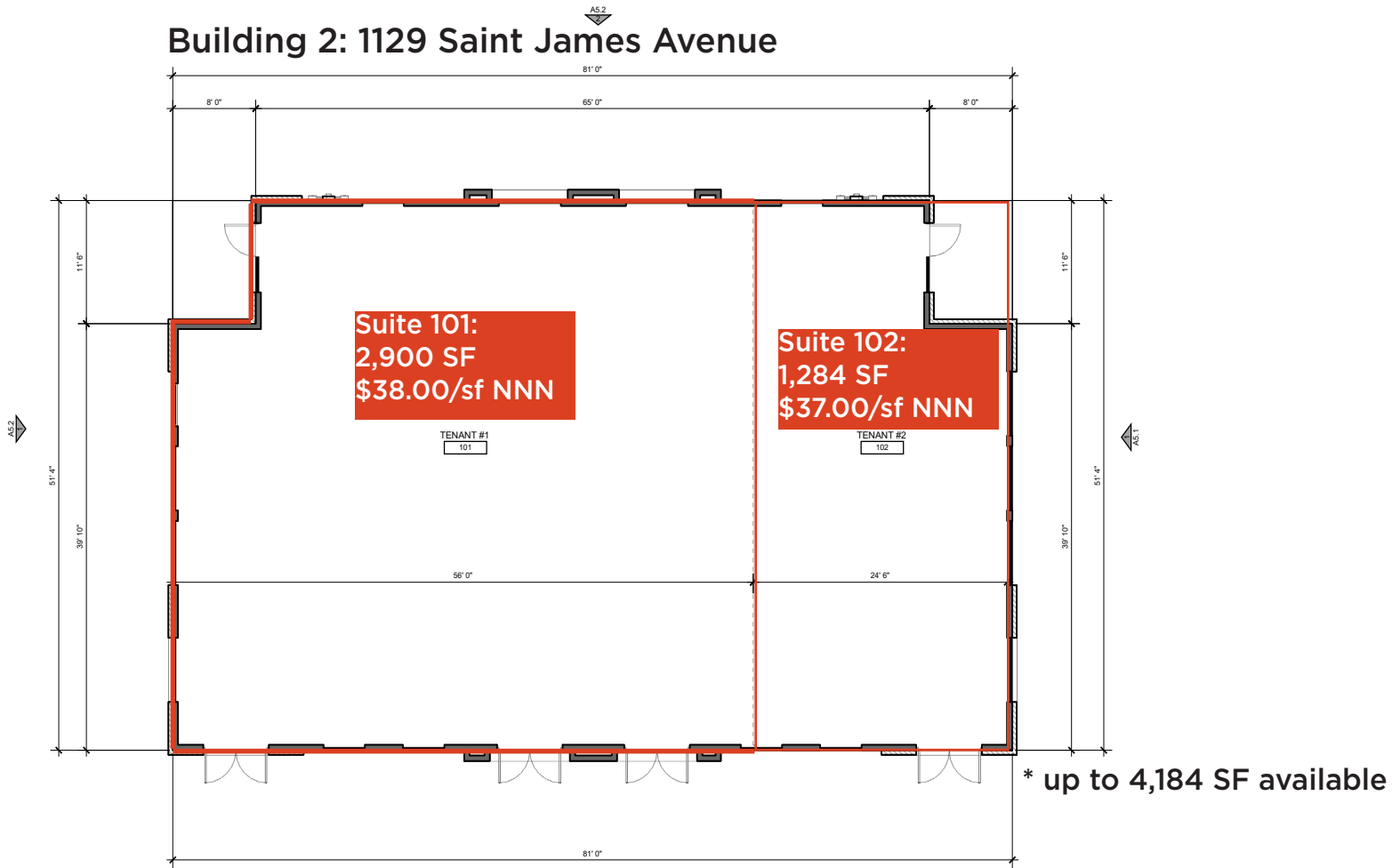
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### Building 2: 1129 Saint James Avenue



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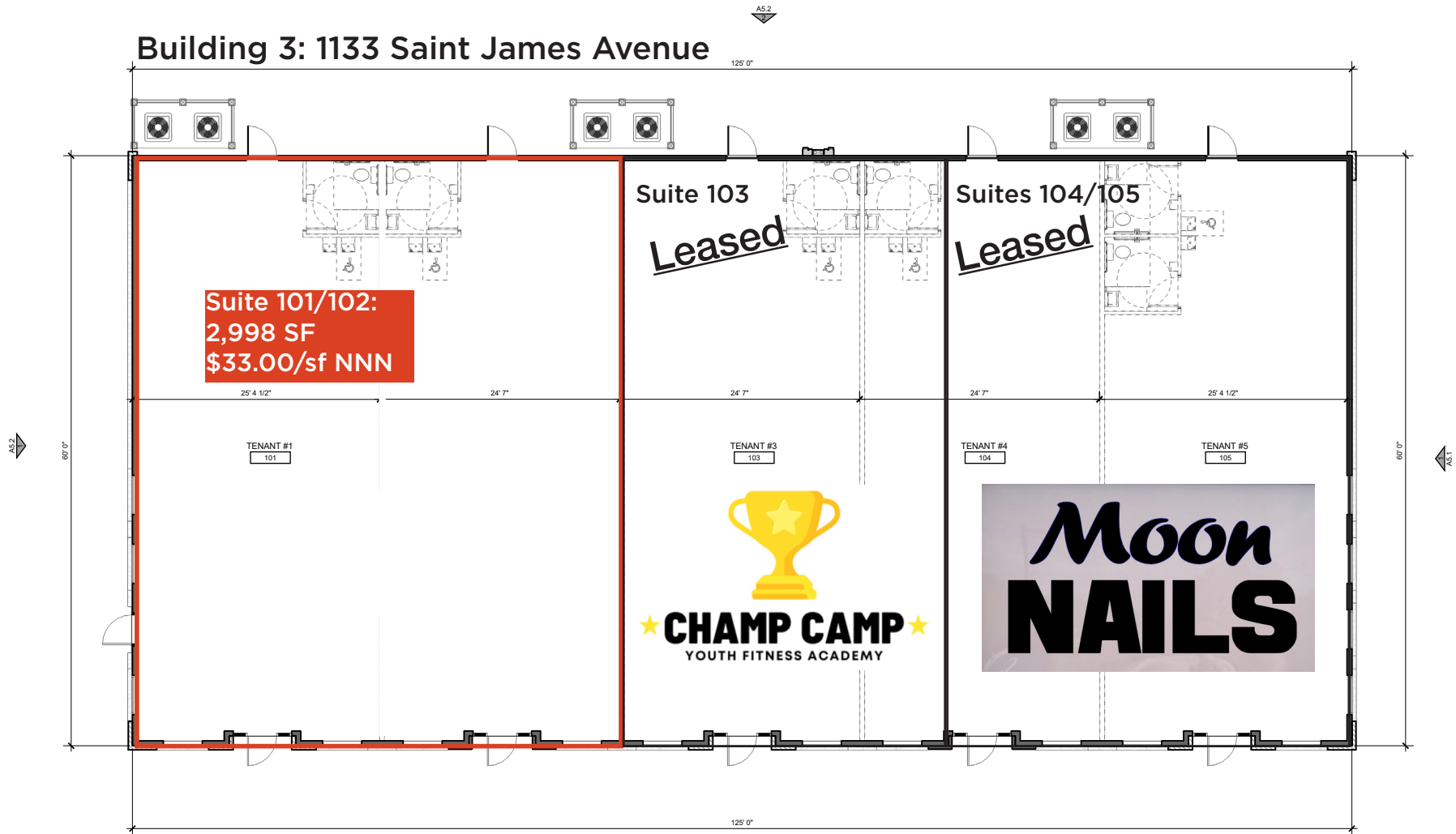
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### Building 3: 1133 Saint James Avenue



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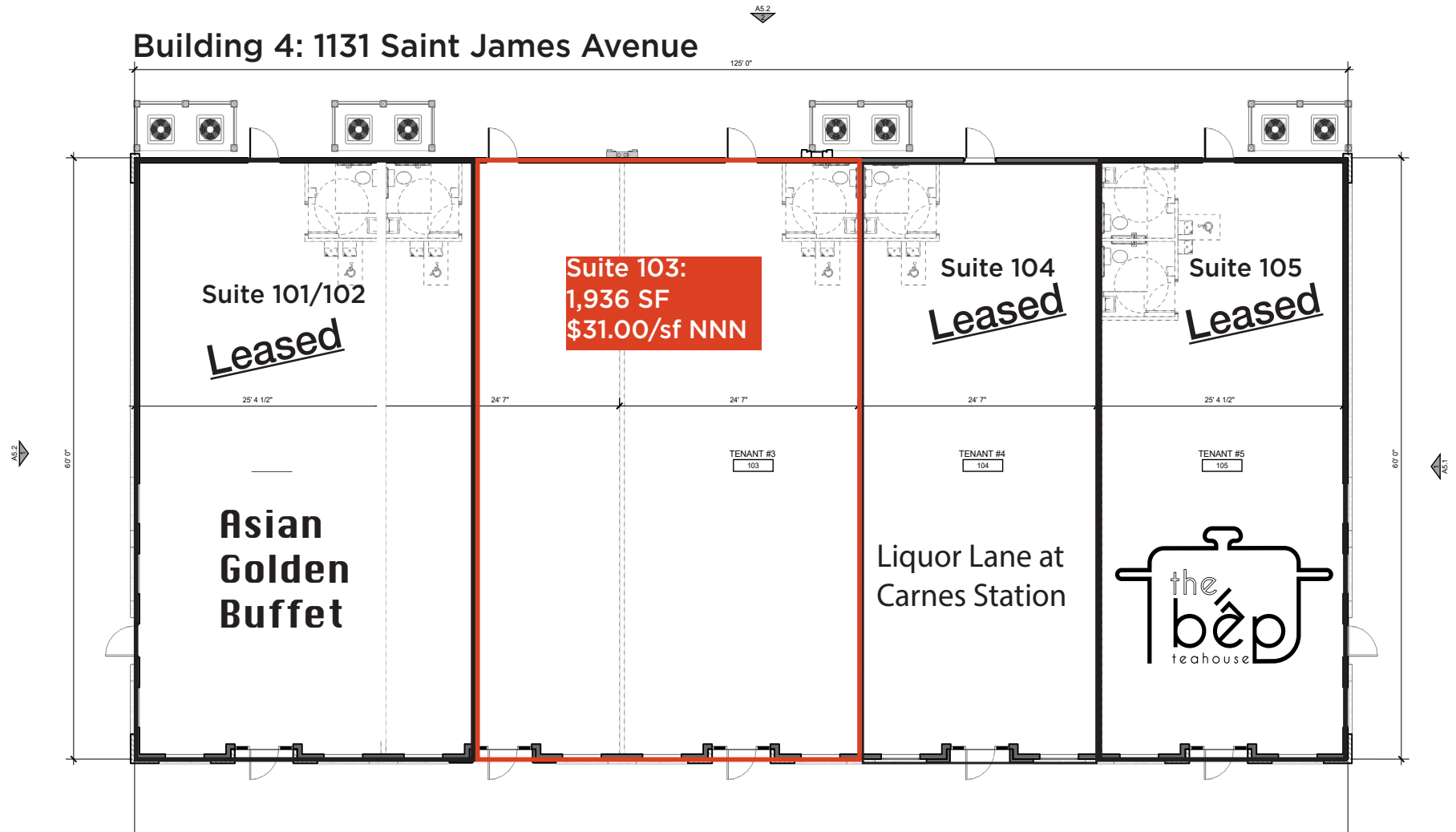
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Building 4: 1131 Saint James Avenue



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RENDERING



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