



THE BERRY COMPANY
LAND DEVELOPMENT

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**New \$100,000,000 Community for Adults to Debut in the Charleston Area;
The Retreat at Carolina Park Delivers Active Lifestyle, Continuum of Care
and Residential Options**

MOUNT PLEASANT, S.C. – Adults looking for a master planned, 55+ active adult community offering multiple housing options, resort style amenities and a continuum of care for each stage as they age may soon have a fresh new option in a highly desirable “East of the Cooper” location.

The Retreat at Carolina Park is planned as a purpose-built new community set within Mt. Pleasant’s most popular master planned neighborhood. This “un-retirement” community will have housing options for each stage as residents age. From owned cottages to leased apartment flats to assisted living and memory care options, The Retreat at Carolina Park will serve adults who seek an active, wellness-oriented community without paying large up-front buy-in fees; as well as the option of purchasing their own private cottage, with no other obligation. A wide range of health and wellness services will be available on property as well, enabling residents to select and pay for only those things they want or need.

“The Retreat at Carolina Park is planned to be a thriving, connected and healthy community that can change the way people look at living their second 50+ years,” said Tony Berry, Principal of The Berry Companies. “We are creating a community that’s specifically designed for those who want to extend both the quality and quantity of life by taking a simpler, healthier approach. Best of all, they’ll be able to age in place as their needs change and evolve.”

In addition to providing multiple residential options, The Retreat at Carolina Park’s founding principles are all about how active adults in their fifties and beyond want to live today: safe, secure, comfortable, and connected to family and friends. The Retreat’s amenities reflect that philosophy and will include:

- +/- \$4 million-dollar resort-style amenity center

- State-of-the-art fitness facility offering daily programming
- Pickle Ball and Bocce Ball
- Waterfront Amphitheatre
- Community Wellness Garden
- Demonstration Kitchen
- Movie Theatre
- Clubhouse and Resort Pool with Outdoor Fireplace and Grills
- Locker Rooms with Dry Sauna and Treatment Room

The Retreat at Carolina Park’s holistic approach will focus on the best practices for overall health with activities and programming centering around eight core principles: Fitness, Food, Family, Fun, Friends, Faith, Focus and Fortitude. The intent is to enhance both the quality and quantity of life lived by its residents. Through a strategic partnership with East Cooper Medical Center, The Retreat at Carolina Park will offer residents a baseline health screening assessment by an East Cooper Medical Group physician and a physical assessment performed by a therapist or athletic trainer, all leading to a personalized exercise and wellness program for each community member.

The new neighborhood is located just 15 miles from historic downtown Charleston – and, just minutes from world-class medical facilities, parks, shopping, beaches, restaurants and more.

The Retreat at Carolina Park has been in the planning, design and permitting phases for over two years and consist of the following Project Team Members:

Property Seller:	Carolina Park Development Daniel Island, SC
Master Developer:	The Berry Companies, LLC Mount Pleasant, SC
Cottage Homebuilder:	David Weekley Homes Mount Pleasant, SC
Cottage Lender:	First Horizon
Apartment Developer:	TBC Development, LLC Mount Pleasant, SC
Apartment Builder:	Flournoy Construction Columbus, GA
Apartment Lender:	Ameris Bank Lexington, SC
Apartment Equity:	RADCO Ventures, Atlanta, GA
Apartment Property Manager:	Greystar Charleston, SC
Financing Arranged by:	Medalist Capital Mount Pleasant, SC
Senior Housing Developer:	Shoal Ventures Atlanta, GA
Senior Housing Builder:	Van Winkle Construction Atlanta, GA
Senior Housing Lender:	Iberia Bank Atlanta, GA
Senior Housing Operator:	Senior Solutions Management Group Suwanee, GA
Project Architect:	SGA Narmour Wright Charleston, SC
Project Civil Engineer:	Thomas and Hutton Mount Pleasant, SC
Site Contractor:	LD Weaver Construction Mount Pleasant, SC
Pool Provider:	Atkinson Pool Mount Pleasant, SC
Strategic Medical Provider:	East Cooper Medical Center

A Ground Breaking for the Project Team scheduled onsite for 11am on July 22nd has been postponed until a time when COVID-19 trends are more favorable.

Site development commenced in early April 2020 with the first cottages, apartment flats and amenity center scheduled to open Summer 2021. Pre-selling and pre-leasing is expected to commence Q4 2020.



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DESIGN

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VAN WINKLE
CONSTRUCTION



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