

FOR SALE



Mount Pleasant Office/Retail Space & Additional Lot  
118 May Lane | Mount Pleasant | SC  
1,909 SF +/- Office/Retail Space



# Disclaimer

This Lease Package has been prepared by Oswald Cooke & Associates and has been reviewed by the Landlord. This Package 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 leasing of the Property described herein. By accepting the lease package, 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 lease package or any of the contents to any other entity without the express written consent of OC&A and that you will not use the lease package or any of the contents in any fashion or manner detrimental to the interest of Landlord and/or OC&A.

This package does not constitute a representation that there has been no change in the business affairs of the Property or the Owner since the date of preparation of this listing. No representation is made by Landlord 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 Landlord and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective tenants 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.

Landlord 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 Lease Package.

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LAND AND INVESTMENT REAL ESTATE

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118 May Lane  
Mount Pleasant, SC

PURCHASE PRICE	\$1,350,000
TOTAL ACRES	0.18 Acres
SPACE AVAILABLE	1,909 SF +/-
BUILDING USE	Retail/Office
MUNICIPALITY	Town of Mount Pleasant
TMS NUMBERS	532-01-00-130, 532-01-00-133
ZONING	AB-1 & R-2 (VSP Overlay, NP Overlay)

## HIGHLIGHTS

- Vast Reception Space
- Kitchenette
- Private Restroom
- Office
- Storefront parking
- Additional 0.11 acre lot for parking or storage
- Located off of Coleman Blvd





# AERIAL



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Sullivan's Island

Moultrie Middle School

Mount Pleasant Farmers Market

WELLS FARGO

SITE

Historic Old Village



Coleman Blvd. 37,500 VPD

MOULTRIE PLAZA



STEVEN SHELL  
LIVING



Señor Tequila  
Mexican Restaurant & Cantina

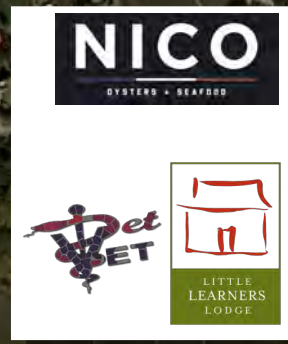


Page's OKRA GRILL





37-500 VD  
Shem Creek



Shem Creek Marina

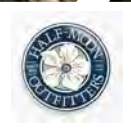


Coleman Blvd.



Moultrie Middle School

Mount Pleasant Farmers Market



SITE

Old Village Historic District

Cooper River



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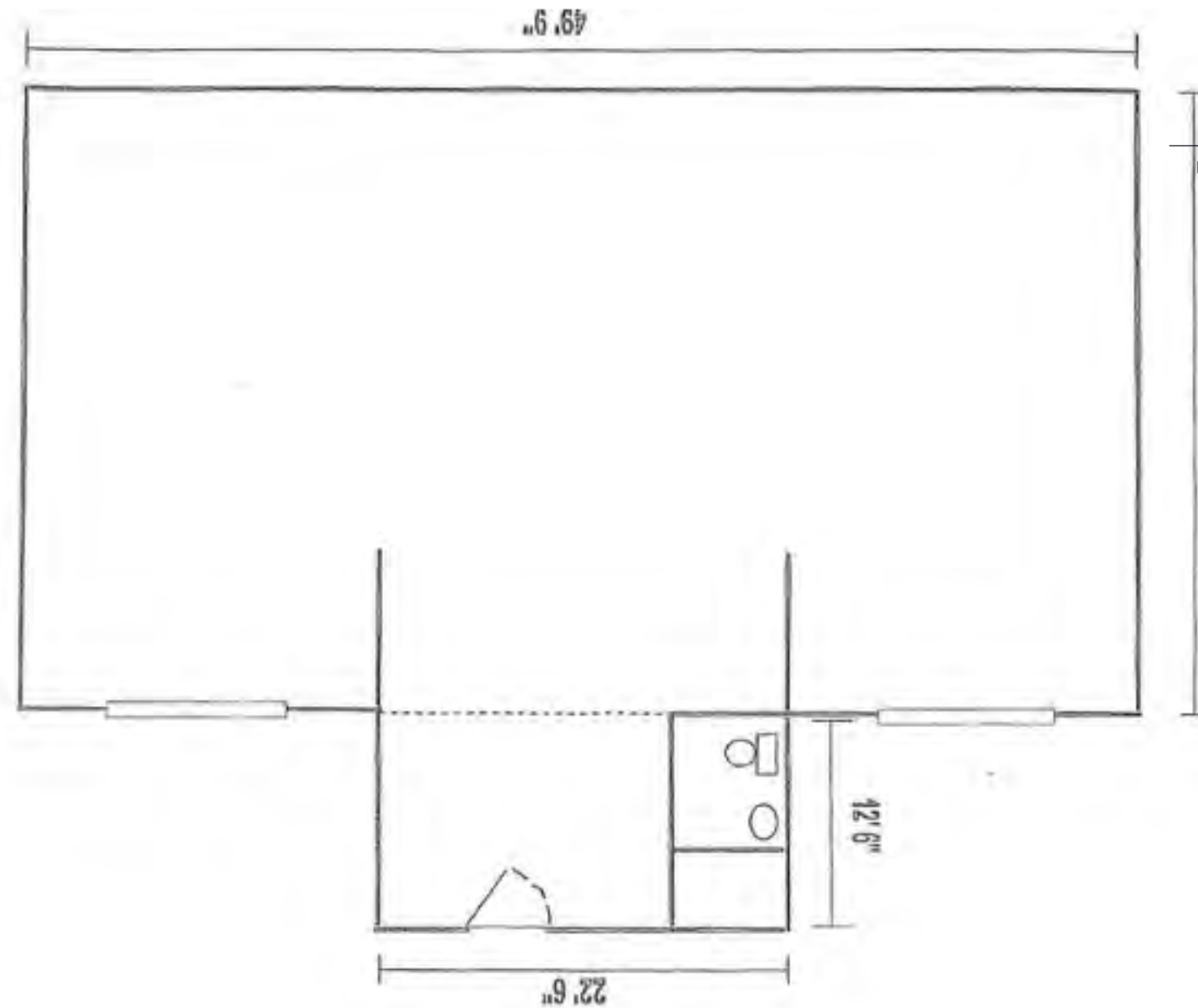


# FLOOR PLAN



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Office space in the front of the building.

The back is open floor space with two floor  
to ceiling windows on either side of the room for lots of natural light



# PICTURES





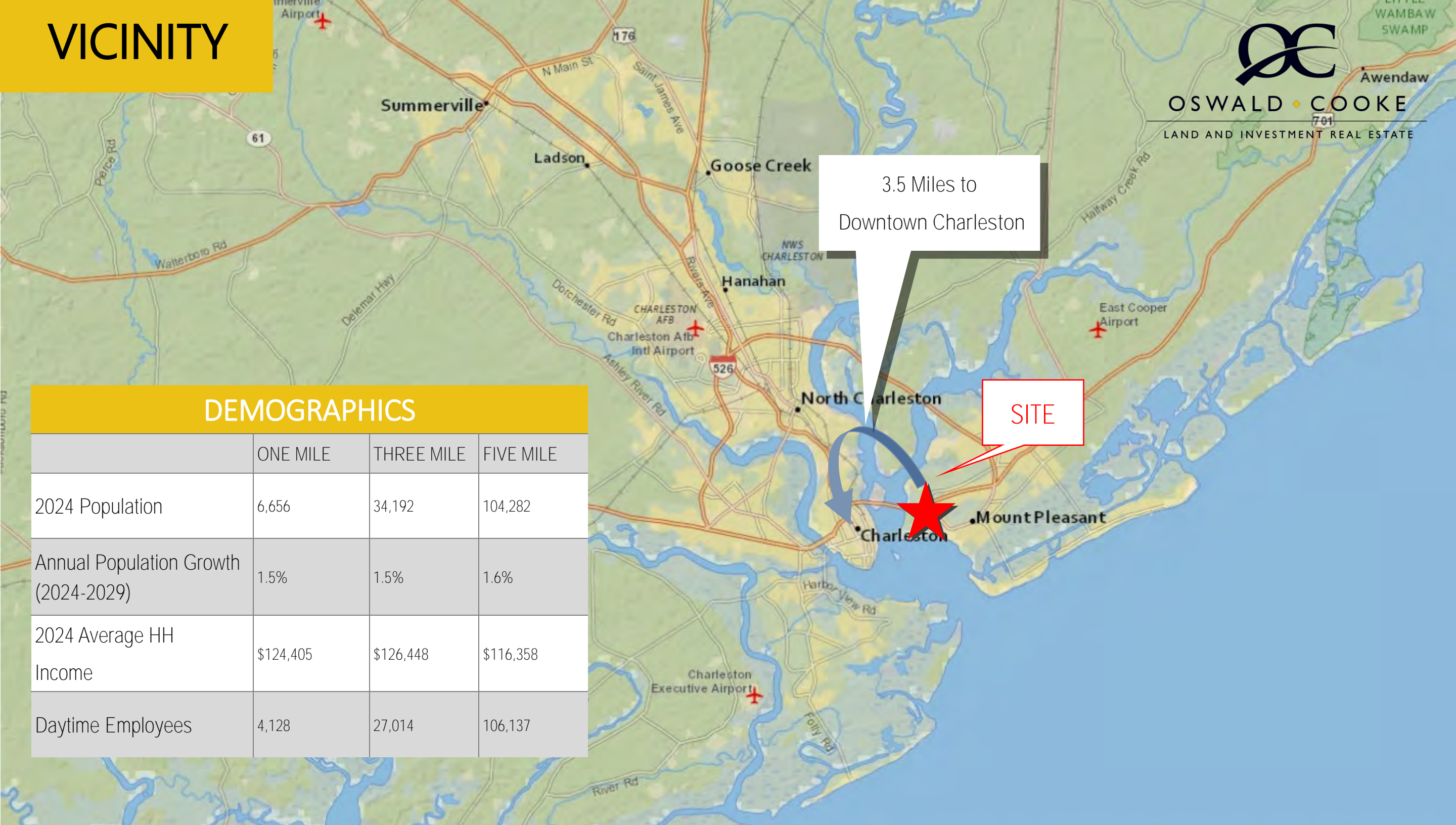
# VICINITY

## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	6,656	34,192	104,282
Annual Population Growth (2024-2029)	1.5%	1.5%	1.6%
2024 Average HH Income	\$124,405	\$126,448	\$116,358
Daytime Employees	4,128	27,014	106,137

3.5 Miles to  
Downtown Charleston

SITE



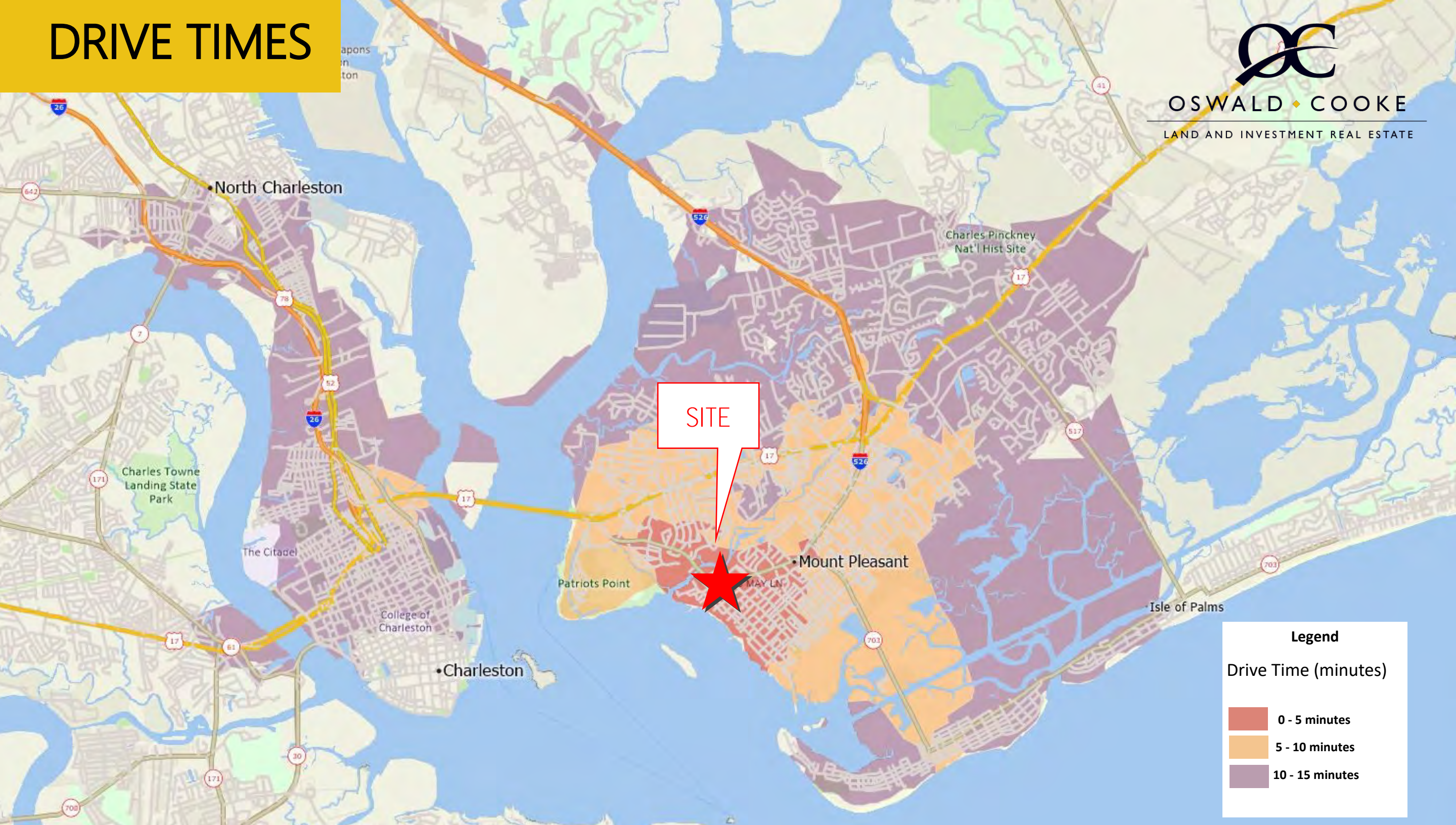


# DRIVE TIMES



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SITE

## Legend

Drive Time (minutes)

- 0 - 5 minutes
- 5 - 10 minutes
- 10 - 15 minutes





# About Mount Pleasant

The labor market of the Charleston Region and the Town of Mount Pleasant is diversified and strong. The supply, quality, and cost of labor are very competitive in comparison to surrounding metro areas. A significant pool of talent exists in the region and continues to attract new talent each year.

The employment base of the Town of Mount Pleasant is one of the fastest growing in the Charleston Region. Substantial numbers of competitively priced employees, with a variety of skills, training, and high educational attainment, are available to new, **expanding, or relocating business and industry.** The Town's large outbound commuting workforce provides fertile ground for new companies located within the Town to attract professional, managerial and technical personnel. Many residents would readily accept positions in the Town at competitive salary levels to end or minimize the daily trek.

The dynamic growth and economic diversity of the Town of Mount Pleasant and Charleston Region over the last two decades is due in part to its strategic location **and transportation access to well over 60% of the nation's population and industrial base.** Centrally located within the major growth of the Southeast United States, the Town of Mount Pleasant offers an ideal location to reach major metropolitan and manufacturing centers in the South, Mid-Atlantic, Northeast and Midwest. With an integrated highway system, a growing international airport and the second busiest container port along the Atlantic and Gulf coasts, businesses located in the Town and Charleston Region benefit from highly efficient access to marketplaces – by land, by air and by sea.

\* Information courtesy of [www.comeonovermp.com](http://www.comeonovermp.com)

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Kapstone (1,000)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)



FOR MORE INFORMATION CONTACT:

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