

FOR LEASE

1117

Highway 41
Mount Pleasant, SC 29466

PRESENTED BY

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The information presented has been taken from sources believed to be reliable. No warranty is made or given.

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Available SF:	2,148 - 6,586 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Lot Size:	1.42 Acres
Year Built:	2019
Building Size:	14,787 SF
Zoning:	Area-Wide Business (AB)
Submarket:	Mt. Pleasant

PROPERTY OVERVIEW

New retail space/building in Mt. Pleasant fronting Hwy 41 with excellent exposure and visibility. This 14,787 SF building has three suites available for Lease. Suites could be leased separately or combined. Many national retailers nearby and in this immediate area of Mt. Pleasant.

Suites could vary in size ranging from 2,148+/- SF up to 6,586+/- SF.

Ingress/Egress for the building is provided from two access points; Access from HWY 41 or Gregory Ferry Rd.

Just upon turning off of Hwy 17 onto Hwy 41 the site will be on your right before but adjacent to Sherwin Williams.



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ADDITIONAL PHOTOS

FOR
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SITE PLAN

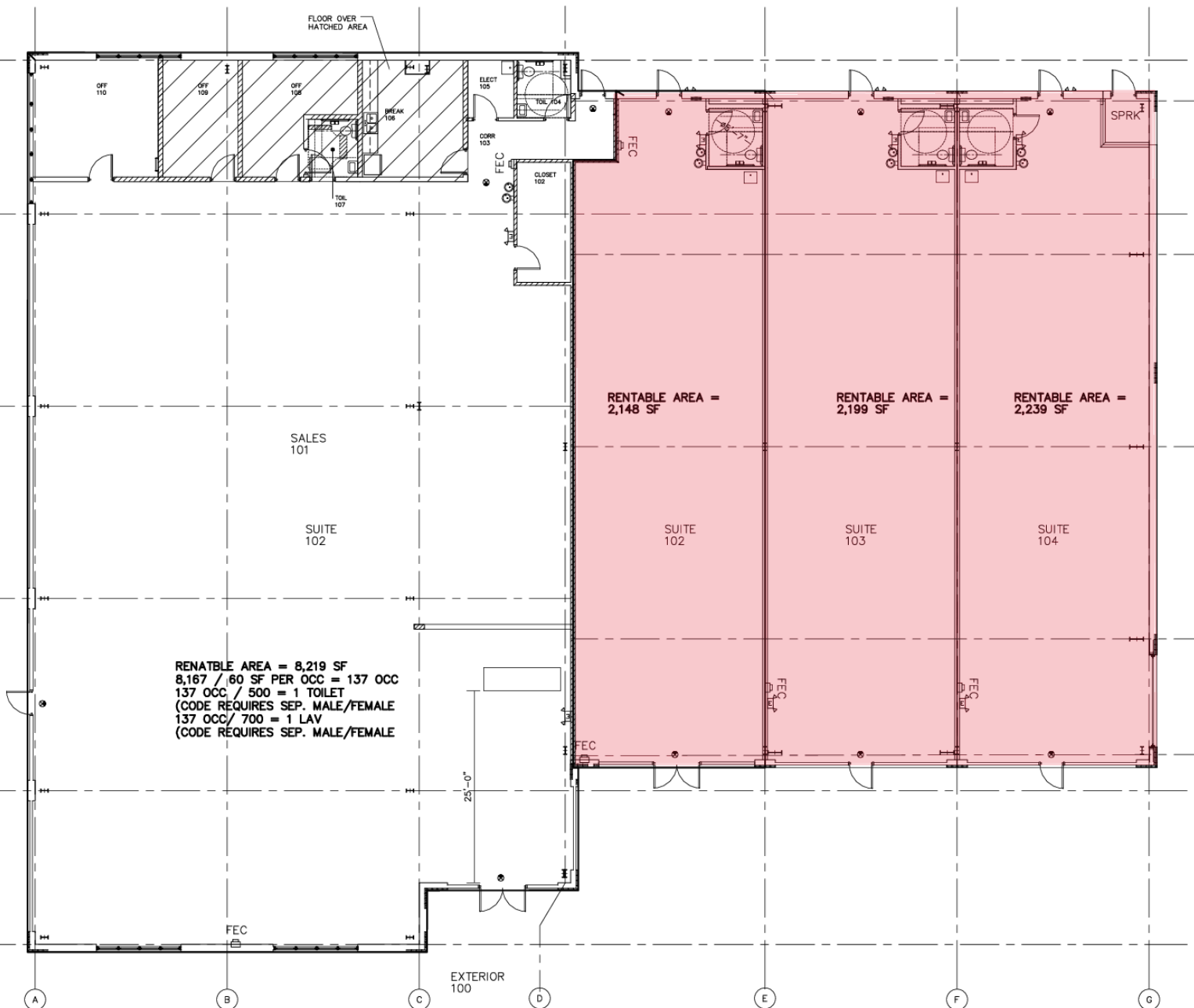


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FLOOR PLANS



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LOCATION MAPS

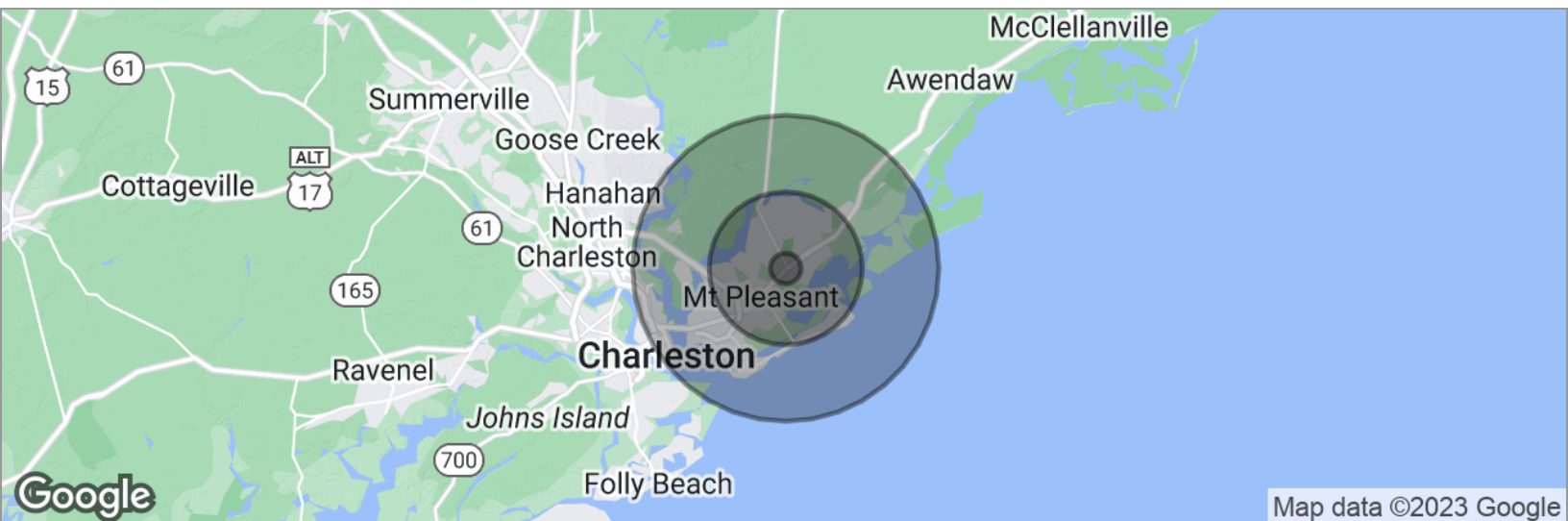


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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,931	50,245	103,176
Median age	37.6	38.1	38.2
Median age (Male)	37.1	37.1	37.3
Median age (Female)	37.9	38.8	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	687	19,388	40,827
# of persons per HH	2.8	2.6	2.5
Average HH income	\$109,219	\$98,284	\$100,901
Average house value	\$390,250	\$381,350	\$393,021

* Demographic data derived from 2020 ACS - US Census



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