

THREE WAREHOUSES | 1.25 ACRES SUMMERVILLE

115 Entrance airport road | Summerville, SC

OFFERING MEMORANDUM



ALIGN'D
PROPERTIES

Three Warehouses | 1.25 Acres Summerville

CONTENTS

01 Executive Summary
Investment Summary

02 Location
Location Summary
Local Business Map
Major Employers Map
Traffic Counts

03 Property Description
Property Features
Property Images

04 Demographics
General Demographics
Race Demographics

*Exclusively Marketed
by:*

Mary Beth Wichlei
Align'd Properties
Principal / Broker in Charge
(843) 460-8999
marybeth@aligndpropertie
s.com
SC 52280 / FL 3393323



Brokerage License No.: 28499
<http://aligndproperties.com>



01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	115 Entrance airport road Summerville SC 29483
COUNTY	Dorchester
MARKET	Charleston
SUBMARKET	Summerville
BUILDING SF	7,821 SF
LAND ACRES	1.25
LAND SF	54,450 SF
YEAR BUILT	1997
APN	1220000025.000
OWNERSHIP TYPE	Fee Simple

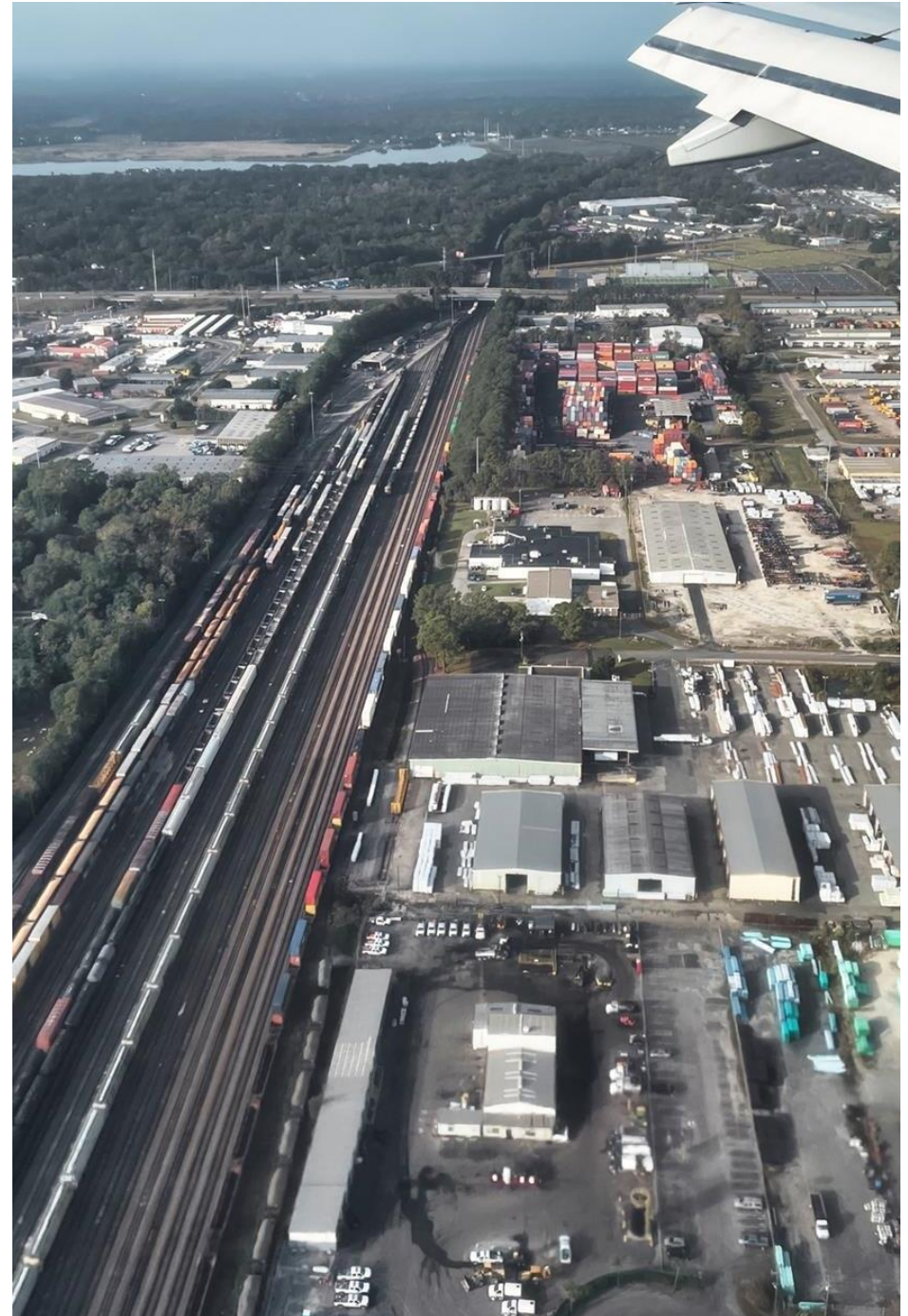
FINANCIAL SUMMARY

PRICE	\$2,072,000
PRICE PSF	\$264.93

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	6,308	58,041	142,259
2026 Median HH Income	\$68,239	\$78,374	\$81,530
2026 Average HH Income	\$101,036	\$101,766	\$103,204

[▶ PROPERTY VIDEO](#)



- Presenting a rare opportunity to acquire a multi-building industrial assemblage located along Airport Road in the rapidly expanding Summerville submarket of the Charleston MSA.

This offering consists of three industrial buildings totaling $\pm 7,821$ square feet situated across four primary parcels and two additional land parcels, for a combined site size of approximately ± 1.25 acres. The assets function as a cohesive industrial compound and must be sold collectively due to shared three-phase power infrastructure, creating a unique opportunity for users seeking scale, flexibility, and control.

The portfolio features a highly functional layout with six (6) slab-grade roll-up doors, including multiple oversized vertical fold doors (up to $\pm 44'$ wide)—a rare feature that enables access for large equipment, fleet operations, and specialized industrial uses. The combination of multiple structures, excess land, and strong utility capacity provides a level of operational flexibility that is increa



- Building 1 – 116 Airport Road
Parcel Size: ±0.12 acres
Building Size: ±1,666 SF
Clear Height: ±12'7"
Roll-Up Doors: (1) 44' x 9' vertical fold door

Building 2 – 115 Airport Road, Suite B

Parcel Size: ±0.91 acres
Building Size: ±1,498 SF
Clear Height: ±10'4"
Roll-Up Doors: (1) 10' x 9' slab-grade door

Building 3 – 115 Airport Road, Suite A

Parcel Size: Included within above parcel
Building Size: ±4,657 SF
Clear Height: ±12'7"
Roll-Up Doors:
(1) 44' x 9' vertical fold door
(1) 41' x 9' vertical fold door
(1) 8' x 6'10" slab-grade door

Additional Land

Two (2) parcels totaling ±0.22 acres
Suitable for yard space, outdoor storage, equipment staging, or future site reconfiguration

Key Investment Highlights

±7,821 SF across three buildings
±1.25 acres total site area
Six (6) slab-grade doors, including oversized vertical fold doors
Three-phase power servicing the entire assemblage
Ability to operate as a single-user compound or multi-tenant investment
Excess land



02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Traffic Counts

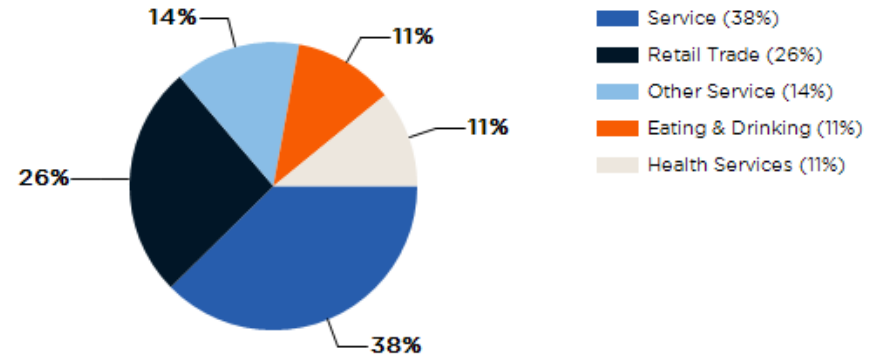
- This 3-building portfolio is strategically located in Summerville, South Carolina, within the rapidly expanding Charleston industrial corridor, offering exceptional access to major transportation routes and regional economic drivers. The properties benefit from proximity to Interstate 26 ($\pm 110,000$ VPD), a critical east-west logistics artery connecting the Port of Charleston to inland distribution hubs. Additional connectivity is provided via Jedburg Road ($\pm 11,380$ VPD) and Highway 78 ($\pm 16,000$ VPD), supporting efficient last-mile distribution and workforce accessibility.

The location is surrounded by a dense concentration of major employers and industrial users within a 10–100 mile radius, including Charleston International Airport, Boeing, Mercedes-Benz Vans, South Carolina Ports Authority, Bosch, Shimano, and WABCO. This proximity to global manufacturing and logistics hubs reinforces long-term demand for industrial space in the area.

- Within a 10-mile radius, the property is positioned near several of the region’s largest residential and employment centers, including Cane Bay and Nexton, which together account for over 16,000 households and continue to expand. The area is also anchored by major industrial and distribution users such as Volvo Cars, Redwood Materials, Amazon, and Walmart Distribution Center, further driving employment growth and industrial demand.

This strategic positioning at the intersection of population growth, infrastructure investment, and industrial expansion makes the portfolio an attractive long-term hold with strong fundamentals supporting tenant demand, rental growth, and future appreciation.

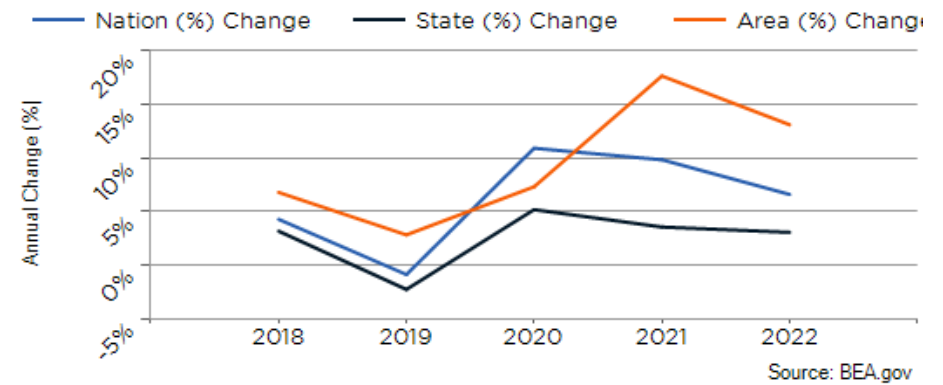
Major Industries by Employee Count



Largest Employers

Amazon Fulfillment Center	1,000
InterContinental Hotels Group (IHG)	600
Showa Denko Carbon, Inc.	273
Scout Boats, Inc.	250
Home2 Suites by Hilton Summerville	50
Corporate Jet Link, Ltd.	20
Rodan + Fields Consultant/Business Opportunity	10
Snagajob	10

Dorchester County GDP Trend





78

17



**INDUSTRIAL PORTFOLIO
SUMMERVILLE**

198 Thorpe Rd.
Summerville, SC 29483

Nexton/Carns

Goose Creek



SHIMANO

78

INTERSTATE
26

Point Hope

17



BOSCH

N Charleston

Hanahan



**CHARLSTON
INTERNATIONAL AIRPORT**

Park Circle

Daniel Island

Moun

BOEING

West Ashley
Downtown

CHARLESTON

Johns Island

James Island

REDWOOD
MATERIALS



Walmart
Distribution Center



Scout
BOATS



amazon
fulfillment



NEXTON
8,500 Approx. HH



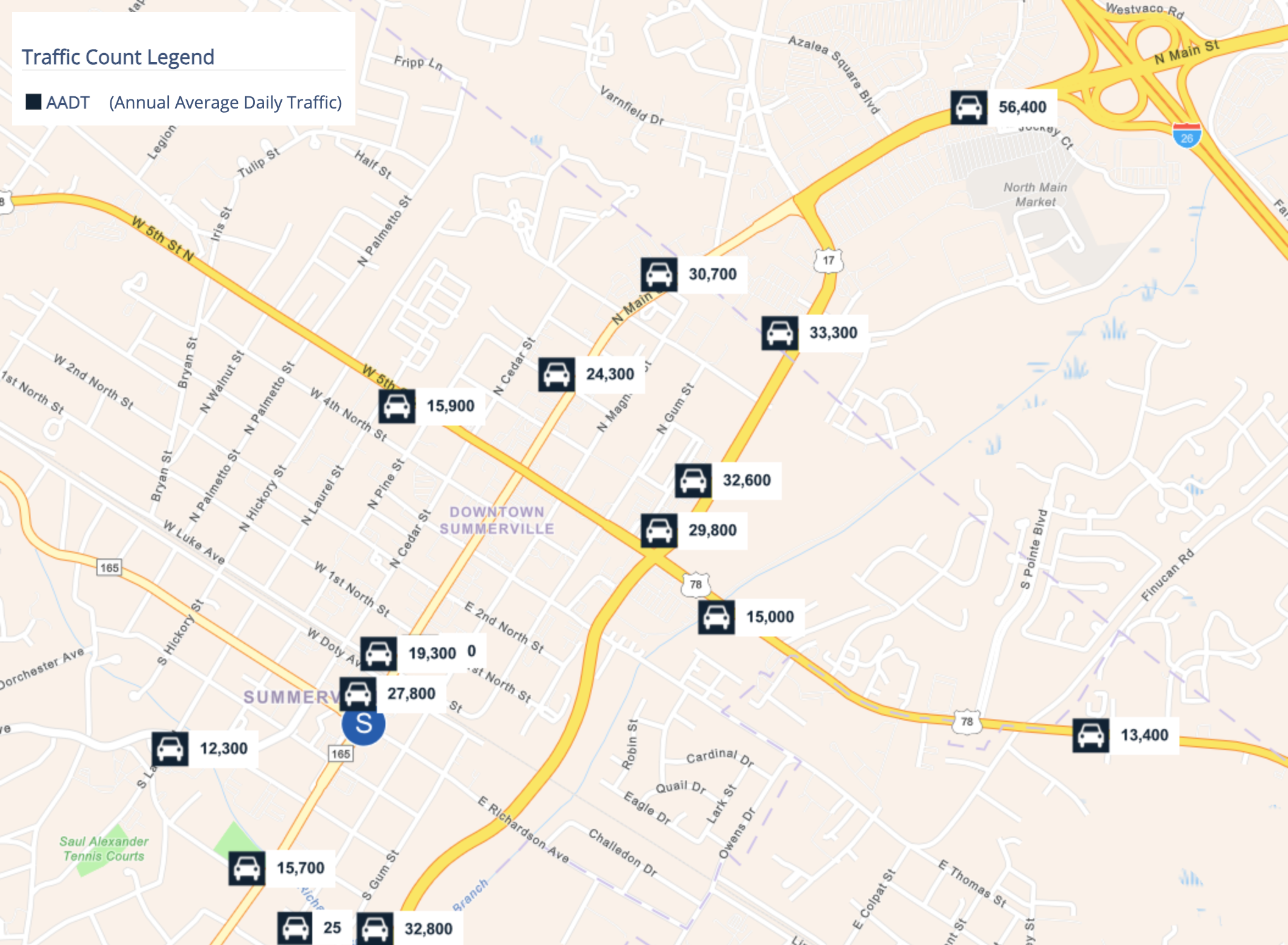
INDUSTRIAL PORTFOLIO
SUMMERVILLE

198 Thorpe Rd.
Summerville, SC 29483



Traffic Count Legend

■ AADT (Annual Average Daily Traffic)





03 Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	7,821
LAND SF	54,450
LAND ACRES	1.25
YEAR BUILT	1997
# OF PARCELS	1
ZONING TYPE	CLI
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
DOCK HIGH DOORS	No
GRADE LEVEL DOORS	6 Total see discription
FENCED YARD	Yes -privacy
NUMBER OF PARCELS	4

MECHANICAL

HVAC	yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Phase 3 480Y/277V /600 AMPS
LIGHTING	Florescent

CONSTRUCTION

FOUNDATION	Slab
ROOF	Metal









04

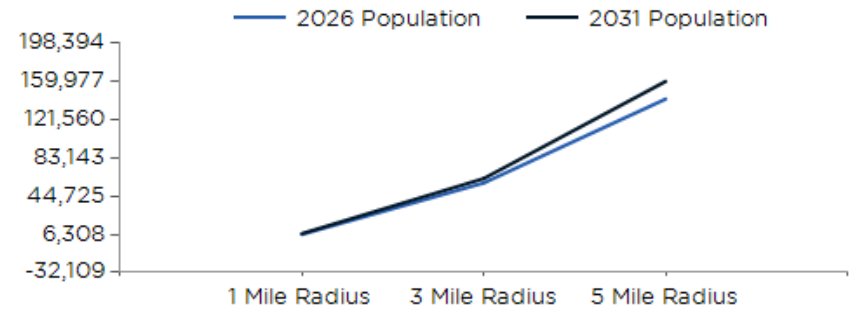
Demographics

General Demographics

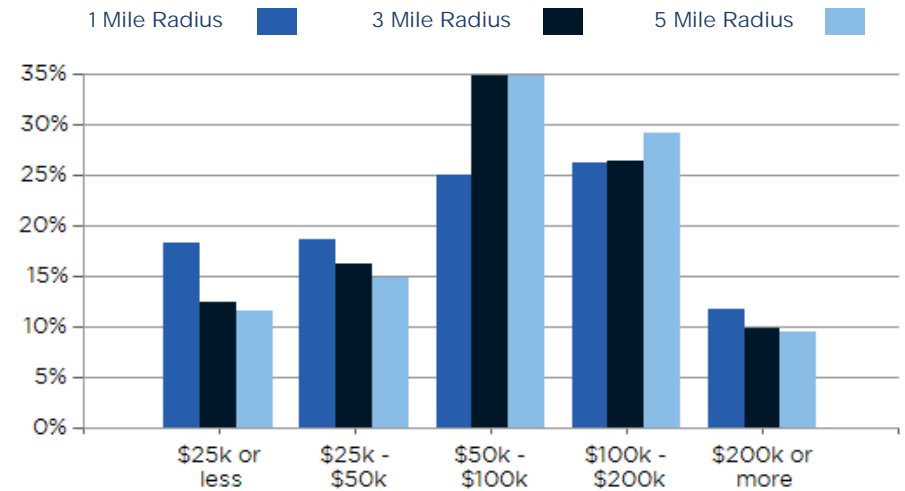
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,180	38,225	82,556
2010 Population	5,356	48,808	111,925
2026 Population	6,308	58,041	142,259
2031 Population	7,106	62,459	159,977
2026 African American	1,797	13,069	31,604
2026 American Indian	27	316	938
2026 Asian	62	890	2,673
2026 Hispanic	371	4,456	12,900
2026 Other Race	178	1,812	5,974
2026 White	3,784	36,950	88,392
2026 Multiracial	454	4,917	12,455
2026-2031: Population: Growth Rate	12.05%	7.40%	11.90%

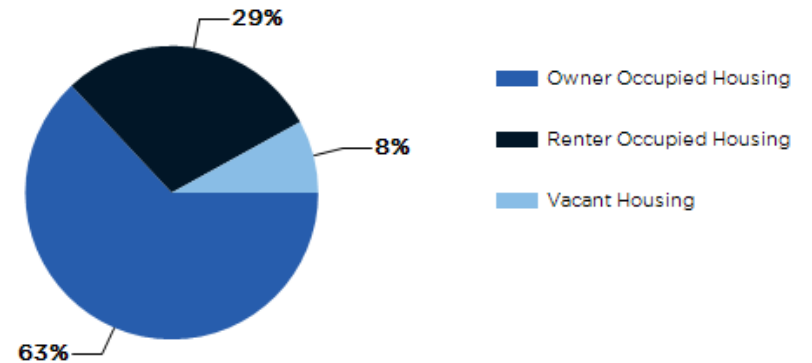
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	295	1,743	3,845
\$15,000-\$24,999	193	1,220	2,635
\$25,000-\$34,999	227	1,825	3,952
\$35,000-\$49,999	267	2,021	4,378
\$50,000-\$74,999	396	4,334	10,161
\$75,000-\$99,999	268	3,921	9,353
\$100,000-\$149,999	439	4,379	11,689
\$150,000-\$199,999	257	1,895	4,671
\$200,000 or greater	311	2,346	5,389
Median HH Income	\$68,239	\$78,374	\$81,530
Average HH Income	\$101,036	\$101,766	\$103,204



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

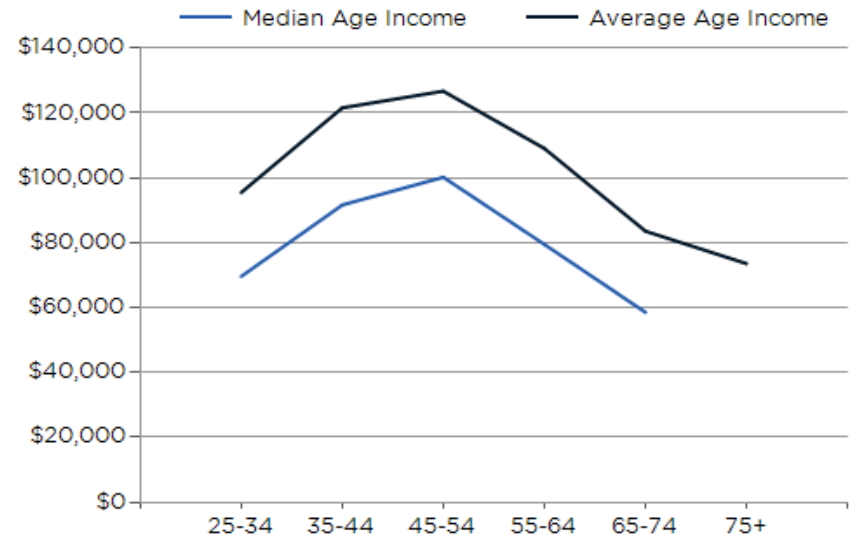
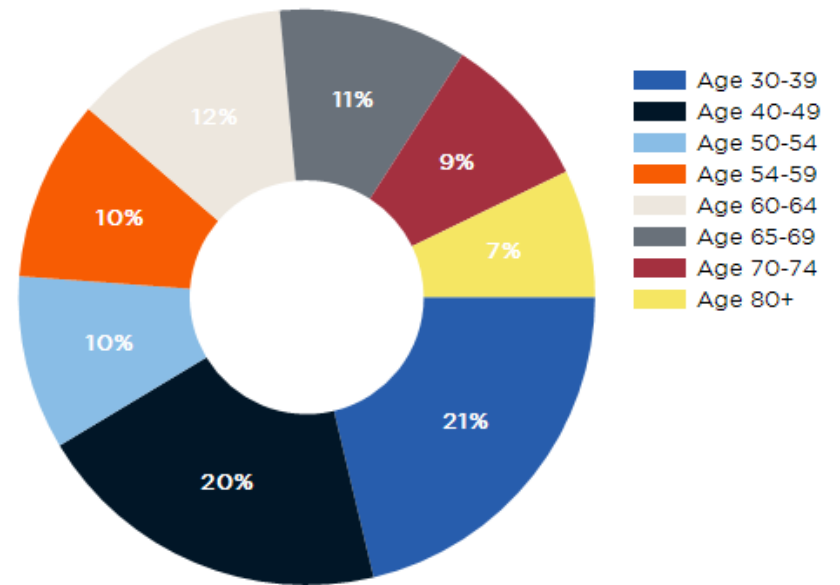


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	390	4,124	10,352
2026 Population Age 35-39	413	4,184	10,305
2026 Population Age 40-44	422	4,061	10,293
2026 Population Age 45-49	337	3,407	8,786
2026 Population Age 50-54	369	3,414	8,394
2026 Population Age 55-59	384	3,424	8,238
2026 Population Age 60-64	459	3,724	8,457
2026 Population Age 65-69	399	3,302	7,558
2026 Population Age 70-74	330	2,797	6,091
2026 Population Age 75-79	271	2,243	4,783
2026 Population Age 80-84	174	1,269	2,782
2026 Population Age 85+	136	987	1,949
2026 Population Age 18+	4,919	45,081	108,891
2026 Median Age	42	40	38
2031 Median Age	42	41	39

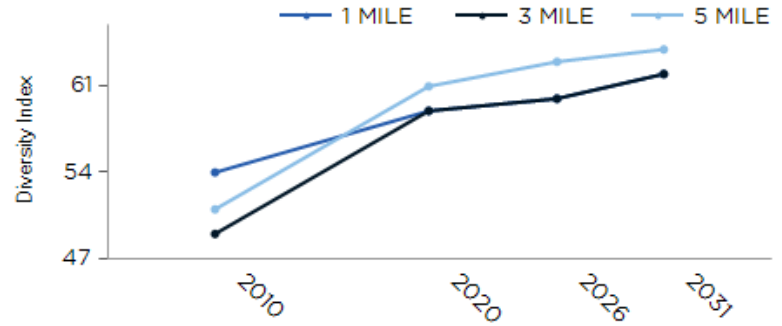
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,599	\$80,281	\$83,621
Average Household Income 25-34	\$95,477	\$98,663	\$101,359
Median Household Income 35-44	\$91,641	\$92,401	\$96,617
Average Household Income 35-44	\$121,587	\$118,302	\$118,952
Median Household Income 45-54	\$100,194	\$92,376	\$98,784
Average Household Income 45-54	\$126,737	\$118,316	\$119,156
Median Household Income 55-64	\$79,492	\$84,530	\$87,083
Average Household Income 55-64	\$109,078	\$110,865	\$110,512
Median Household Income 65-74	\$58,530	\$68,434	\$67,921
Average Household Income 65-74	\$83,570	\$89,557	\$89,882
Average Household Income 75+	\$73,559	\$70,810	\$69,954

Population By Age

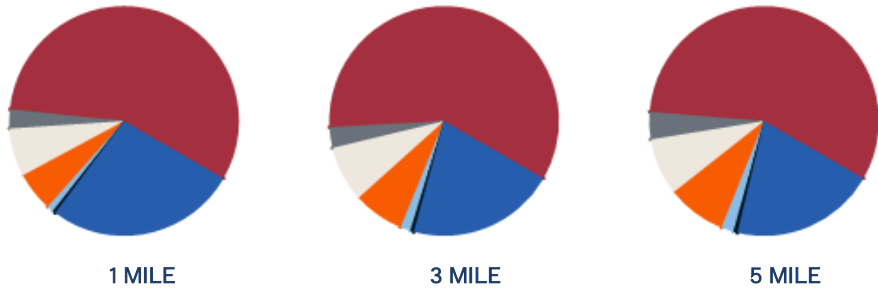


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	62	62	65
Diversity Index (current year)	60	60	63
Diversity Index (2020)	59	59	61
Diversity Index (2010)	54	49	51

POPULATION DIVERSITY



POPULATION BY RACE

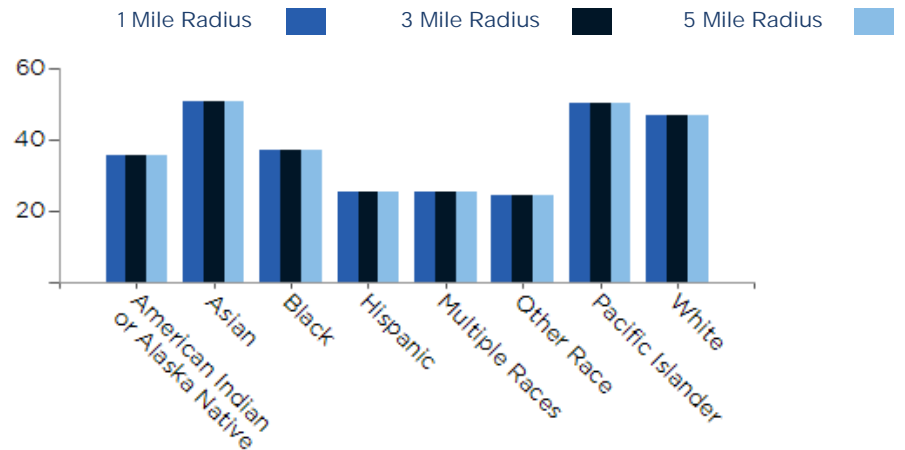


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	27%	21%	20%
American Indian	0%	1%	1%
Asian	1%	1%	2%
Hispanic	6%	7%	8%
Multiracial	7%	8%	8%
Other Race	3%	3%	4%
White	57%	59%	57%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	36	37
Median Asian Age	51	42	41
Median Black Age	37	35	35
Median Hispanic Age	26	27	27
Median Multiple Races Age	26	27	26
Median Other Race Age	24	29	28
Median Pacific Islander Age	50	39	35
Median White Age	47	44	42

2026 MEDIAN AGE BY RACE



Three Warehouses | 1.25 Acres Summerville

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Exclusively Marketed by:

Mary Beth Wichlei

Align'd Properties

Principal / Broker in Charge

(843) 460-8999

marybeth@aligndproperties.com

SC 52280 / FL 3393323

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