



COMMERCIAL LEASE

1161 Hwy 41
Mount Pleasant, SC 29464

Trey Zimmerman | Principal | tzimmerman@cbcatlantic.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

COMMERCIAL LEASE

PROPERTY OVERVIEW

****Lay down yard in Mount Pleasant!**
This property is situated in the booming growth corridor of Mount Pleasant very close to the intersection of Hwy 17 and Hwy 41. This office - warehouse property, offers tenants a rare opportunity to have a large, fenced-in, lay down yard that can accommodate a wide variety of uses. The space includes approximately 3500 sf of office/showroom space that is heated and cooled with 3 bathrooms, 3 spacious offices and 1 drive in door in the front of the building. The warehouse/shop area consists of the remaining 5248 sf that includes a vehicle lift and 4 drive in doors. The property is well suited for a variety of uses and perfect for business who needs an office-warehouse.

1161 Hwy 41 | Mount Pleasant, SC 29464



COMMERCIAL LEASE

OFFERING SUMMARY



LEASE RATE

\$21 PSF
\$2.32 NNN



ZONING

GC - General
Commercial



TRAFFIC COUNT

25,000 VPD 2023



BUILDING SIZE

8,748 SF



COUNTY

Charleston County



TAX ID

580-00-00-036

1161 Hwy 41 | Mount Pleasant, SC 29464



COMMERCIAL LEASE

AERIAL

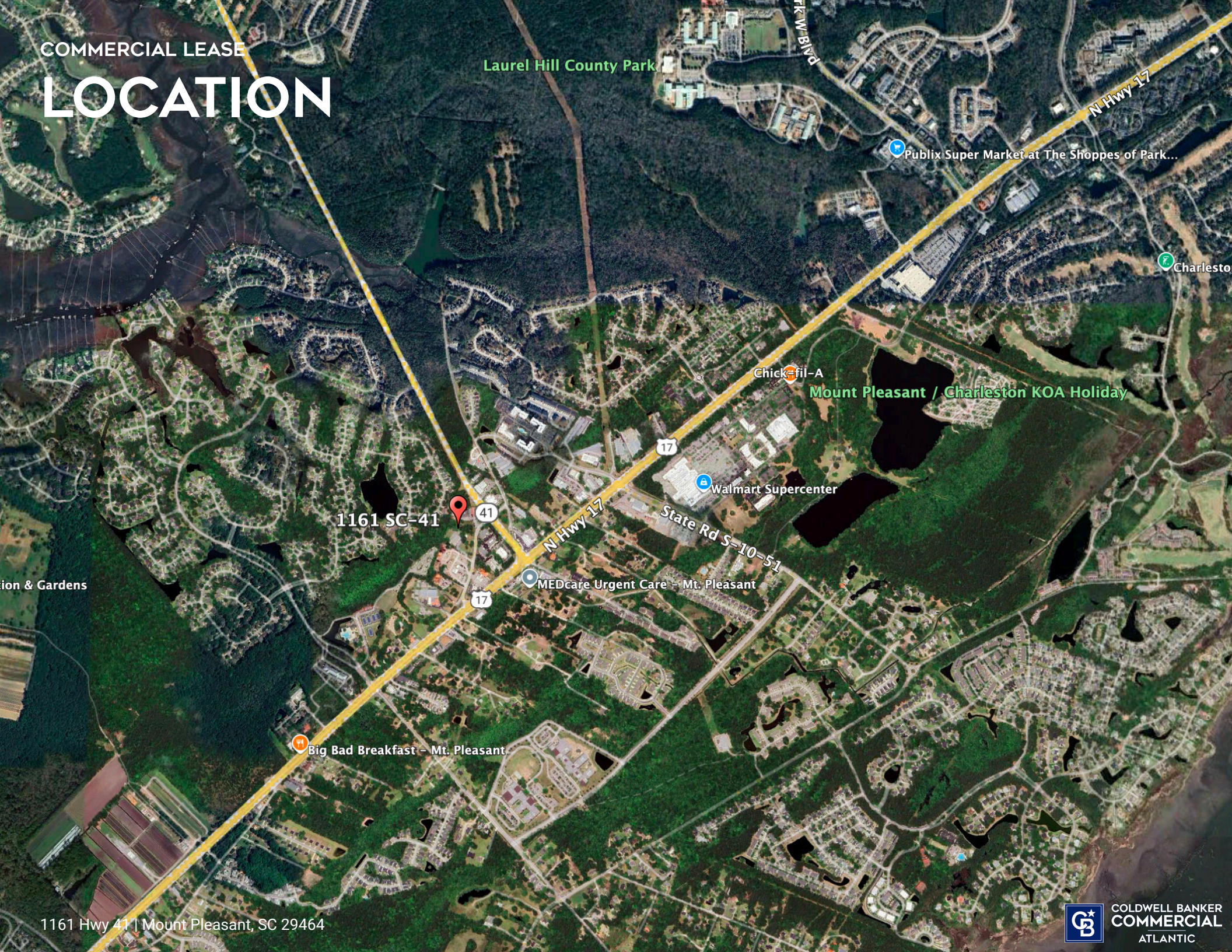
Seastrand Ln



1161 Hwy 41 | Mount Pleasant, SC 29464

COMMERCIAL LEASE

LOCATION



Laurel Hill County Park

Publix Super Market at The Shoppes of Park...

Charleston

Chick-fil-A

Mount Pleasant / Charleston KOA Holiday

Walmart Supercenter

1161 SC-41



41

N Hwy 17

State Rd S-10-51

MEDcare Urgent Care - Mt. Pleasant

Big Bad Breakfast - Mt. Pleasant

ion & Gardens

1161 Hwy 41 | Mount Pleasant, SC 29464

COMMERCIAL LEASE

LOCATION



SITE

- 24 Minutes to Downtown Charleston, SC.
- 25 Minutes to Charleston International Airport.

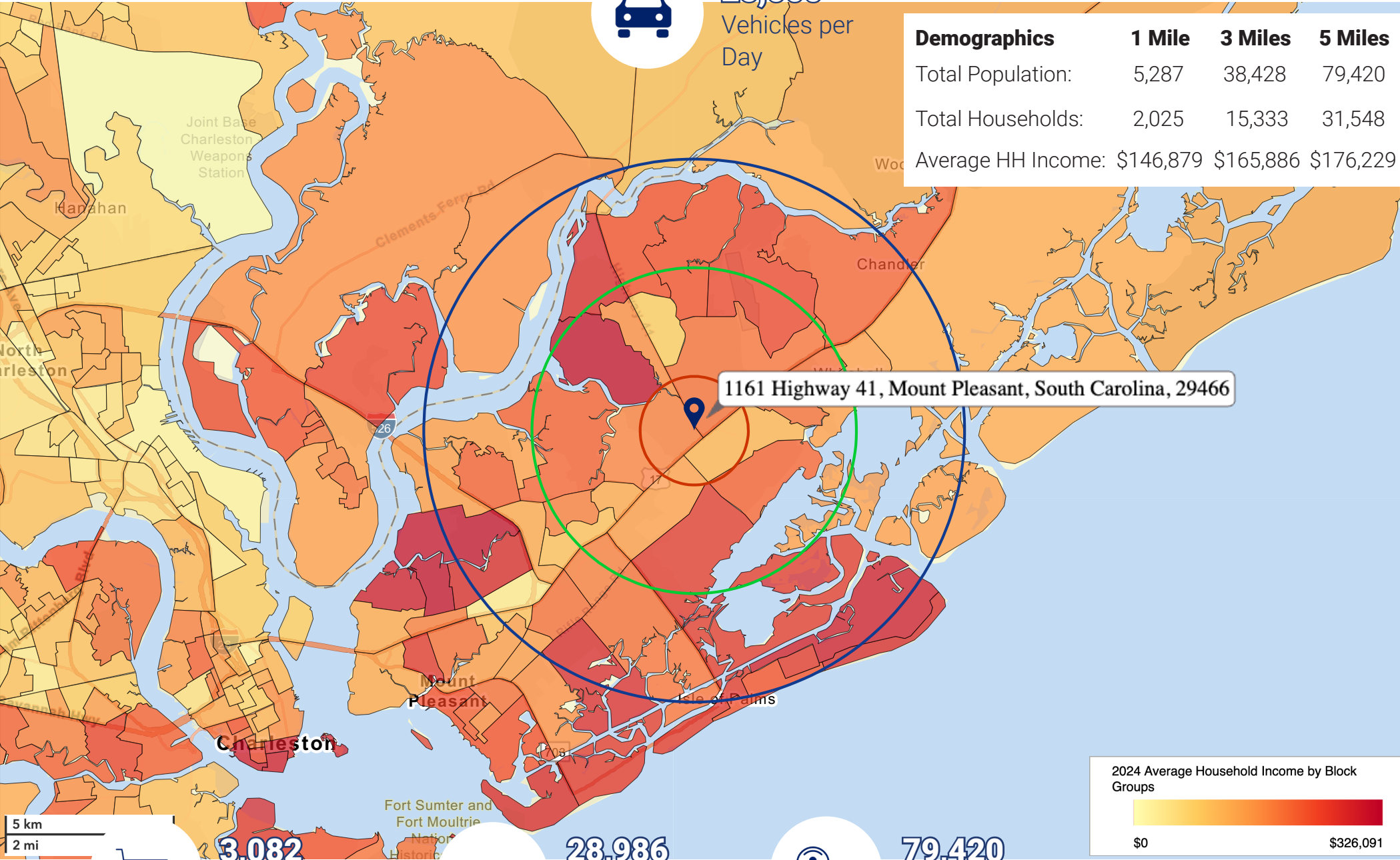
WESTCHESTER
1161 Hwy 41 | Mount Pleasant, SC 29464

DEMOGRAPHICS

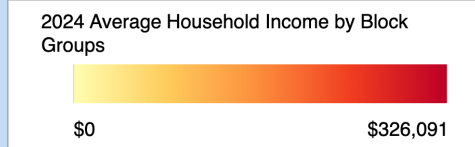


25,000
Vehicles per Day

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	5,287	38,428	79,420
Total Households:	2,025	15,333	31,548
Average HH Income:	\$146,879	\$165,886	\$176,229



1161 Highway 41, Mount Pleasant, South Carolina, 29466



All demographics based on Esri forecasts for 2024

SCDOT AADT 2023

5 km
2 mi

3,082
Businesses
within 5 Miles



28,986
Employees
within 5 Miles

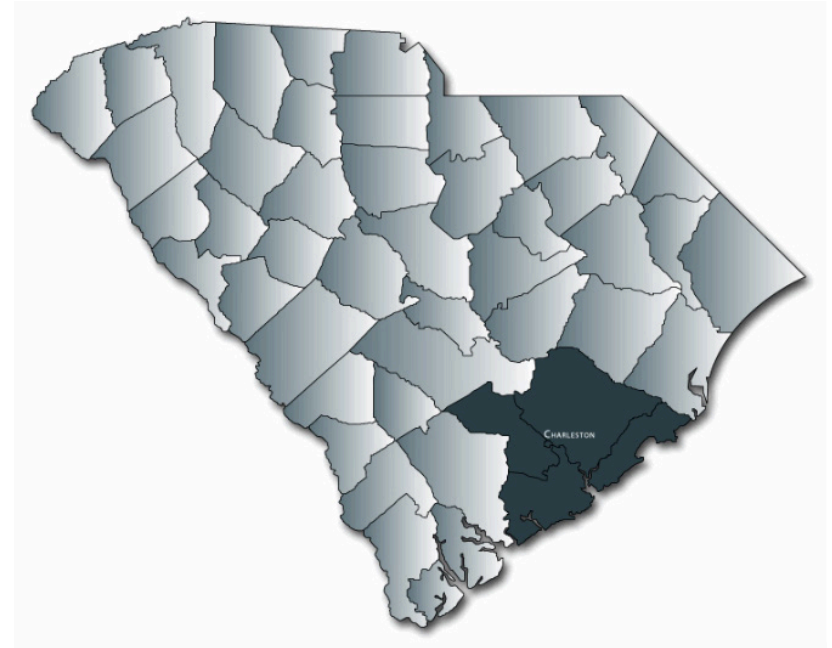


79,420
Population
within 5 Miles

COMMERCIAL LEASE

CHARLESTON METRO AREA

The Charleston region's population is growing 3X faster than the U.S. average, to more than 849,000. A steady stream of well-educated young talent, who come for jobs – or create their own in our entrepreneurial friendly environment – are helping to boost that number.



POPULATION & DEMOGRAPHICS

849,000

Charleston Region Population

38.5

Median Age

40+

New people move to the region
each day

<https://charlestonregionaldata.com/profile-metro>
<https://www.crda.org/local-data/population-demographics/>

Trey Zimmerman
Principal
(C) 843.224.8121
tzimmerman@cbcatlantic.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbcatlantic.com | cbcretailatlantic.com

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Coldwell Banker Commercial Atlantic makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.