

FOR SALE

765 Long Point Road
Mount Pleasant, SC



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE

NNN Lease Investment Opportunity | 7,300 +/- SF Office Space | Long Point Road | Fully Leased

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

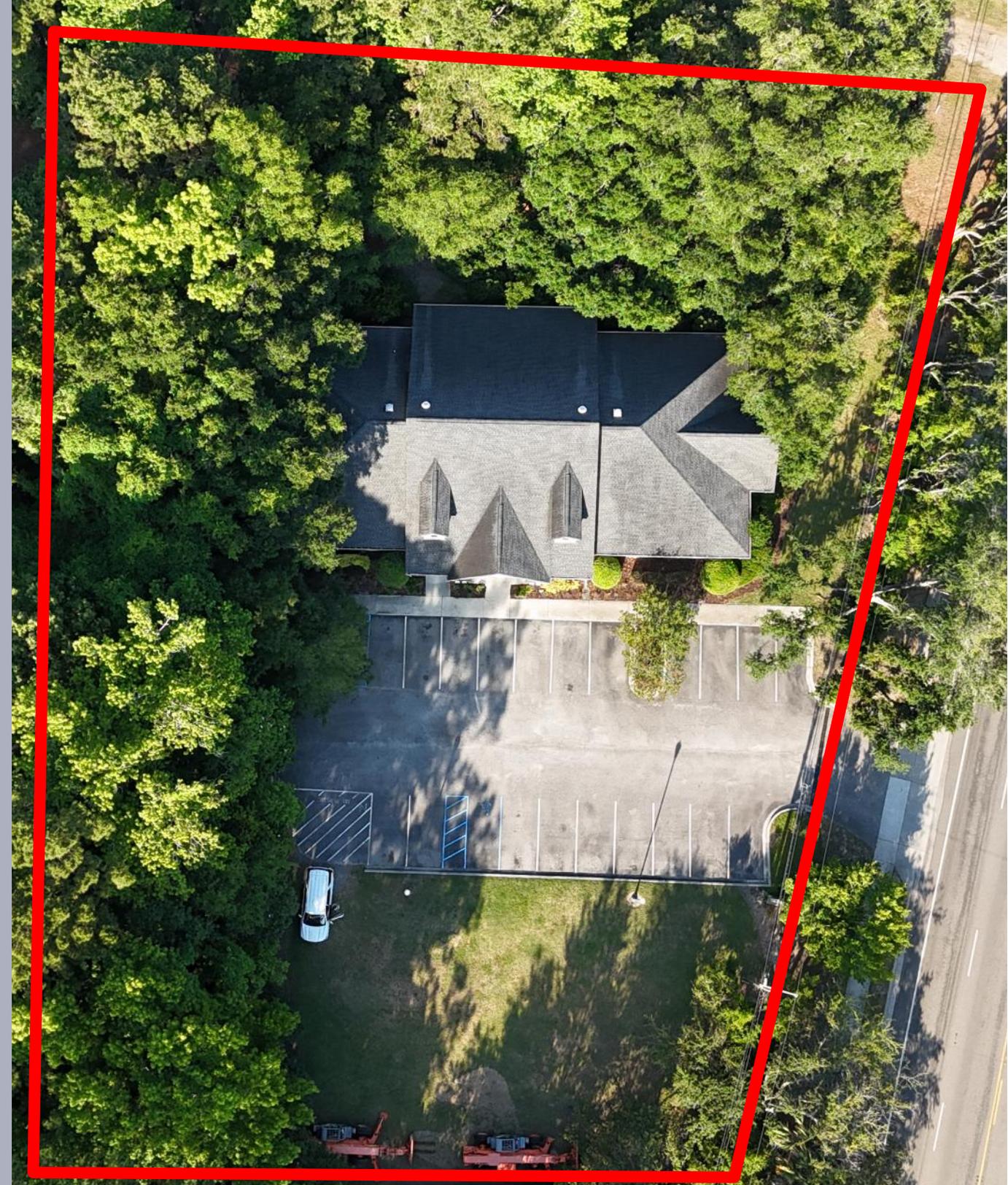
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765 LONG POINT ROAD
MOUNT PLEASANT, SC

SALE PRICE	\$2,550,000
CAP RATE	6.23%
NOI	\$158,746
YEAR BUILT	1997
SQUARE FOOTAGE	7,300 +/- SF
LOT SIZE	1 Acre
FLOORS	1
ZONING	PD (MU Overlay)
MUNICIPALITY	Town of Mount Pleasant
TMS	556-00-00-428

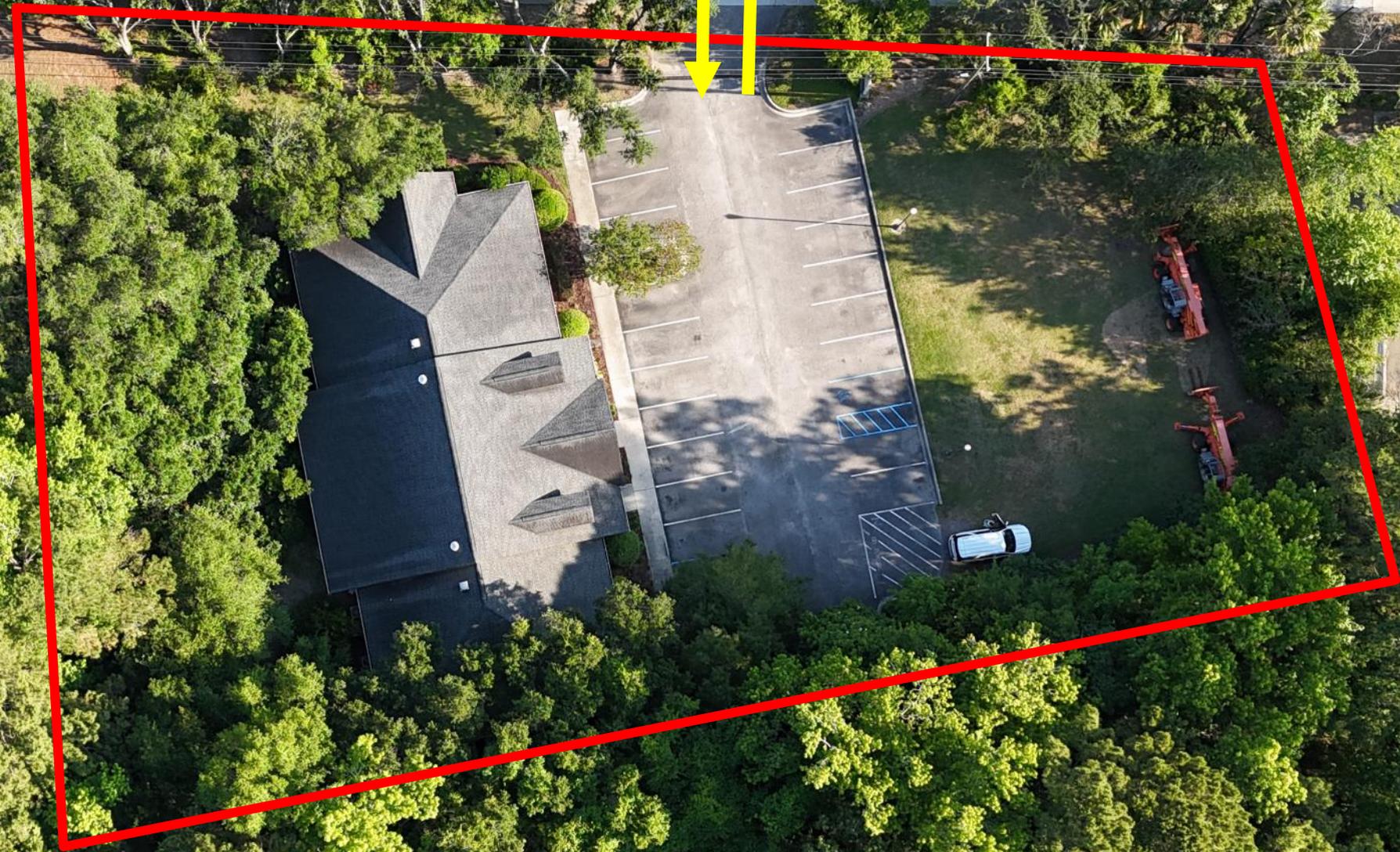
Tenant A	Ross and Cristaldi	4,200 SF
Tenant B	RAK Specific Chiropractic	2,100 SF
Tenant C	CPI	1,000 SF



AERIAL

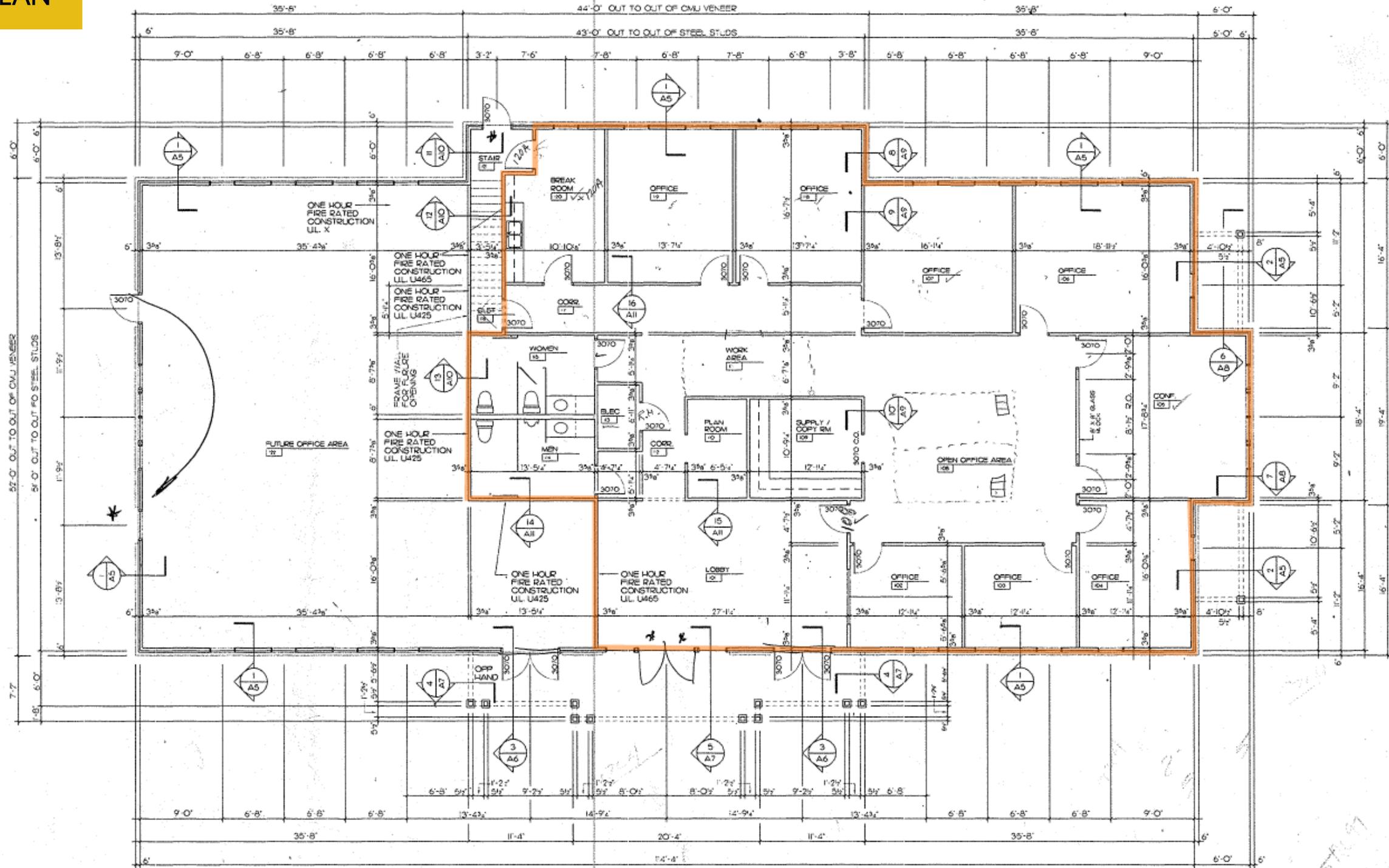
Long Point Road 27,400 VPD

Full Access



OSWALD & COOKE
LAND AND INVESTMENT REAL ESTATE

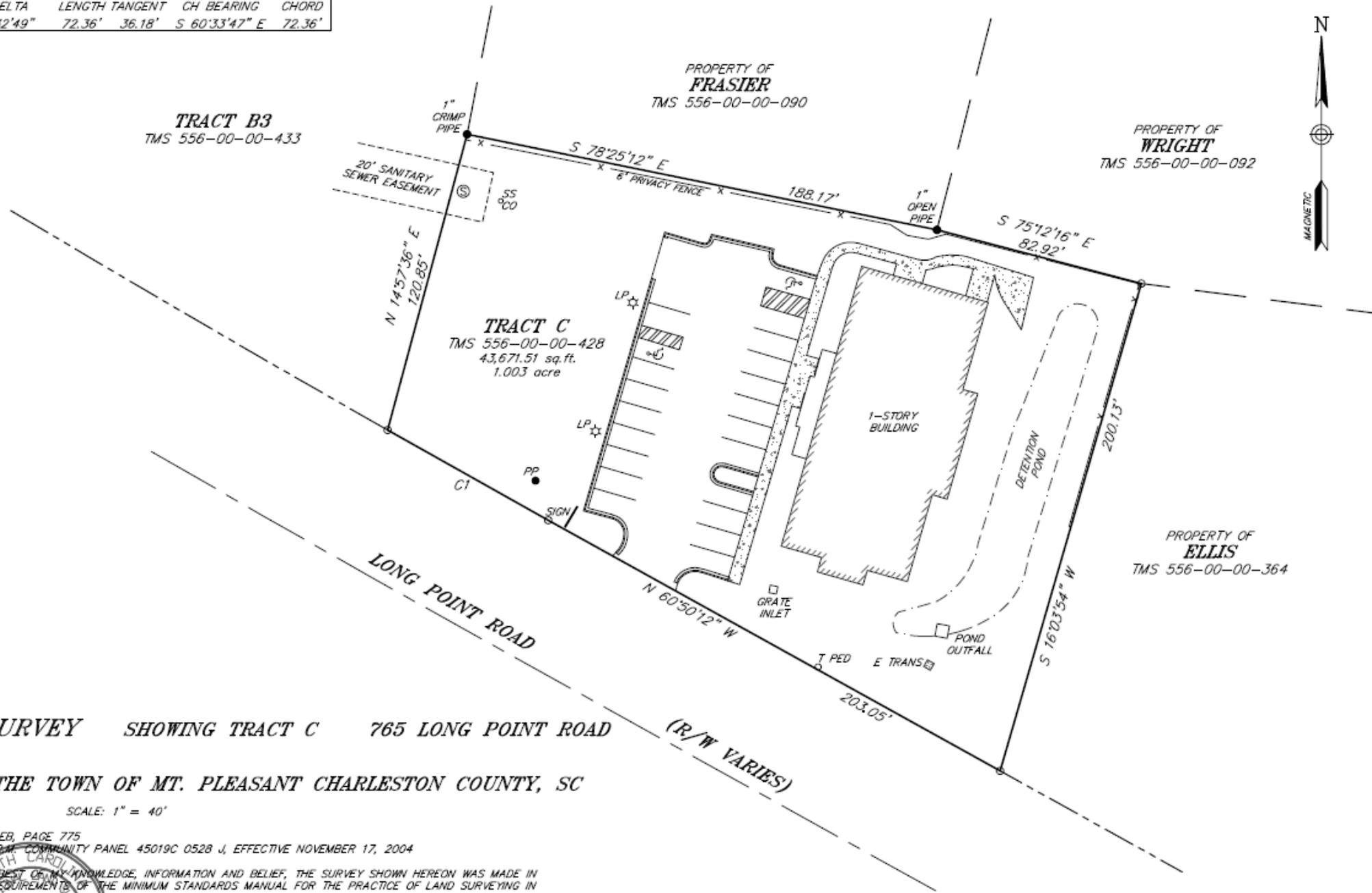
FLOOR PLAN



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SURVEY

CURVE	RADIUS	DELTA	LENGTH TANGENT	CH	BEARING	CHORD
C1	7579.44'	0°32'49"	72.36'	36.18'	S 60°33'47" E	72.36'



CLOSING SURVEY SHOWING TRACT C 765 LONG POINT ROAD

LOCATED IN THE TOWN OF MT. PLEASANT CHARLESTON COUNTY, SC

DATE: AUGUST 19, 2016 SCALE: 1" = 40'

REFERENCE: PLAT BOOK EB, PAGE 775
 FLOOD ZONE: X PER F.I.R.M. COMMUNITY PANEL 45019C 0528 J, EFFECTIVE NOVEMBER 17, 2004

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

Christopher R. Elmer

CHRISTOPHER R. ELMER, SCPLS No. 30759

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 407 COTTON HOPE LANE FAX: (843) 482-0796

INTERIOR PHOTOS



AERIAL

Daniel Island

Belle Hall Elementary School

East Cooper Baptist Church/Palmetto Christian Academy

SITE

Wando Welch Terminal

Belle Hall Shopping Center



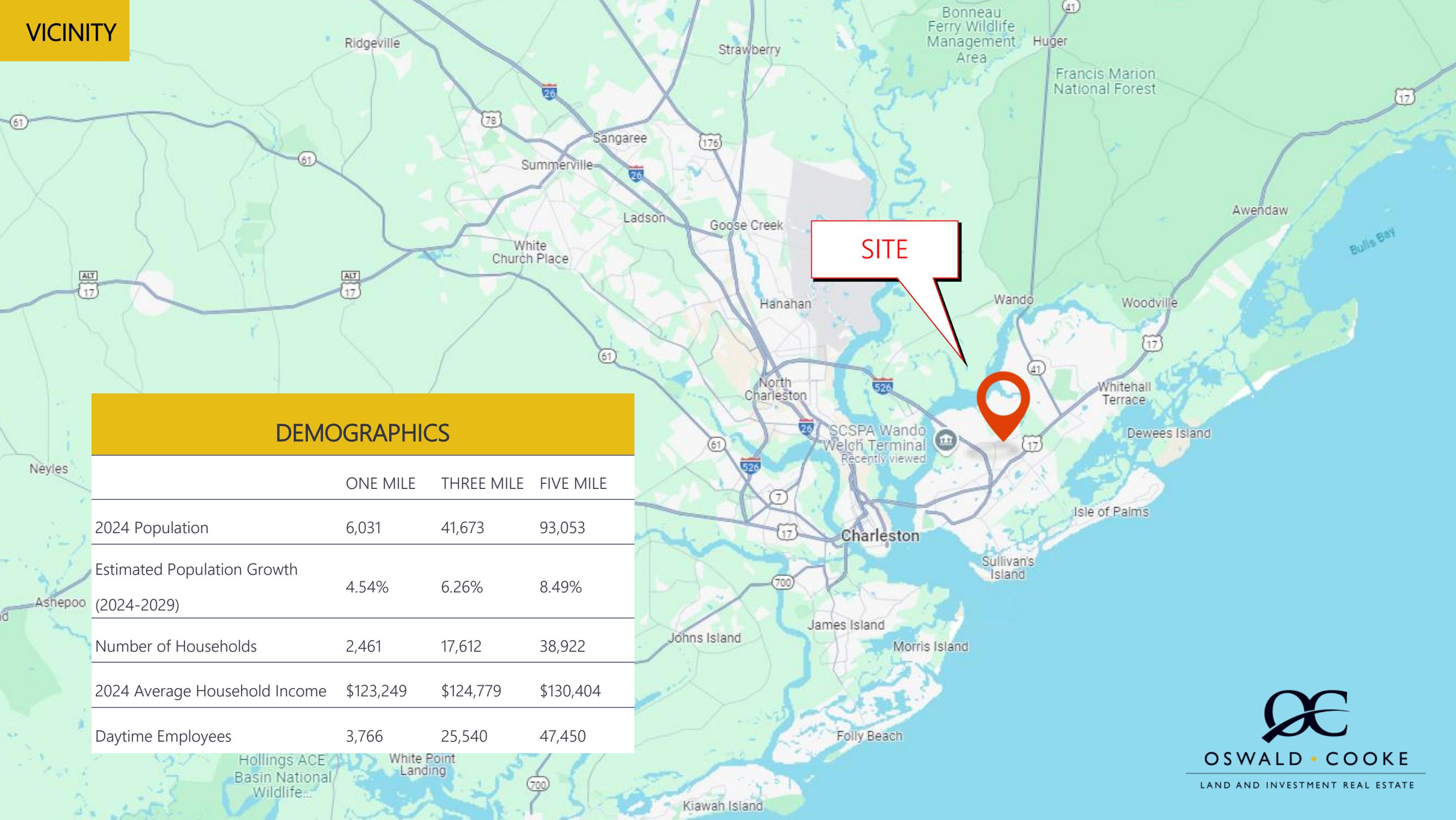
To Downtown Charleston

Image © 2024 Airbus



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE

VICINITY



SITE



DEMOGRAPHICS			
	ONE MILE	THREE MILE	FIVE MILE
2024 Population	6,031	41,673	93,053
Estimated Population Growth (2024-2029)	4.54%	6.26%	8.49%
Number of Households	2,461	17,612	38,922
2024 Average Household Income	\$123,249	\$124,779	\$130,404
Daytime Employees	3,766	25,540	47,450



OSWALD + COOKE

LAND AND INVESTMENT REAL ESTATE

ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail
- Four major commercial airports in addition to 50 municipal airports
- Four ports, two of which are inland: the Port of Charleston, which has five terminals and has received worldwide recognition for its innovative design and productivity; the Port of Georgetown, which includes specialty cargo-handling facilities; and the inland ports in Greer and Dillon, which connect South Carolina to the majority of the East Coast via I-85 and I-95.

HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth place in 2018 under "Best States for Business."
- South Carolina is a right-to-work state with one of the lowest unionization rates in the nation.

You won't find a more hospitable or business-friendly climate than South Carolina.

Mount Pleasant Town Center

Whipple Road

Long Point Road 27,400 VPD

SITE



For More Information Contact:

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