



# AVIAN COMMONS

## COMMERCIAL + RETAIL OPPORTUNITIES

**FOR MORE INFORMATION:**

**JUSTIN ROSS**

Vice President

843-203-1055

JRoss@Lee-Associates.com



# AVIAN COMMONS

## YOUR SITE IS READY

Camp Hall is a 6,800-acre world class commerce park, designed to help recruit new business, grow existing industry, and to improve the Charleston business climate. At the core of Camp Hall is **Avian Commons**, with 10 acres of fully-entitled land for sale in Phase 1, it will become the retail + office center of this exciting new community.

The vision is focused on delivering a thriving collection of small businesses and conveniences designed to meet the modern demands of the workforce and help balance the necessities of daily life. And that workforce is booming: there are +/- 4,500 Volvo Car USA employees currently on site, and an industrial footprint of 5 million square feet. Camp Hall is projected to generate nearly 9 million square feet of additional building facilities by 2035 as it continues to diversify its industry mix, and will have +/- 15,000 daily workers on site.

Avian Commons will be the heart of Camp Hall, where employees can easily connect – to everyday errands, to nature, and to each other. This is the backdrop for businesses seeking to serve the workforce and become a foundational part of Camp Hall's future.



+/- 15,000 DAILY CAMP HALL WORKERS AT FULL BUILDOUT



ONLY COMMERCIAL LAND WITHIN CAMP HALL OPEN TO THE PUBLIC



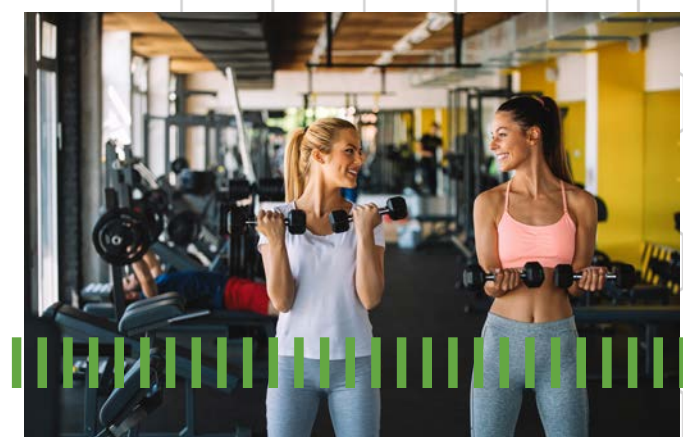
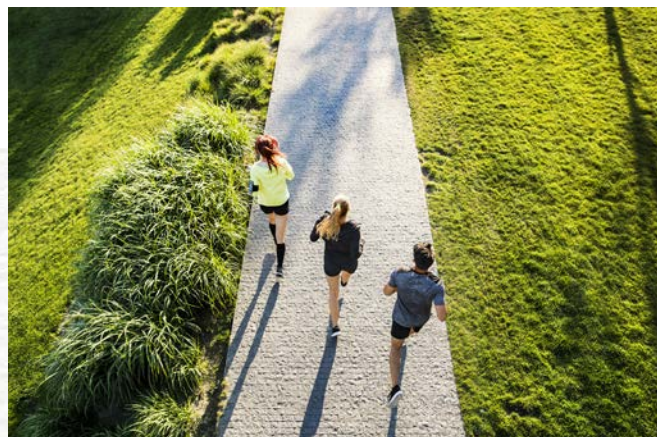
FULLY ENTITLED, WITH ZONING, SITE PERMITS + PREGRADING IN PLACE



BECOME PART OF A REGION-TRANSFORMING PROJECT



**\*CONCEPTUAL SITE RENDERINGS**



# PHASE 1 - PRELIMINARY SITE PLAN



# SPEC OPPORTUNITIES

## BUILDING A

### BUILDING A

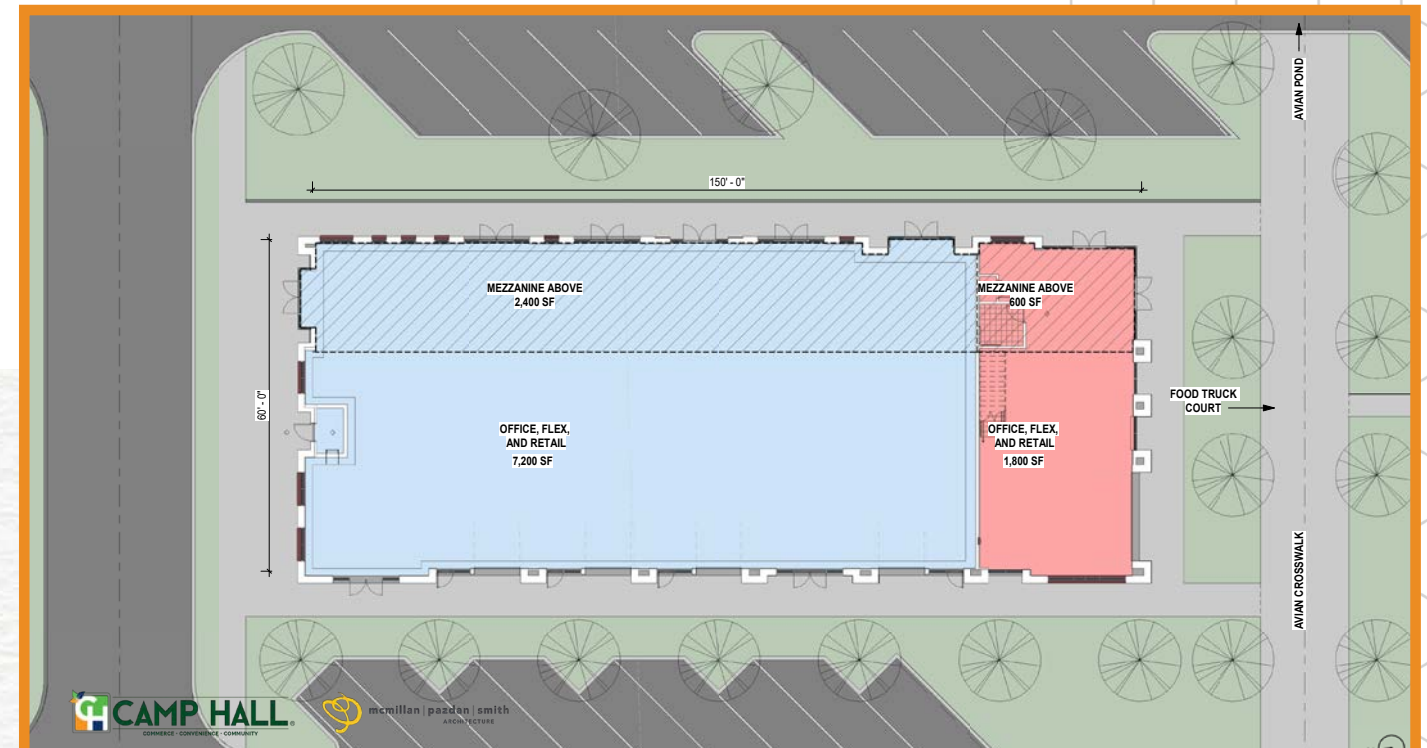
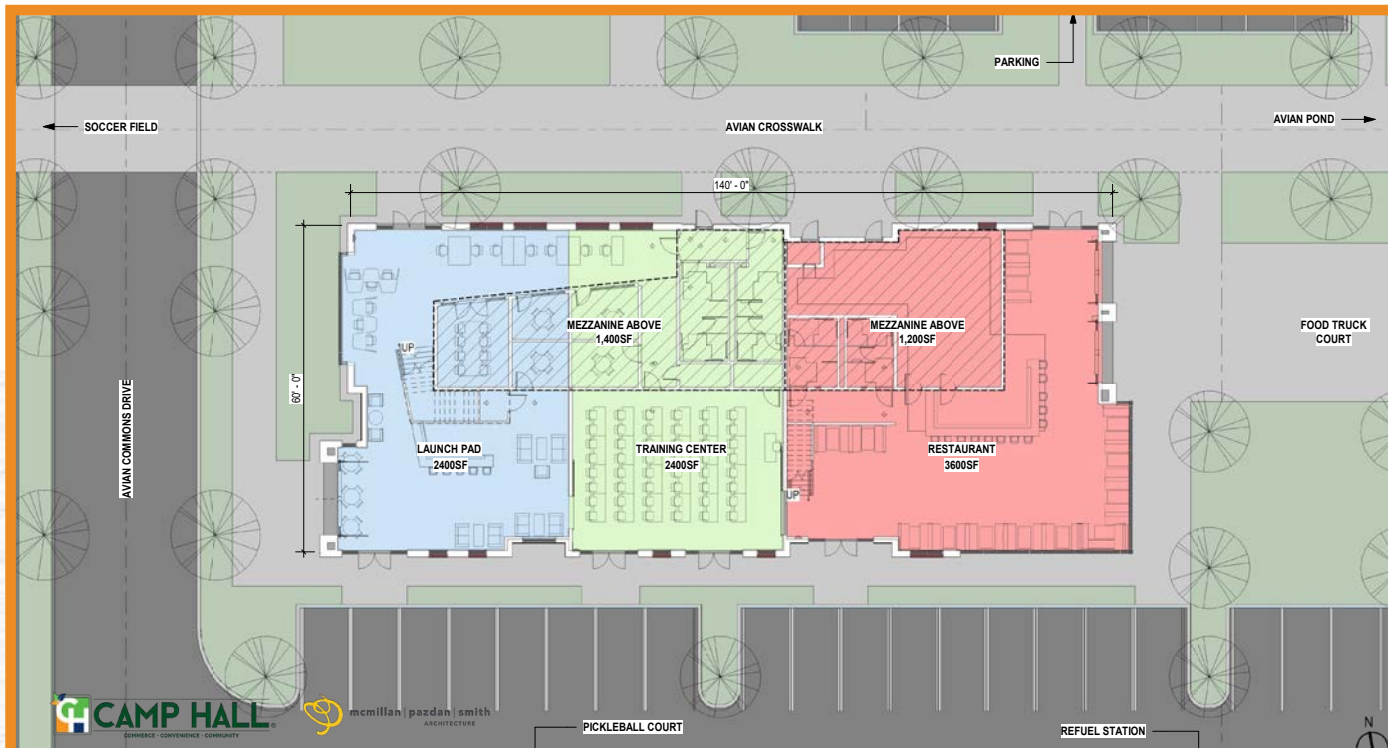
BUILDING SQF : 11,000 SF  
GROUND FLOOR : 8,400 SF  
MEZZANINE : 2,600 SF  
BAY SIZE : 20' X 60'



## BUILDING B

### BUILDING B

BUILDING SQF : 12,000 SF  
GROUND FLOOR : 9,000 SF  
MEZZANINE : 3,000 SF  
BAY SIZE : 20' X 60'



# PROPERTY PHOTOS

- TRAILS FOR EXPLORATION, EXERCISE + CONNECTIVITY
- OFFERING SPACE TO GATHER + CELEBRATE
- BALANCING WORK WITH NECESSITIES OF DAILY LIFE



“

THE ARCHITECTURE IS  
INTENDED TO EMBODY  
PRECISION, SLEEKNESS  
AND INNOVATION.

”



# INTRODUCING... REFUEL

OPENED MARCH 2025

Camp Hall has officially welcomed its first business at Avian Commons with the opening of Refuel Operating Co. LLC, bringing fuel, food and everyday essentials to the area.

Founded in 2008, North Charleston-based Refuel is a premium retail fuel distribution and convenience store brand, proudly operating across the markets of South Carolina, North Carolina, Mississippi, Texas, and Arkansas.

“This is a significant step in the development of Camp Hall,” said Marty Watson, Santee Cooper’s Chief Commercial Officer. “Bringing Refuel to the center of Avian Commons is just the beginning of delivering on our promise of creating a one-of-a-kind commerce park where people, nature and productivity connect.”

Located at 309 Avian Pavilion Lane, near Volvo Car Drive and the I-26 interchange, Refuel offers a full range of convenience items, its famous Hot N’ Crispy Chicken, grab-and-go bites, and fuel services, providing a key resource for workers, residents and travelers in the region. Store hours are Monday through Saturday: 5 a.m. to 10 p.m. and Sunday from 6 a.m. to 10 p.m. The store also features a deli serving fresh meals from 5 a.m. to 2 p.m. Monday through Saturday and Sunday from 6 a.m. to 2 p.m.



# COMING SOON... REDWOOD MATERIALS

In late 2022, Redwood Materials announced its \$3.5B investment to establish operations in Berkeley County, marking the largest economic development announcement in the history of South Carolina. The company expects to create 1,500 new jobs over the next 10 years.

Created in 2017, Redwood is the first company in the world that recycles used electric vehicle batteries and other types of batteries to extract crucial components that can then be sent to car manufacturers to be put into new electric vehicle batteries. Currently, those components exclusively come from Asia.

- **\$3.5B Investment at Camp Hall**
- **1,500 jobs will be created**
- **100 GWh of battery material annually at full-scale**
- **24/7 production by end of 2025**



# CAMP HALL MASTER PLAN

The next-generation commerce park, Camp Hall is an unparalleled center for people and business. The masterplan provides site-specific industrial development opportunities ranging from 6 – 600+ acres, amidst a trove of natural beauty. Camp Hall has been thoughtfully designed to offer world-class accessibility, connectivity, cutting-edge technology, and flexibility to meet employer and employee needs. The next generation of industrial and office users will find everything they need, and so much more at Camp Hall.



CAMP HALL IS A NEXT-GENERATION COMMERCE PARK  
READY FOR ITS NEXT STAGE.



GLOBALLY  
ACCESSIBLE

TECHNOLOGICALLY  
ADVANCED

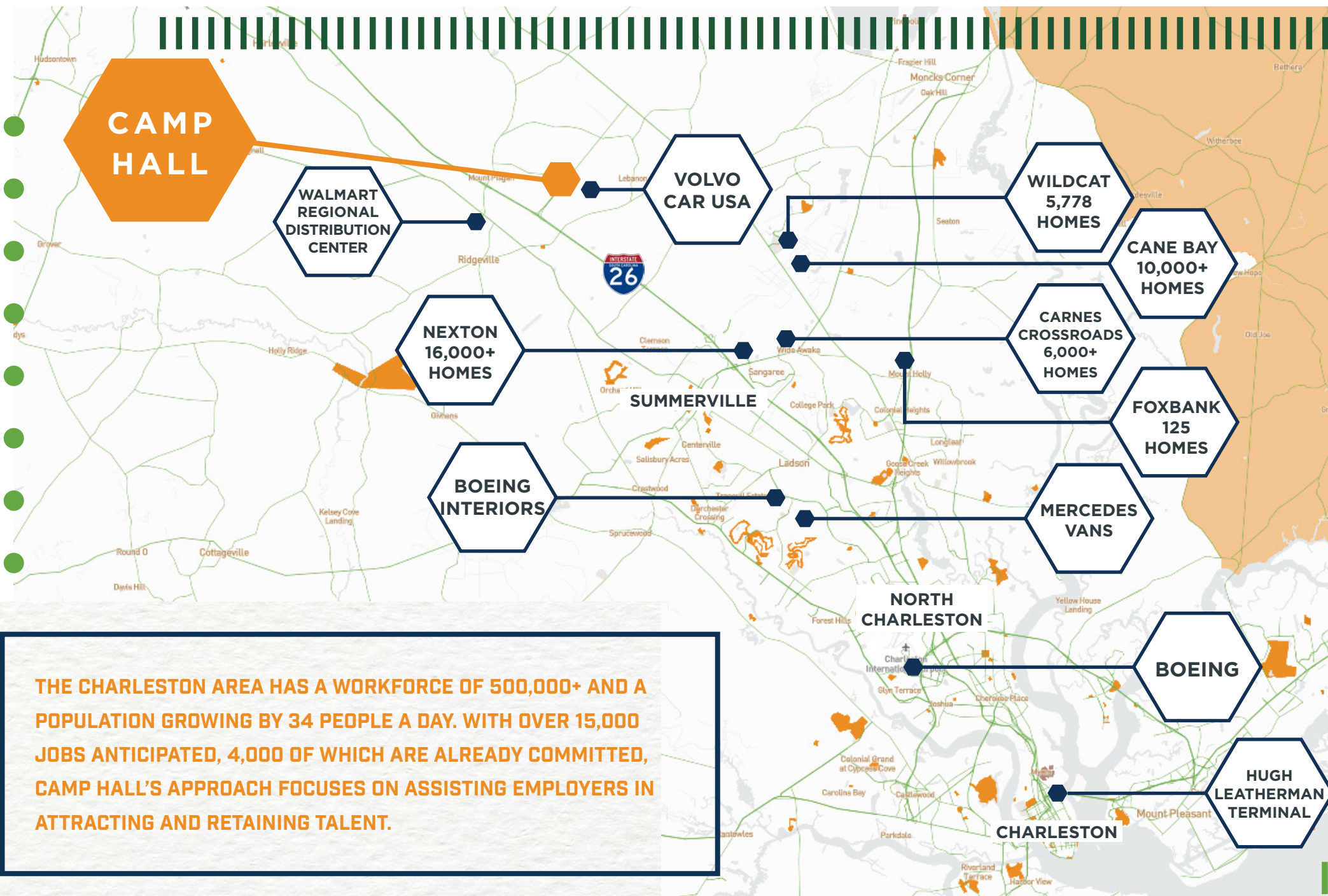
+/- 15,000 JOBS AT  
FULL BUILDOUT

COMMITTED TO  
SUSTAINABILITY



# MARKET OVERVIEW

CAMP HALL IS WELL-POSITIONED TO CAPITALIZE ON NEARBY RESIDENTIAL & WORKFORCE GROWTH



1,000,000 POPULATION WITHIN 60-MINUTE DRIVE OF CAMP HALL

500,000+ CHARLESTON REGION WORKFORCE

34 NEW RESIDENTS IN CHARLESTON MSA PER DAY

BRAND NEW I-26 INTERCHANGE PROVIDES DIRECT ACCESS

8 OF THE TOP-10 SELLING RESIDENTIAL COMMUNITIES LOCATED WITHIN 30 MIN DRIVE



# INSPIRATION PROJECTS

DRAWING INSPIRATION FROM OTHER WORLD-CLASS DEVELOPMENTS, AVIAN COMMONS WILL AIM HIGH. THE MAIN MOTIVATOR: MAKING ROOM FOR PEOPLE TO CONVEENE AND CONNECT.



## TEGA CAY MIXED-USE

### Tega Cay, SC

A new mixed-use project is that will include 600 new homes, retail, commercial, and green space.



## MARKET COMMON

### Myrtle Beach, SC

A unique mix of locally-owned retailers and restaurants coming together along an idyllic pedestrian passageway



## ROCK HILL MIXED-USE

### Rock Hill, SC

Mixed-use village as a true live, work, and play destination offering entertainment, shopping, and residences



## FRESHFIELDS VILLAGE



### Johns Island, SC

Just minutes from some of the most incredible beaches on the East Coast, Freshfields Village is a community crown jewel. This outdoor town center has an eclectic mix of local boutiques, dining establishments, and services amongst unique architecture and beautiful courtyard patios.

## PACIFIC BOX + CRATE



### Charleston, SC

Pacific Box and Crate, a multi-use development in Charleston's evolving Upper Peninsula, occupies a nearly 10-acre footprint along King Street. It features multi-tenant uses that including a high-tech software company, general office, and brewery with a charcuterie restaurant and tasting room.



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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

 **Santee Cooper**

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