

SOUTH ISLAND MARKET



NOW LEASING

3791 Betsy Kerrison Parkway
Johns Island, SC 29455

FOR MORE DETAILED INFORMATION PLEASE CONTACT:

Tim Rowley | Senior Vice President | 843.364.5716 | trowley@cbcatlantic.com

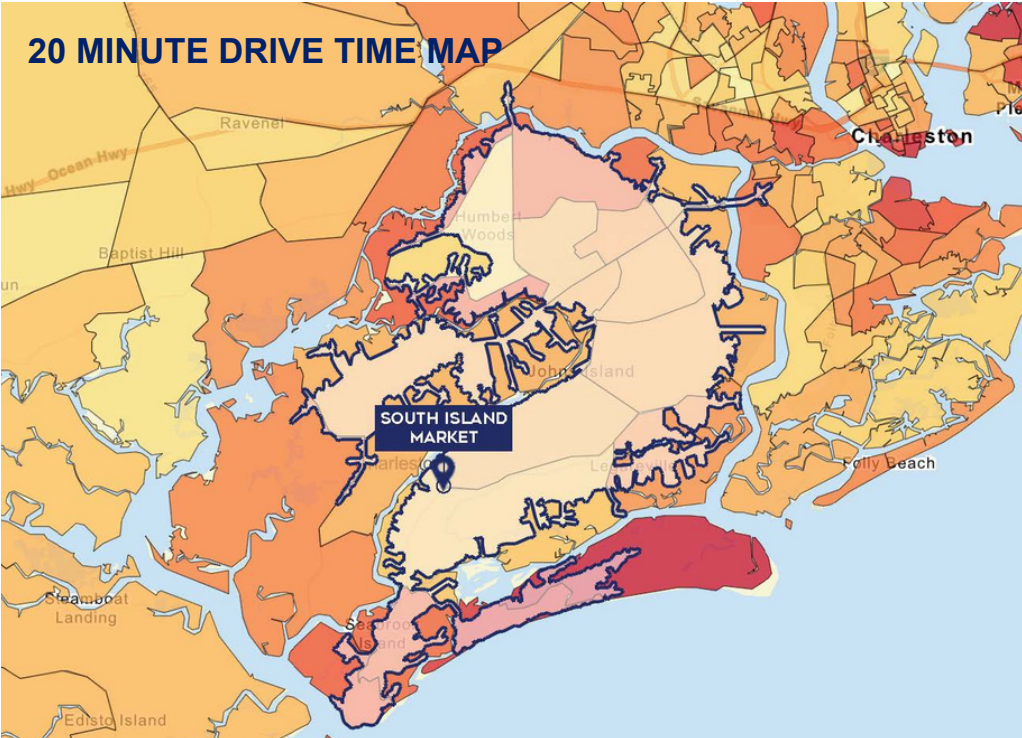
Hannah Kamba | Senior Broker | 843.697.8168 | hkamba@cbcatlantic.com



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

EXECUTIVE SUMMARY

20 MINUTE DRIVE TIME MAP



PRICE
\$55 PSF NNN



ZONING
Charleston PD-
Planned Development



CURRENTLY AVAILABLE
20,770 SF in Phase I
1,398-5,950 SF spaces
available



COUNTY
Charleston



TAX ID
202-00-00-073



VEHICLES PER DAY
SCDOT 24,896 VPD



401-CAFE/BISTRO
2,056 SF includes
outdoor patio and grease trap



303- FULL SERVICE RESTAURANT
3,403 - 4,832 SF includes
outdoor patio & grease trap



502 - MEDICAL, WELLNESS, FITNESS
2,485 SF

PROPERTY OVERVIEW

Discover a blend of understated elegance and modern convenience at South Island Market, a distinctive new mixed-use development on Lower Johns Island, 20-minutes south of Charleston. Crafted by the renowned team behind the acclaimed Freshfields Village, this exceptional project offers a curated collection of retail shops, inviting dining options, exclusive services, and thoughtfully designed townhomes. A haven for both locals and visitors, South Island Market provides a welcoming atmosphere where discerning tastes are met with timeless appeal.

SOUTH ISLAND MARKET

+/- 34-acre mixed use development with 79 luxury townhomes and approximately 82,000 SF of retail, restaurant, and office space.



SUITE	SF	SUITE	SF	SUITE	SF	SUITE	SF	SUITE	SF
101	2,700	401	2,056	601	1,620	621	1,203	701	2,355
102	2,650	402	1,398	602	1,140	622	1,173	702	2,325
201	3,200	403	1,398	603	1,140	623	1,173	703	2,325
202	1,305	404	1,398	604	1,140	624	1,396	704	2,355
203	1,445	405	1,430	605	1,527	625	1,396	801	2,702
301	12,156	501	2,487	606	1,770	626	1,173	802	2,777
302	1,430	502	2,485	607	2,130	627	1,173	803	2,812
303	3,403	503	5,000			628	1,203		

BETSY KERRISON PKWY +/- 24,896 VPD

- AVAILABLE
- PENDING LEASE
- LEASED
- PHASE 2 AVAILABLE AT A FUTURE DATE



3506 W Montague Ave Suite 200 North
Charleston, SC 29418 843.744.9877
cbcatlantic.com | cbcretailatlantic.com

*APPROXIMATE SQUARE FOOTAGE SUBJECT TO CHANGE. BUILDINGS 6-8 PHASE 2 AVAILABLE AT A FUTURE DATE.

*SQUARE FOOTAGE IS BASED ON RECENT DRAFT OF THE SITE PLAN AND ARE SUBJECT TO VERIFICATION AND CHANGE. UPDATED AS OF 8.25.2026

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