



**COLDWELL BANKER**  
**COMMERCIAL**  
ATLANTIC



**Beautiful Centrally Located Office for  
Lease**  
**3040 HWY 17 N MOUNT PLEASANT, SC**

## Lease Highlights

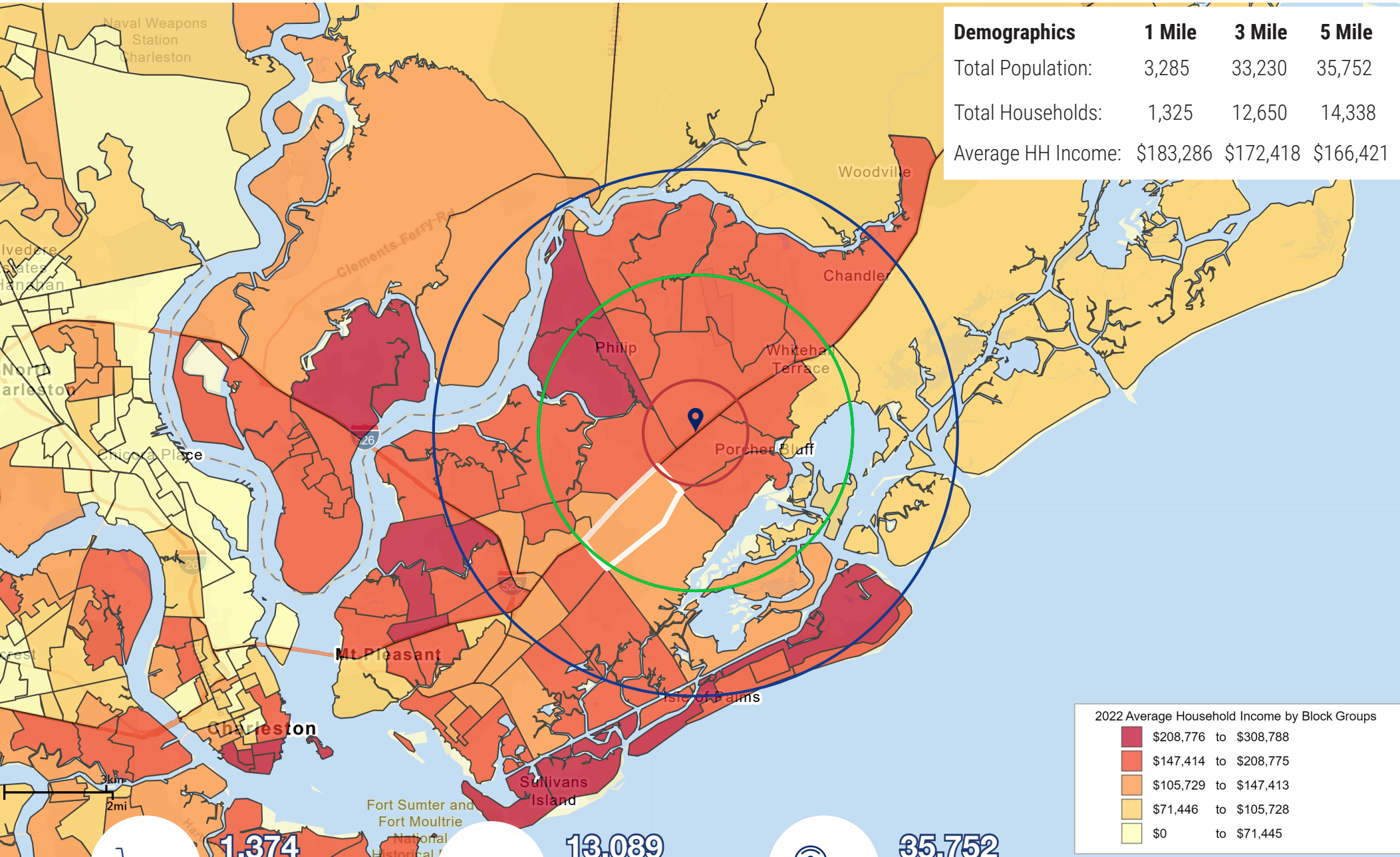
3040 Hwy 17 N  
Mount Pleasant, SC

- **Lease Rate**  
\$25 PSF NNN
- **Available**  
2,500 SF
- **NNN**  
\$9.00
- **Tax ID**  
5980000033

This is a well cared for office with a very usable floor plan. Reception area, 4 small offices, 2 larger ones, conference room, kitchen, two compliant restrooms, file/work room storage closets. Ample parking in small a well kept office park. Close to everything.



# DEMOGRAPHICS



**1,374**  
Businesses  
within 5 Miles



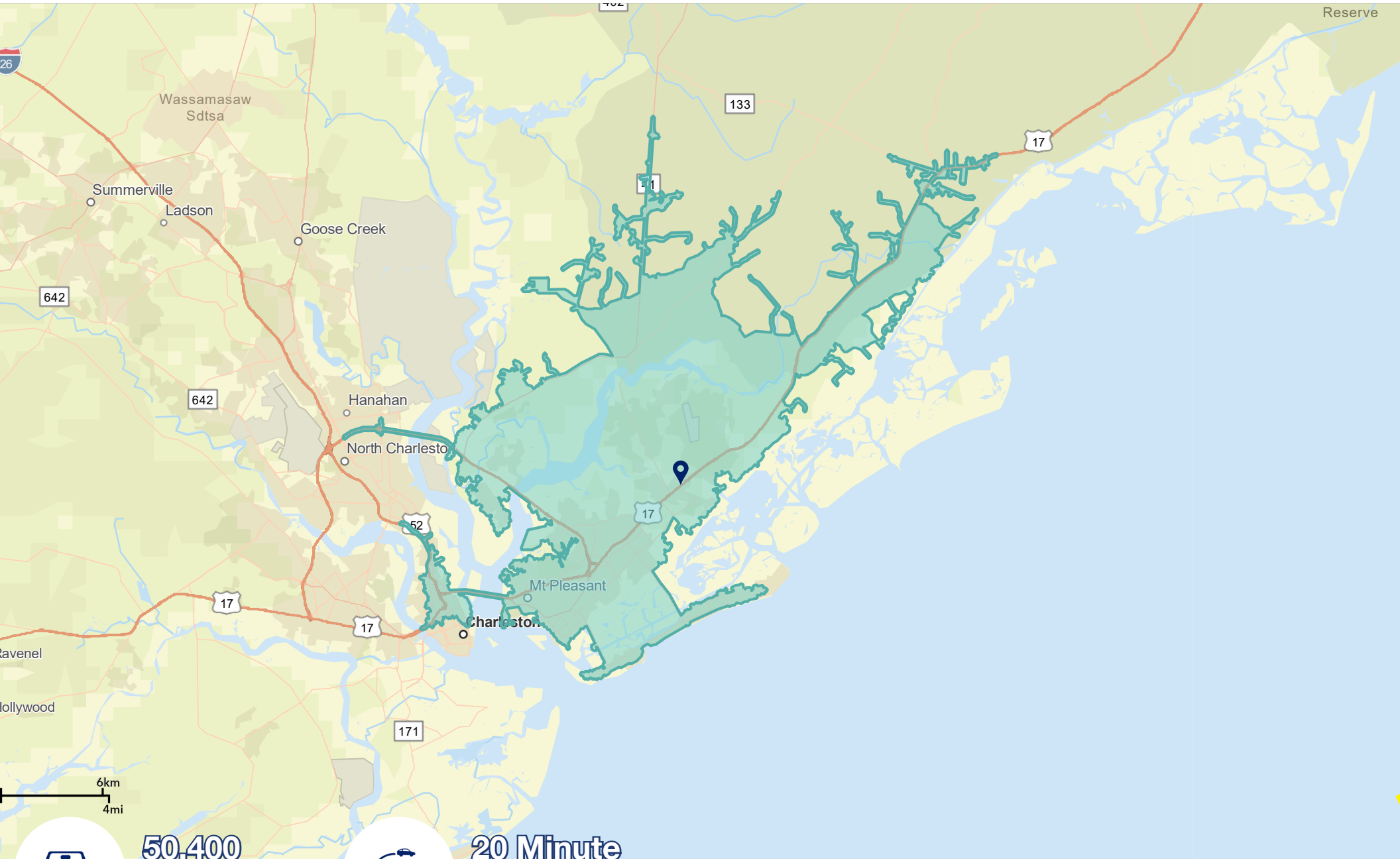
**13,089**  
Employees  
within 5 Miles



**35,752**  
Population  
within 5 Miles

All demographics based on Esri forecasts for 2022

# DRIVE TIME STUDY



**50,400**

Vehicles per Day



**20 Minute**

Drive Time Study

All demographics based on Esri forecasts for 2022  
SCDOT 2022

# Area Retailers

3040 Hwy 17 N  
Mount Pleasant, SC



3040 Hwy 17 N  
Mount Pleasant, SC

Panera  
BREAD®

SONIC

CVS  
pharmacy®

Walgreens

McDonald's

Chick-fil-®

Starbucks

Walmart

KOHL'S  
The UPS Store

Jersey Mike's  
Subs

Pizza Hut

EAST BAY  
DELI

tropical  
SMOOTHIE  
CAFE



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