

FOR LEASE

COLEMAN BLVD OFFICE SPACE AVAILABLE
409 Coleman Blvd | Suite 200 & 201 | Mount Pleasant | SC



ASKING RENT:	\$22.00/SF
LEASE TYPE:	NNN
TMS NUMBER:	5320100145
SQUARE FOOTAGE:	Suite 200: (+/-) 1,344 SF Suite 201: (+/-) 864 SF
VPD:	37,500
PASS THRU:	Estimated at \$10.23/ SF
MUNICIPALITY:	Town of Mount Pleasant
ZONING:	AB- Areawide Business

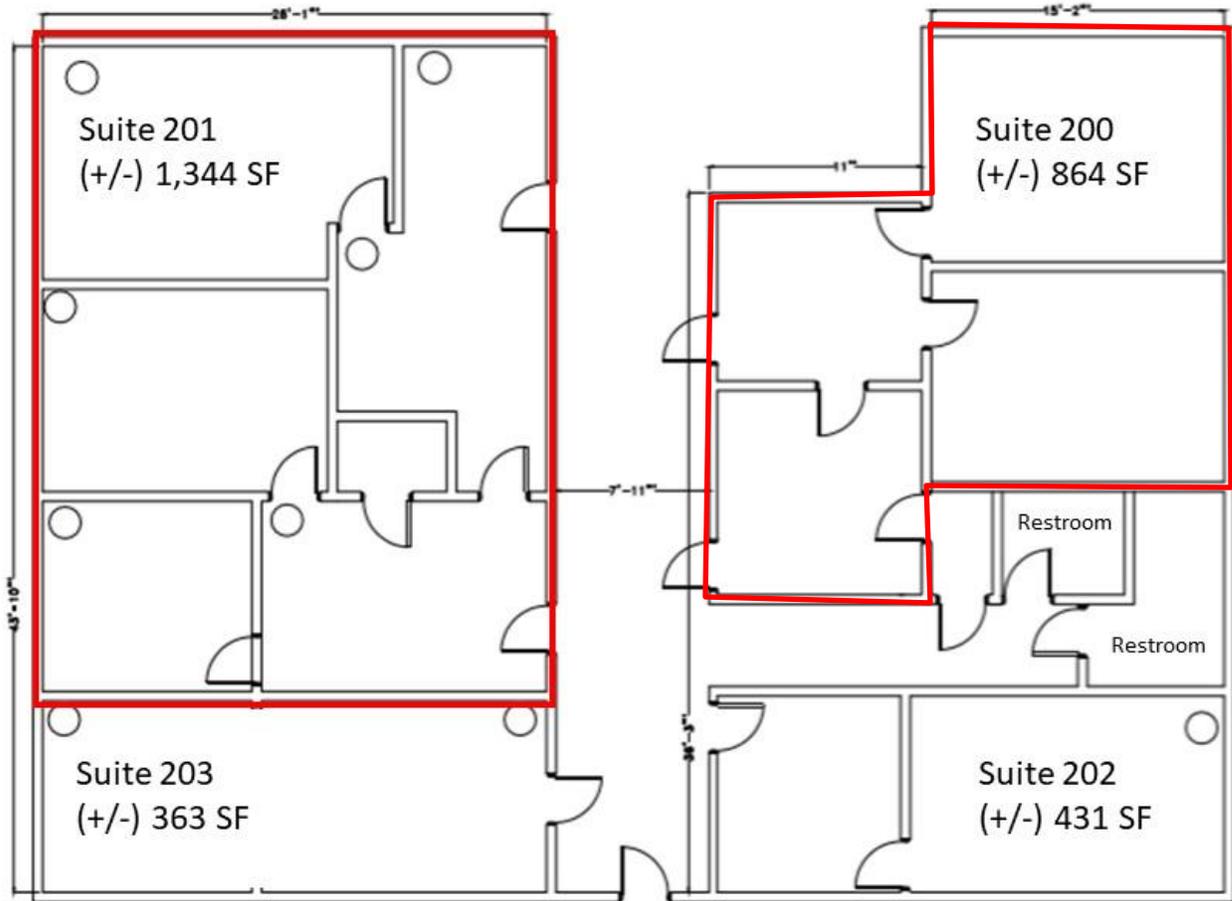
BUILDING HIGHLIGHTS

- COLEMAN BLVD FRONTAGE (37,500 VPD)
- FRESHLY PAINTED, LARGE LOBBY/ RECEPTION AREA
- SHARED COMMONAREA RESTROOMS
- PARKING AT FRONT AND REAR OF BUILDING

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409 COLEMAN BLVD.
SECOND FLOOR



Oswald Cooke & Associates is pleased to offer for lease two upstairs office spaces located on Coleman Boulevard (37,500 VPD). This space offers common area restrooms and a freshly painted hallway with large windows and high ceilings. With front and back parking lots and ample parking, you can access the upstairs offices from either side of the building.

Suite 200 is (+/-) 864 SF including a reception area and 3 private offices.

Suite 201 is (+/-) 1,344 SF and includes a large reception area, space for a conference room, and can have anywhere between 3-4 private offices depending on the preferred layout.

Edward Oswald

Office 843-388-5650



OSWALD COOKE & ASSOCIATES

Blair Hines Gearhart

Office 843-388-5650

SUITE 201

COLEMAN BLVD OFFICE SPACE AVAILABLE

Suite 201 | 1,344 SF | Available Immediately



Edward Oswald

Office 843-388-5650

Mobile 843-810-3453

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Blair Hines Gearhart

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SUITE 200

COLEMAN BLVD OFFICE SPACE AVAILABLE

Suite 200 | 864 SF | Available February 1st



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DEMOGRAPHICS	ONE MILE	THREE MILE
	2023 POPULATION	6,992
POPULATION GROWTH 2023-2028	0.5%	0.5%
AVERAGE HOUSEHOLD INCOME 2023	\$139,307	\$135,040
HOUSEHOLDS	3,199	16,415
DAYTIME EMPLOYEES	3,857	22,410



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