

1117A Bowman Rd.
Mt. Pleasant, SC 29418



GROUND LEASE REDEVELOPMENT OPPORTUNITY



Contact:

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HIGHLIGHTS

Ground Lease redevelopment opportunity available in Mt. Pleasant. The property sits on 0.63 acres and is being rented in "AS IS" "WHERE IS" condition and with faults.

Property is across from Bowman Place, which is home to Dick's Sporting Goods, Nordstrom Rack, DSW, J. Crew, Come Back Shack, and Fresh Market is opening March 2025. It is also located between Extra Space Storage and Bowman Road Business Park.

PROPERTY INFORMATION

TAX MAP ID	535-12-00-003
COUNTY	CHARLESTON
MUNICIPALITY	MT. PLEASANT
ZONING	AB-2, AREAWIDE BUSINESS DISTRICT
TRAFFIC COUNT	15,169 VPD
SIZE	0.63 ACRES
LEASE RATE	\$135,000/ANNUALLY
LEASE TYPE	GROUND LEASE
AVAILABLE	NOW



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Harbor
COMMERCIAL PARTNERS

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LOCATION



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AMENITIES

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DEMOGRAPHICS



POPULATION

ONE MILE

10,349

THREE MILE

50,061

FIVE MILE

80,357



TOTAL BUSINESSES

1,741

5,248

7,863



MEDIAN AGE

40.3

41.6

42.2



AVG HOUSEHOLD INCOME

97,460

123,513

127,058



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