



# Daniel Island

Charleston, South Carolina



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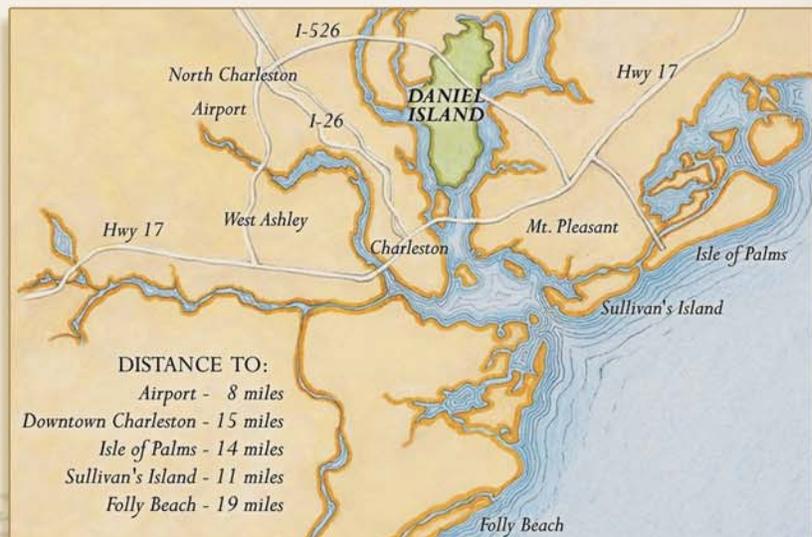
Daniel Island is an island town located within historic Charleston, South Carolina. A market that has a population of more than 583,000 people, Charleston offers a thriving economy, a multi-billion dollar tourism industry, rich history and breathtaking environment, all of which offer an outstanding business climate and quality of life that is second to none. Daniel Island's natural beauty are traditional neighborhoods, community parks, bicycle and walking trails, schools and churches, retail businesses, corporate offices, a private country club and world-class recreational opportunities. This 4,000 acre beautiful sea island has been under development for approximately 10 years and has been recognized with numerous accolades for its outstanding community design and recreational amenities, including being named the "Nation's Top Suburban Smart Growth Community" by the Best in American Living Awards (BALA) and a "Top 100 Golf Community" by Travel & Leisure Golf magazine.

## LOCATION

Conveniently located in the center of the Charleston region, Daniel Island is just 15 miles from Charleston's historic district, 8 miles from the airport and has unparalleled regional access off I-526 (the Mark Clark Expressway). Area beaches and other key local attractions are within a 20-minute drive.

## TRADE AREA

Daniel Island is strategically positioned in the heart of some of the finest demographics in Charleston and consistently draws regionally due to its nationally recognized events, employers and championship golf courses. In the immediate trade area, there are over 384,000 people within 15 miles, including 60% of the incomes earning over \$100,000. The resident demographic of Daniel Island has an average income that exceeds \$150,000 annually and a net worth in excess of \$2 million. Lifestyle characteristics include strong interests in golf, tennis and fitness, as well as entertaining at home, wine, gourmet foods, arts and antiques, fashion apparel, cultural events and travel.



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## RESIDENTIAL

Homesites, townhomes and condominiums on Daniel Island are priced from \$200,000 to more than \$1 million. Homes range from the \$400,000 to more than \$5 million. In 2005, a quarter of a billion dollars in residential sales occurred on Daniel Island.

## AMENITIES

**Daniel Island Club** - The island's private in-town country club, featuring the Beresford Creek course, designed by Tom Fazio, and the Ralston Creek course, designed by Rees Jones.

**Family Circle Tennis Center** - Featuring 17 tennis courts available to residents year-round and a stadium court that seats over 10,000 spectators, all in a waterfront park setting. The tennis center is home of the internationally televised Family Circle Cup women's tennis tournament each April.

**23 Miles of Rivers and Creeks** - Private and community docks and community boat ramps draw islanders to the water for boating, fishing, crabbing and other aquatic pursuits.

**Parks** - Great care has been taken to preserve the island's natural environment in the form of parks and greenspaces. The island's parks offer a wide range of recreational options, including swimming, tennis, soccer, basketball, volleyball and more.

**Bicycle and Walking Paths** - Over ten miles of trails and paths connect neighborhoods, parks, the waterfront and downtown areas.

**Bellinger Island Nature Preserve** - Offering a quiet and pristine waterfront refuge from which to observe wildlife.

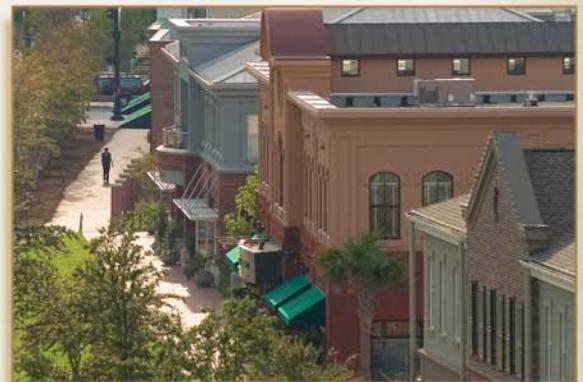
**Blackbaud Stadium** - This state-of-the-art soccer stadium is the home of Charleston's professional soccer team, the Charleston Battery, and the site of a series of special events throughout the year.

## DOWNTOWN DANIEL ISLAND

Located in the center of the island and offering convenient access to all neighborhoods, the island's downtown offers a myriad of businesses and services and is home to the headquarters of some of the region's top employers.

**Retail Businesses & Services** - Currently include a Publix supermarket, two banks, a gas station, beauty salons, a wine shop, day spa, flower shop, art and framing gallery, several restaurants and much more. Medical facilities like Trident Health Systems' Daniel Island Medical Center offer physicians offices and a variety of medical and rehabilitation services, wellness programs, fitness classes, health seminars and more.

**Corporate Headquarters** - Daniel Island is well on it's way to the completion of more than two million square feet of corporate office space due to its convenience off I-526 and proximity to better quality residential neighborhoods. The island currently is home to some of the area's largest employers, including Blackbaud, SunCom and many others.



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INTRODUCING

*The Town Square at Daniel Island*

**CHARLESTON, SOUTH CAROLINA MARKET**

- A powerful regional lifestyle development with over 450,000 square feet of destination specialty and national upscale retailers, cafes, restaurants, lifestyle and entertainment uses. Additionally, up market, upper level residential and a hospitality and meeting center component round out this dynamic mixed use development.
- Public enhancements and environments consistent with the award winning Daniel Island master plan, such as a destination “Main Street,” new town square gathering spot with signature water feature, programmed event spaces and plazas, street furniture, stylish lighting, specialized pavers and lush landscaping combine to create a pedestrian friendly environment.
- Unparalleled regional access and visibility off I-526 to capture the entire market’s permanent population base and over 5 million annual tourists.

***For additional information on this Daniel Island opportunity, contact Hill Partners, Inc. at (704) 551-2202.***



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