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A BUSTLING COMMUNITY OF SHOPS,  
ENTERTAINMENT RETAIL, FOOD,  
ENTREPRENEURS, CREATIVITY,  
AND GREEN SPACE. A NEW CHAPTER  
FOR A BELOVED NEIGHBORHOOD.



PARK CIRCLE  
N. CHARLESTON



In the early 20th century, Garco Mill was a textile factory, crafting capes for fire fighters and space shoes for astronauts and building materials for homes in Park Circle – the neighborhood it helped build for generations.

By the early-80s, the Mill closed and the industrial site sat untouched for decades. Like so many things in the Charleston region, this durable, historic piece of industrial architecture sat patiently – until a group of innovative developers and neighborhood leaders teamed up to give it a second vibrant life.



# A NEW CHAPTER. TRUE URBAN RENEWAL.

SHOPS — OFFICE — FOOD HALL — RETAIL



After years of committed environmental remediation and planning, Garco Mill is transforming into a thriving community of shops, businesses, food stalls and retailers, and park – and a neighborhood gets ready to welcome back its roots – and write a new chapter, together.



PART OF THE FABRIC  
OF PARK CIRCLE

# Revitalization, evolution, and transformation of spaces and perspectives are an integral part of the fabric of Park Circle – and Garco Mill will proudly carry on the tradition for the next generation of locals and visitors.

The planned food hall will feature up to sixteen unique food and retail stalls, abundant community seating, an expansive outdoor pavilion, and parking. Industry-style office space will welcome thriving businesses and entrepreneurs. Next door, a one-acre public park right will host an array of diverse community events and plenty of room for play and relaxation. Additional build-to-suit office and retail spaces complete the campus.

## THE KIND OF WARM, INVITING, CREATIVE SPACE THAT MAKES PARK CIRCLE GREAT

Perfectly placed just off East Montague Avenue in North Charleston's Park Circle neighborhood, Garco Mill will include 60,000 square feet of first and second floor creative office space and 20,000 square feet of food hall space, focused on regional, specialty retailers, and restaurants.

Named for the circa 1912 park nestled at the intersection of four roads: North Rhett, Durant, Buist, and East Montague Avenues, Park Circle is one of the country's first planned communities, designed to serve the residential, commercial, and industrial needs of the early 20th century. During World War II, the Charleston Navy Yard brought with it the largest expansion that the area had seen. When the naval base closed in 1996, many people expected the local economy to buckle. Never to be underestimated, Park Circle's resilient, hardworking spirit inspired an unprecedented revitalization – and a renewed commitment to sustainability and community.



CULINARY DESTINATION

20,000

SF  
FOOD HALL  
RESTAURANTS  
RETAIL



FEMALE  
53  
percent

MALE  
47  
percent

POPULATION:

1 MILE RADIUS — 25,400

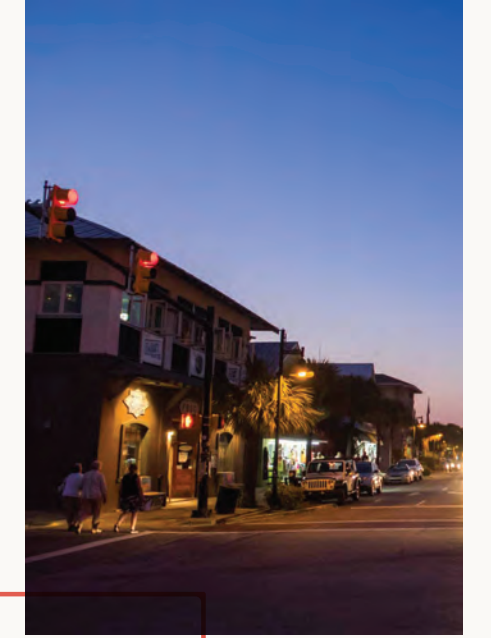
3 MILE RADIUS — 75,190

UP TO

225,000

SF  
CREATIVE  
OFFICE  
RETAIL

PARK CIRCLE IS IN THE CENTER OF THE BOOMING NORTH CHARLESTON AREA, ONLY MINUTES FROM DOWNTOWN CHARLESTON, MT. PLEASANT, BEACHES, AND THE INTERNATIONAL AIRPORT.



MEDIUM AGE

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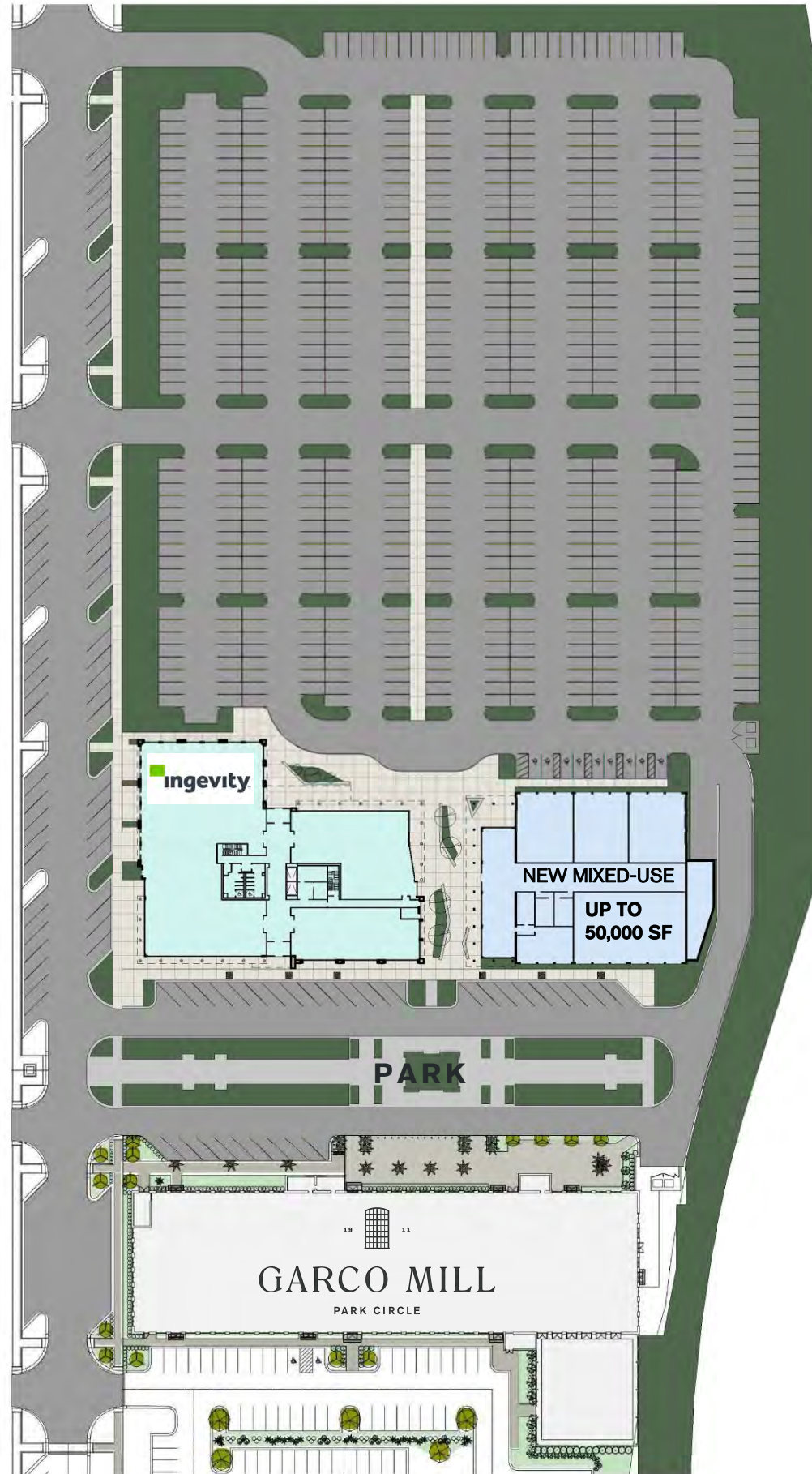
BIKE SHARE

PARK CIRCLE NAMED "BEST NEIGHBORHOOD IN THE SOUTHEAST" BY MEN'S JOURNAL

N. CHARLESTON EMPLOYEES

49,119 — 3.81% GROWTH





**GARCO MILL**  
65,000 SF creative office  
20,000 SF food hall

**INGEVITY OFFICE**  
82,500 SF corporate HQ  
27,500 SF new office retail

**NEW MIXED USE**  
50,000 SF office/retail

PARKING  
count

**3.3**

PARKING  
SPACES  
per thousand

◆ DESIGNATED VALET +  
RIDE SHARE LOCATIONS

**G**ARCO  
PARK







OFFICE SPACE



 Ingevity





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## DEVELOPMENT TEAM

Garco Mills is being developed by Garco Mill Partners, a group of local investors led by William Cogswell of WECCO Development and Jay Weaver of Weaver Capital Partners, the Charleston developers of the Cigar Factory on East Bay Street, in partnership with Atlanta-based developers David Cochran and Merritt Lancaster of Paces Properties. Paces Properties is known for its extensive experience in the development, leasing and ownership of specialty retail centers as well as creating distinctive, inspiring and well-curated environments. Serving as inspiration for Garco Mill's food hall, Atlanta's Krog Street Market, named one of the "World's Best Food Halls" by Travel & Leisure and one of the "Ten Best Food Halls in the US" by Fodor's Travel.

### LEASING OPPORTUNITIES

FOOD HALL – RESTAURANT – RETAIL

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EST.D

4845 O'HEAR AVENUE

2018

PARK CIRCLE

N.CHS

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