



Magnolia

L A N D I N G

DISCOVER RETAIL OPPORTUNITIES



A Landing Place & A Launching Point

A place where land and water meet, where every arrival signals a fresh beginning. Set along the Ashley River, Magnolia Landing is Charleston's waterfront neighborhood, a 192-acre, mixed-use district that blends urban vibrance with the lowcountry's natural rhythms.

Here, the Ashley River isn't just a scenic backdrop; it's a way of life. From docks and marinas to riverside cafés, office balconies, and vibrant gathering spaces, Magnolia Landing thrives on its deep connection to the riverfront. This is Charleston waterfront living reimagined—fresh air, fresh perspectives, and endless opportunities and amenities to discover something new. It's a place for creativity, conversation, and community, where every moment feels alive with energy and possibility.

We invite you to explore Magnolia Landing as your landing place and launching point for what's next.



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Project Overview

OFFICE	1,050,000 SF
RETAIL	200,000 SF
HOSPITALITY	1,040 Keys
RESIDENTIAL	4,080 Units
PARKS	24 Acres
TOTAL ACRES	192 Acres
DEVELOPABLE ACRES	85 Acres
ZONING	Planned Unit Development



Phase I

Charleston's New Waterfront Neighborhood

Whether you're here to shop, dine, or simply take in the views, Magnolia Landing offers an experience that's uniquely Charleston, yet entirely new.

Explore our riverfront paths and playgrounds, discover hidden gems in our local shops, or sit down for a sunset meal with the Ashley River as your backdrop. For locals and visitors alike, Magnolia Landing is where moments turn into memories, a new favorite spot to return to time and again.

Phase I Retail







Waterfront Food & Beverage

Building	Interior (sf)	Patio (sf)
A	4,249	1,110
B	3,684	1,774
B (2 nd level)	3,640	1,229
C	6,274	2,682
D	4,406	591







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Urban Ecosystem

Magnolia Landing is a neighborhood that redefines what it means to live in Charleston. It blends urban vibrance with the lowcountry's natural rhythms, creating a living, breathing ecosystem of its own.

Here, history meets modernity in a walkable community that invites exploration and engagement with both the city and the surrounding environment.



Riverfront Enlivened

The Ashley River offers more than a view—it offers a new way of life at Magnolia Landing.

From docks and marinas to waterfront dining and riverfront paths, this community thrives on an effortless connection to the water, unlike any neighborhood in Charleston.



Fresh Air, Fresh Perspective

Magnolia Landing is all about openness—open air, open minds, and open opportunities. It's a fresh take on Charleston living, where creativity, conversation, and community thrive.

Whether you're meeting friends for a stroll or gathering for a vibrant local event, this is a place that feels alive with energy and possibility.

Charleston Fast Facts





RANCHO LEWIS AT PACIFIC BOX



EDMUND'S OAST AT HALF MILE NORTH

DEMOGRAPHICS

	3-MI	5-MI	10-MI
POPULATION	49,787	127,847	364,975
HOUSEHOLDS	21,811	57,899	156,432
AVG HH INCOME	\$106,529	\$126,177	\$129,632
AVG HOME VALUE	\$731,304	\$925,521	\$805,897
AVERAGE AGE	37.6	39.6	40.1



Transformation comes from connection.

DEVELOPED BY:



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