



For Sale or Lease

1028 Johnnie Dodds Blvd,
Mt Pleasant, SC 29464



- 53 on-site parking spaces
- Visibility from Hwy 17
- Adjacent to Queensborough Shopping Center

10,085 SF free-standing building situated on 1.26 acres

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VIRTUAL TOUR



Opportunity Overview



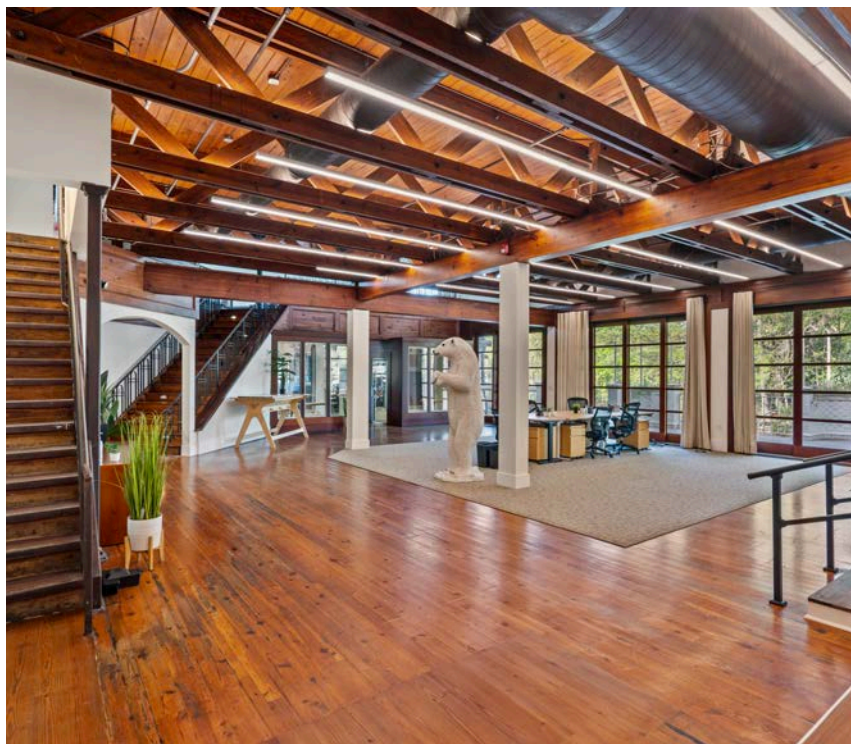
1028 Johnnie Dodds Blvd is a 10,085 SF building that is vacant and can be leased in its entirety or purchased. The property sits on 1.26 AC however about .33 AC is encompassed by the adjacent drainage retention pond so the highland area is approximately 0.93 AC. The site is zoned General Commercial in the Town of Mt Pleasant - TMS # 535-00-00-244. There are 53 on-site parking spots and the building has great visibility from Hwy 17 ($\pm 60,000$ vehicles per day). The site has an ingress/egress drive to the frontage road of Johnnie Dodds Boulevard and a rear ingress/egress drive to the interior road of the neighboring Queensborough Shopping Center. Tenants within this center include Publix, Locals Sushi & Sports Pub, Amazing Nails Spa, Paisanos, Groucho's Deli, and more.

Formerly known as TBonz and Liberty Taproom, this property has since been converted into two suites. 7,201 SF of the building ("The Office") underwent a complete renovation in 2022, the Owner transformed this portion of the building into a high-end office for personal use. This is a two-story suite with high ceilings and an abundance of natural light. The first floor is mostly wide open with a glass conference room, two phone booth rooms, a restroom, a bar, and direct access to a private $\pm 1,100$ SF covered patio that sits on the retention pond. The second floor offers a $\pm 1,600$ SF wide open mezzanine, a conference room that can seat ten, and a restroom.

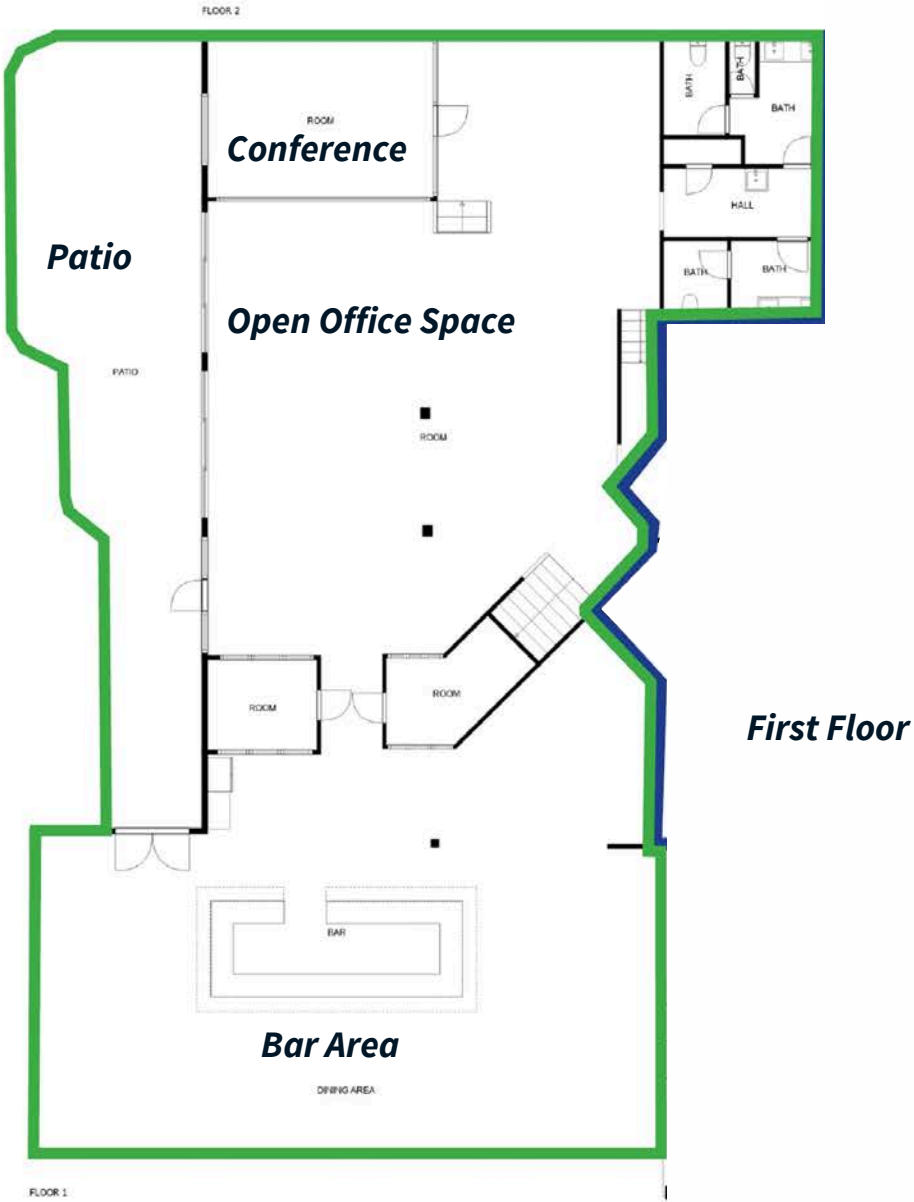
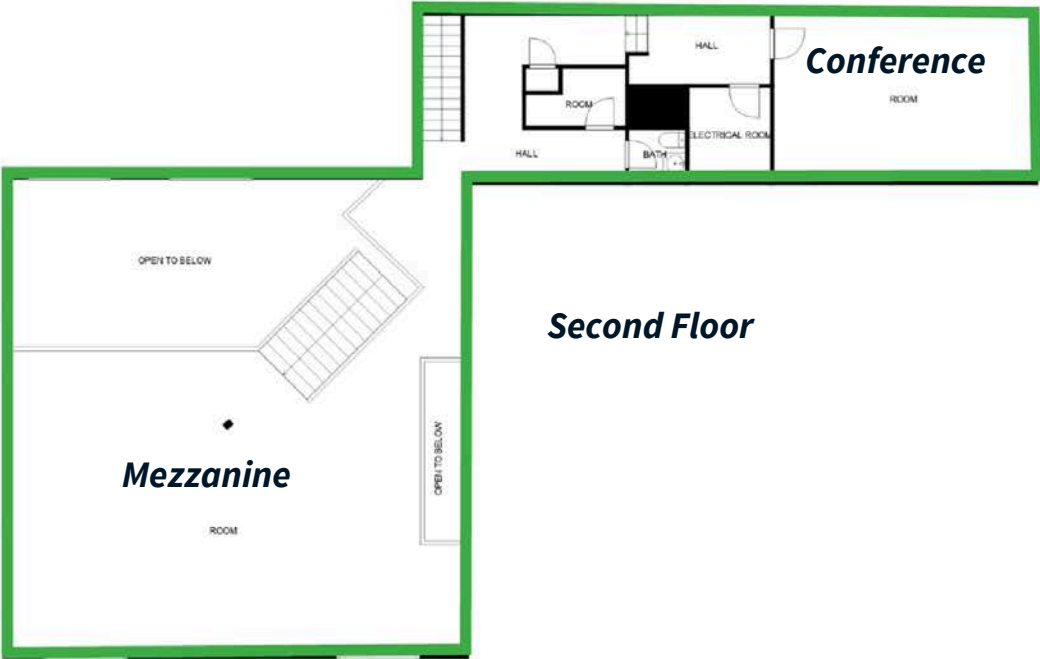
The remaining 2,884 SF is a second generation restaurant ("The Restaurant") with a ± 400 SF private covered patio. The customer-facing portion of the space is $\pm 1,100$ SF and features three roll-up doors. The majority of this suite is comprised of a turn-key kitchen with two hoods, multiple walk-ins and a grease trap in place.

“THE OFFICE” PHOTOS

7,201 SF Class A office space with an ±1,100 SF private patio

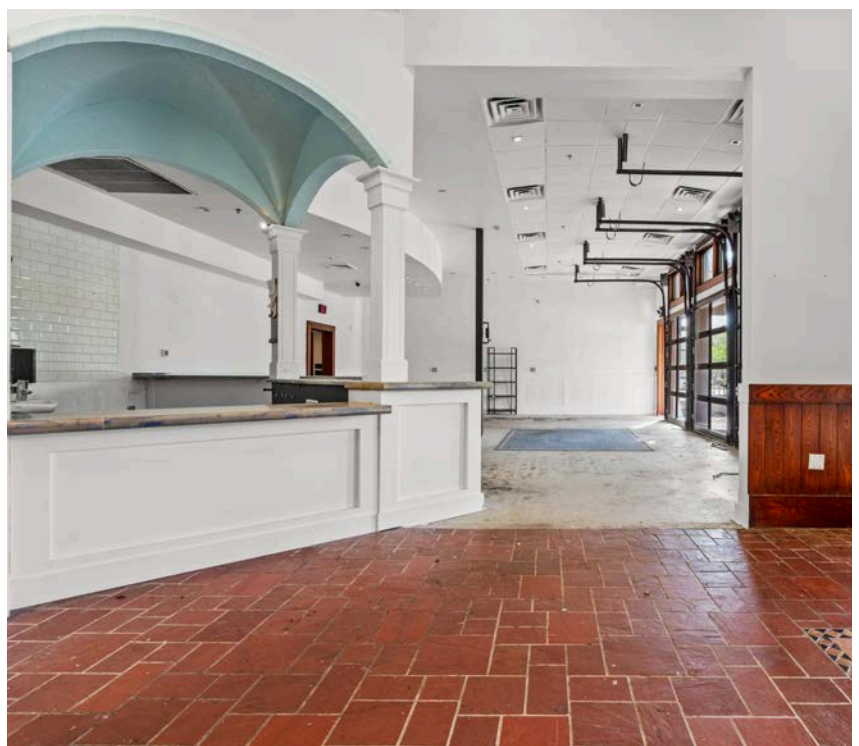


“THE OFFICE” FLOOR PLAN

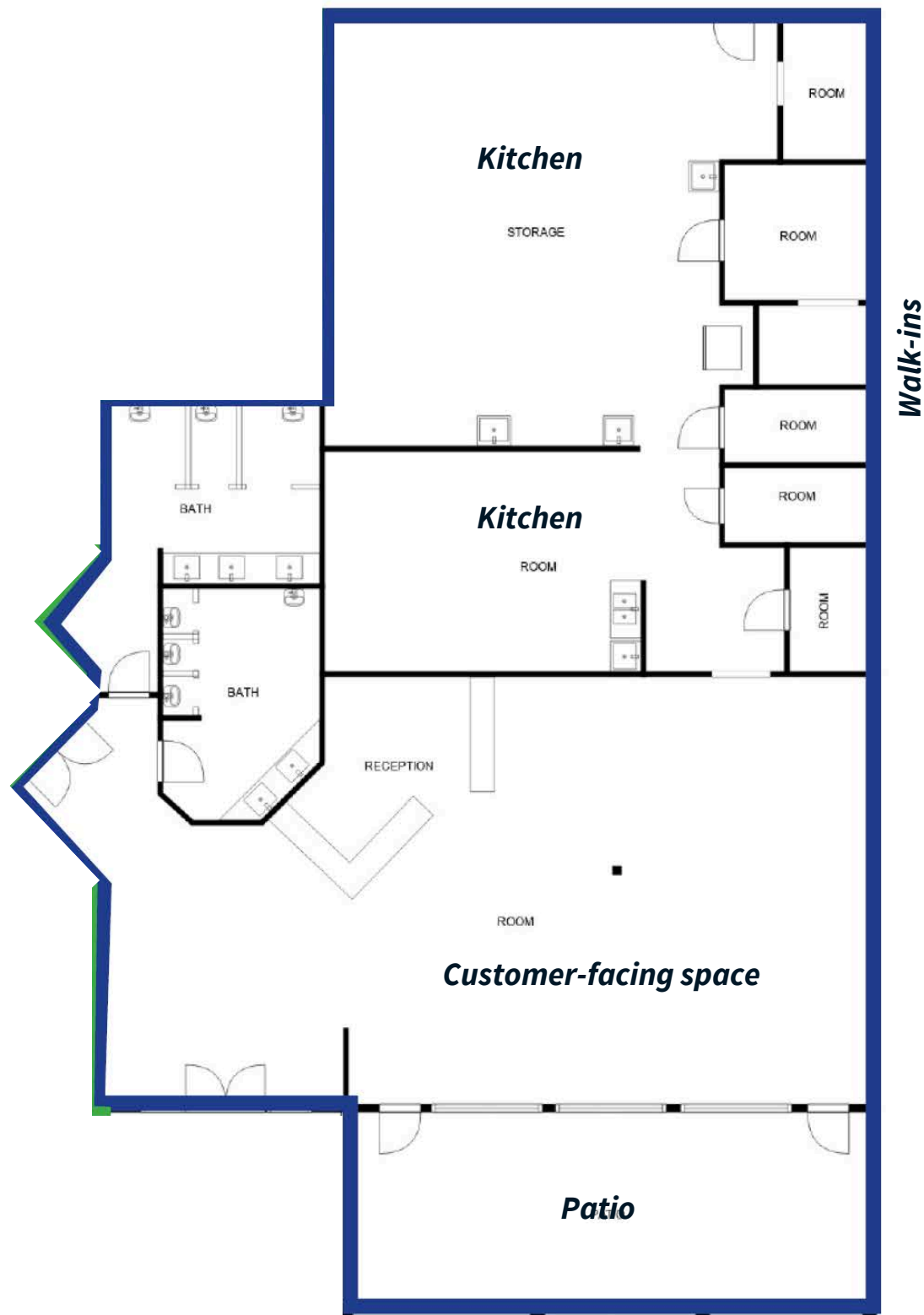


"THE RESTAURANT" PHOTOS

2,884 SF turn-key restaurant with ±400 SF private covered patio



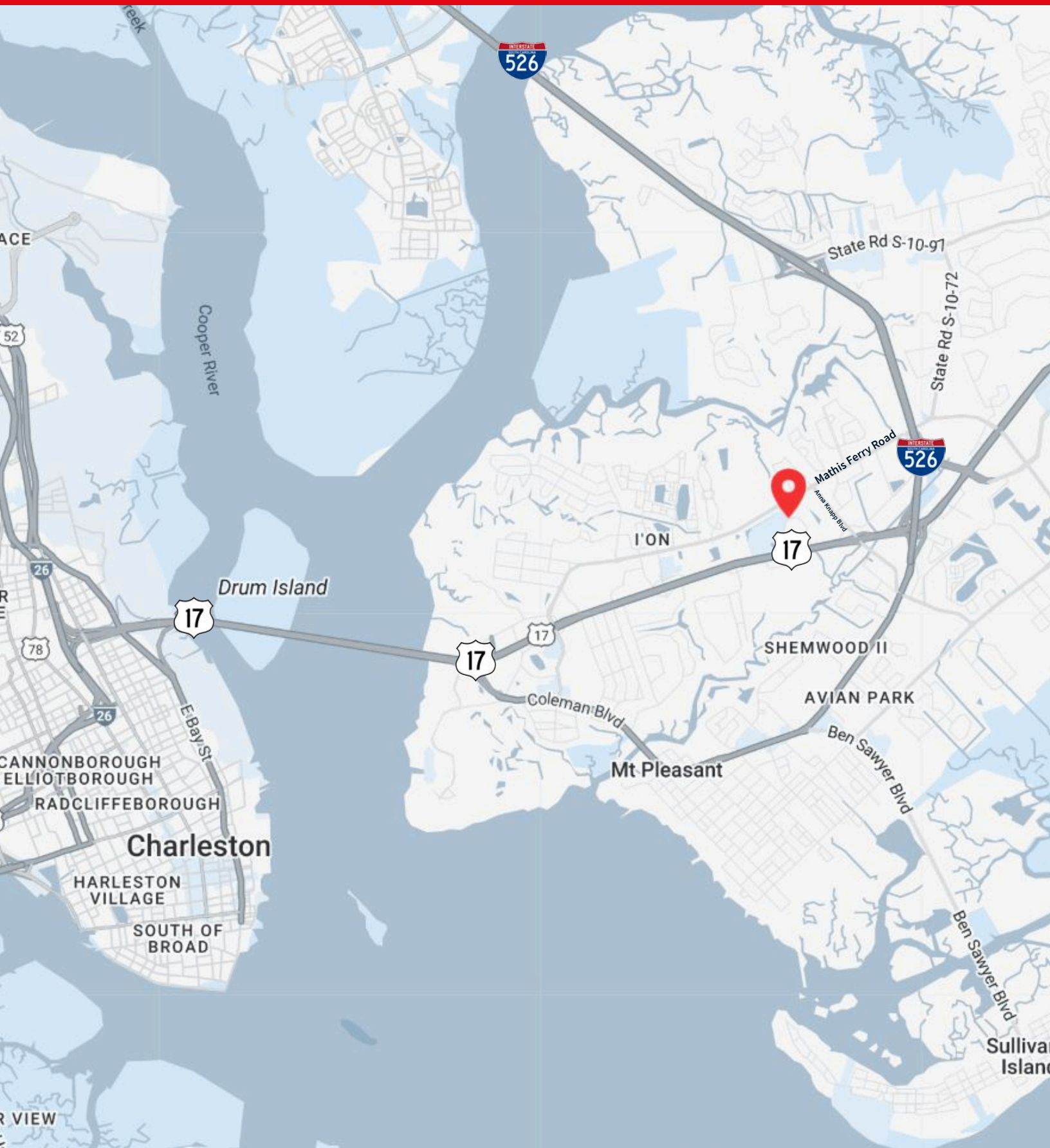
“THE RESTAURANT” FLOOR PLAN



Location Overview



Immediate access to Highway 17 via Johnnie Dodds Blvd





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