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

677 King Street, 3rd Floor Charleston, SC 29403 palmettocommercialproperties.com



EXECUTIVE SUMMARY

FOR LEASE



OFFERING SUMMARY

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

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.



ADDITIONAL PHOTOS

FOR LEASE









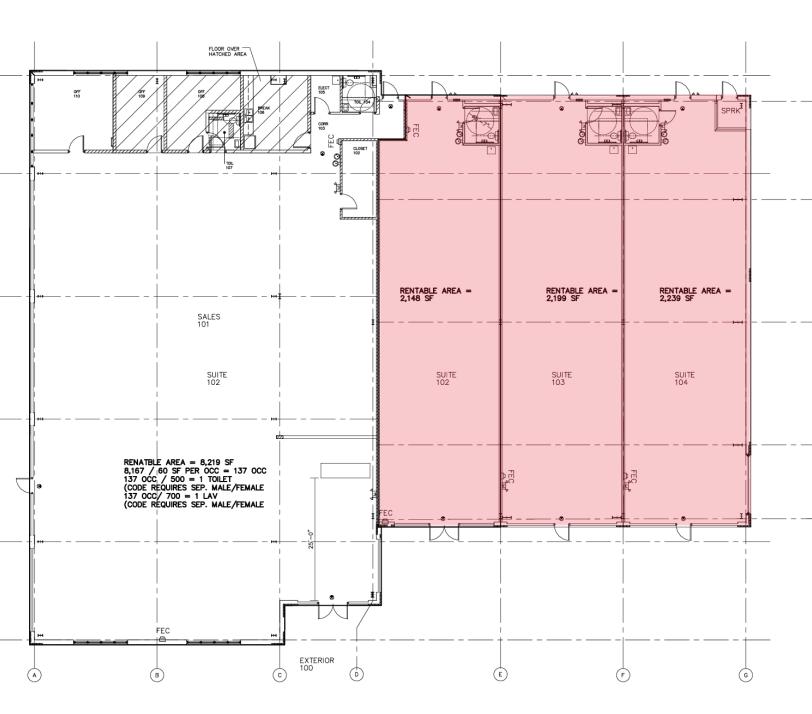
SITE PLAN

OT STANDAR ES, SIDEWALK. PROVIDED WOULD PRIOR TO GRADING, SHERWIN WILLIAMS OF DWNERS AS CLOSURE) RIGHT OF 2 ON AINING WALLS TO PRESERVE TREE ROOTS ELEVATIONS (SEE DETAIL SHEET C-500) + + ANCE OF INAGE N, SIDEWALK, TAINED STUB OUT FOR FUTURE 580-00-00-029 HIGHWAY 41, LLC IPF 3/4" OPEN 10 TYPE A BUEFER 5' SIDEWALK (TYP) (SEE DETAIL SHEET C-500) 10' SETBACK \boxtimes 13' 13 ROVAL WITH MINATION OF DESTRIAN on B ŧ PROPOSED ONE-STORY BLDG STOP INE. speed LIMIT 45 ÛØ Ø. Ē (SEE DETAIL SUILE COPE CURB (TYP) (SEE DETAIL SHEET ASPHALT PARKING FLUSH CONCRETE W/ CURB STOPS 8' WOOD SCREENING FENCE (TH (SEE DETAIL SHEET C-500) 30" STOP (SEE R/W 1 SIGN R3-2-24-SHEET C-5001 P PARKING AND SIGN (TYP) SEE DETAIL SHEET C-500 5' SIDEWALK (TYP) (SEE DETAIL SHEET (SEE DET) COPE CURB (TYP)---CURB TO END AT ROW (SEE DETAIL SHEET C-500) (3) EMPLOYEE SPACE 1 HEDIW COPE CURB (TYP) (SEE DETAIL SHEET 10' COPE CURB (TYP) (SEE DETAIL SHEET C 9' (TYP.) 8 18' (TrP Ĝ. å VARIABLE -END CURB AT R/W (TYP) - 13 STANDARD SCDOT PAVEMENT SECTION IN RIGHT-OF-WAY PER ASPHALT INTERFACE 0 4 BICYCLE RACK END CURB R/W (T CONCRETE SIDEWALK ACROSS DRIVEWAY (TYP.) (SEE DI OF SITE 4 (LTP.) 8 E Ø HWγ SIGN R3-2-2 SEE DETAIL SHEET C-500 STOP WEFE N MATCH EXISTING CURB & GUTTER WITH EXISTING CURB 30* STOP SIGN & 24* STOP BAR(TYP (SEE DETAIL SHEET RAISED CONGRETE ISLAND (SEE-DETAIL SHEET C-50 -ADA CURB RAMP(TYP.) (SEE DETAIL SHEET C-500) MAINTA 12" RIBBON CURB (TYP) (SEE DETAIL SHEET C-500) IE FEARY AD SO' A'W (COUNTY M DETENTION POND SQ.FI 3/4" OPEN TAINING WALLS TO PRESERV TREE ROOTS ELEVATION (SEE DETAIL SHEET C-500 GREGORIE ŧ PROPOSED DJACENT SITE PLAN + + GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.



FLOOR PLANS

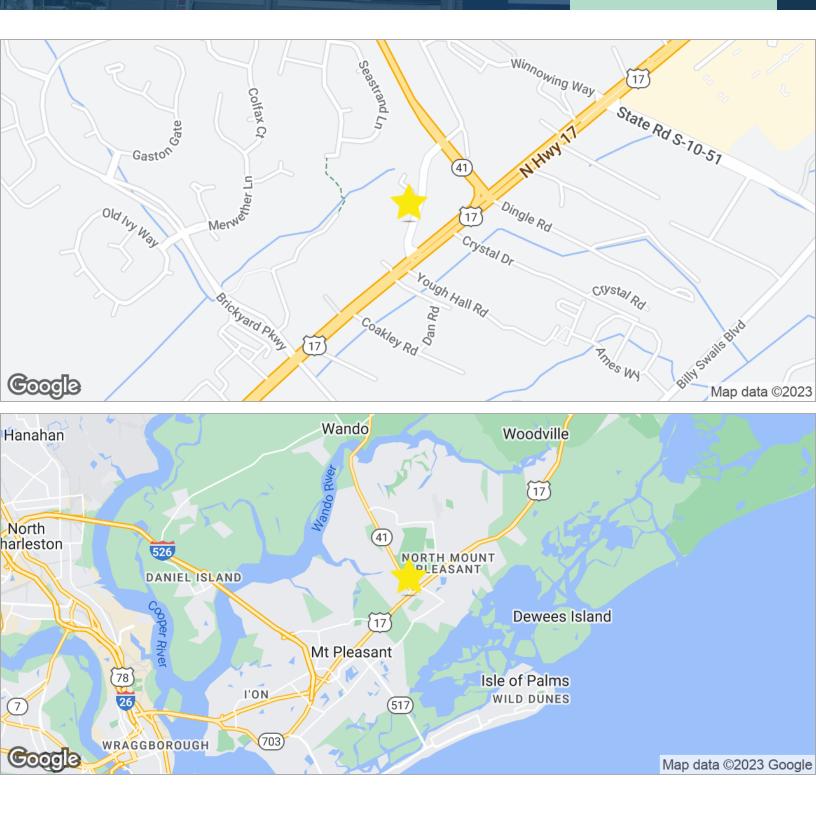
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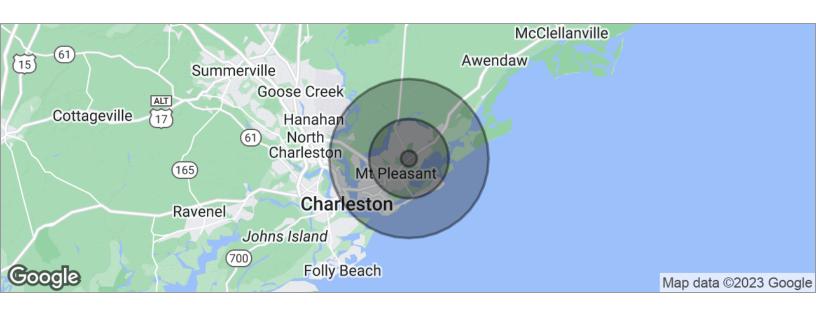
LOCATION MAPS





DEMOGRAPHICS MAP

FOR LEASE



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
HOUSEHOLDS & INCOME Total households	1 MILE 687	5 MILES 19,388	10 MILES 40,827
Total households	687	19,388	40,827

* Demographic data derived from 2020 ACS - US Census

