



±7.15 ACRES FOR SALE IN MOUNT PLEASANT, SC 29466

3587 NORTH HIGHWAY 17

\$3,500,000 PURCHASE PRICE

SCHEDULE A TOUR TODAY

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PROPERTY OVERVIEW

An **excellent opportunity** awaits at 3587 North Highway 17. This versatile 5,851 sq/ft building on 7.155 acres is **perfect for medical, office, or special uses**. The site includes 44 parking spaces and offers expansion potential.

Located in a desirable submarket with **no restrictive HOA covenants**, this site offers the flexibility to meet a variety of business needs. The property also features 4.705 acres of wetlands, which could be beneficial if integrated into a conservation management program.

This is a prime location in north Mount Pleasant, offering **quick access to major roadways**. It's conveniently located in close proximity to major employers, healthcare, retail centers, large-scale residential developments, and schools.

QUICK STATS

±7.15 total acreage for sale

5,851 SF building area

± 125' street frontage on U.S. Highway 17

35,000 daily traffic count

PD Planned Development zoning*

**Future Use: Public Institutional*

North Mount Pleasant submarket

Medical/Special Use/Office land use

Based on 2020 Census Data

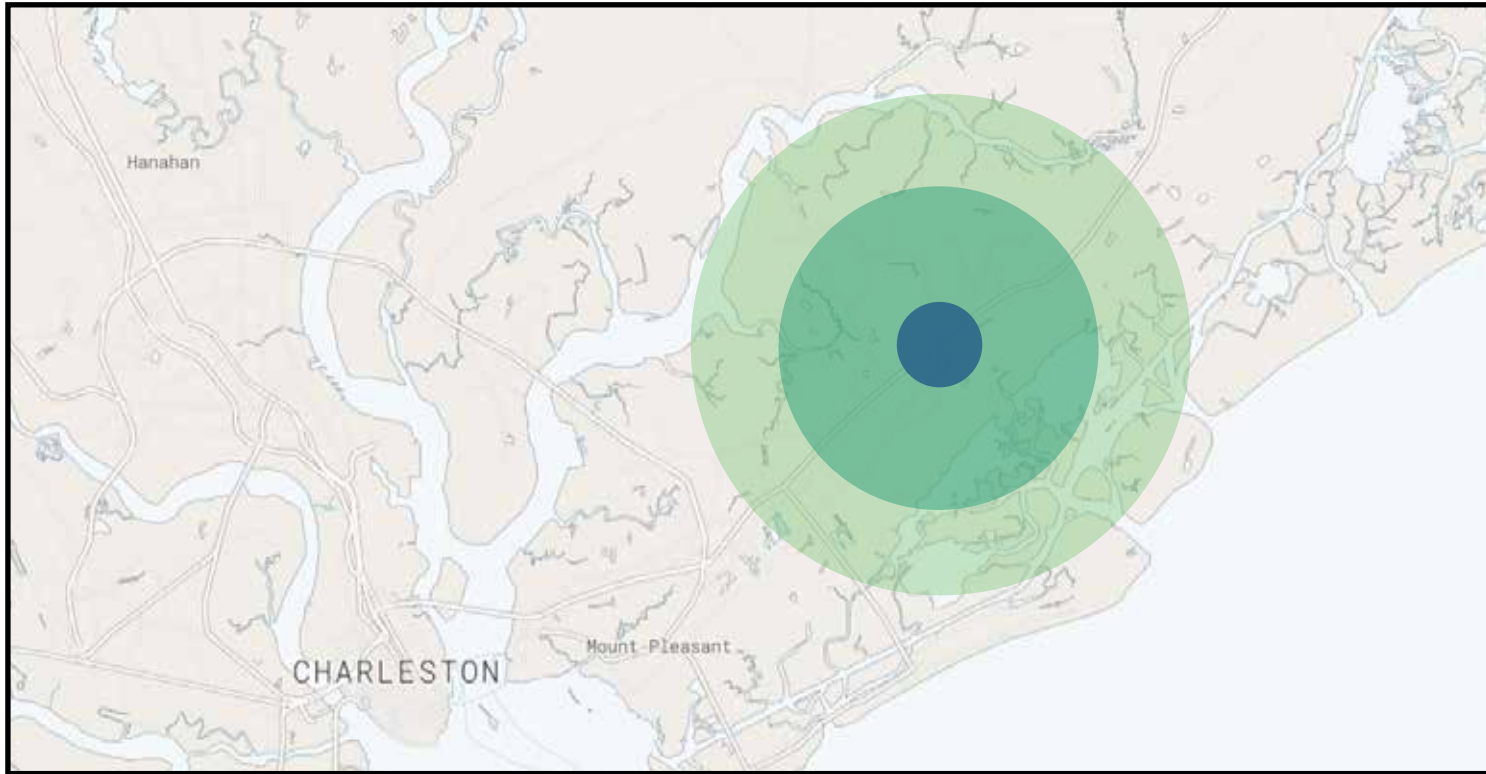
For more information about zoning and land use please refer to the zoning ordinance at <http://www.online.encodeplus.com/regs/charlestoncounty-sc/index.aspx>



GALLERY



AREA DEMOGRAPHICS



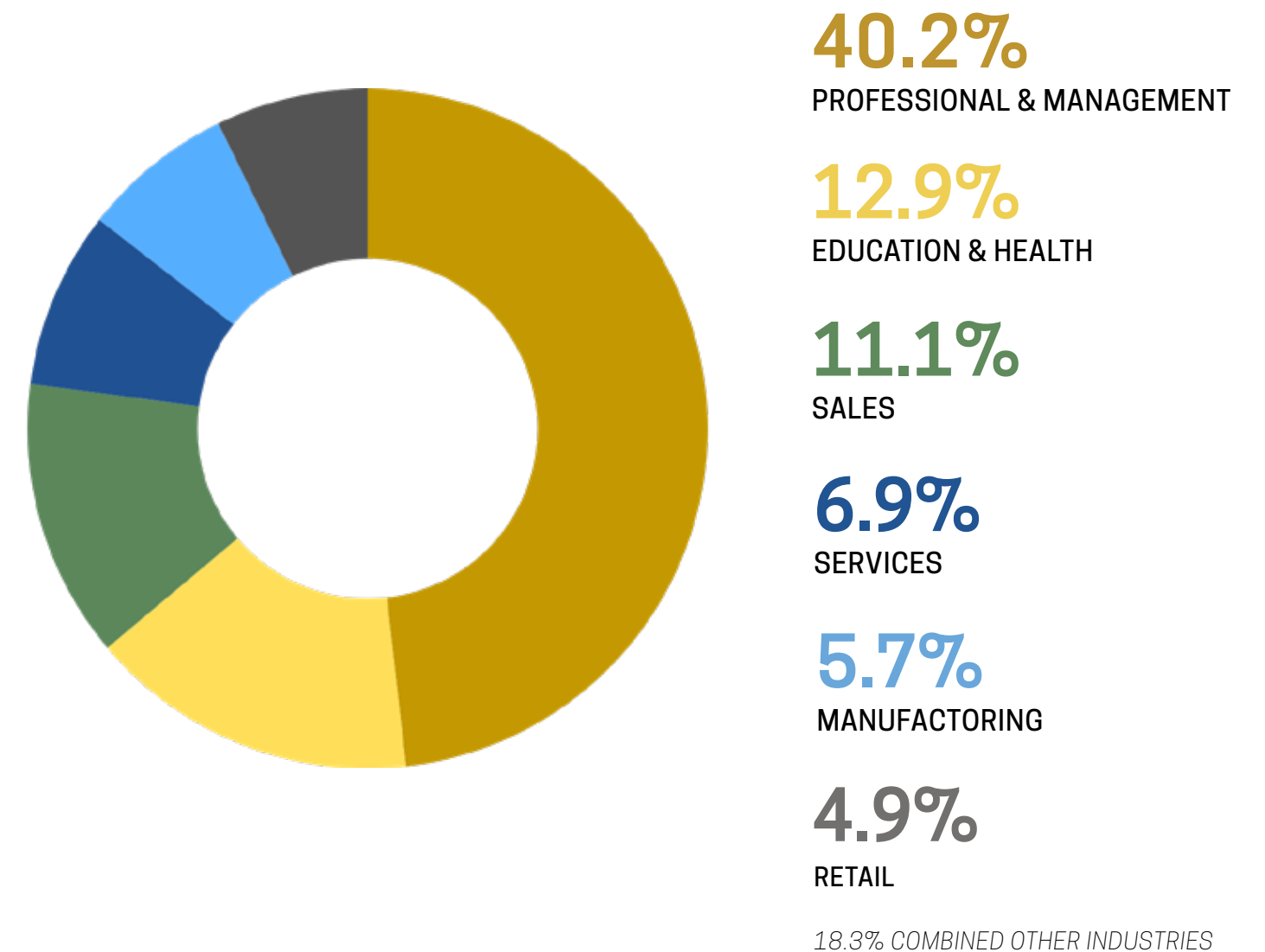
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,052	28,469	50,295
GROWTH 2020-2024	0.75%	3.13%	2.65%
2029 PROJECTION	6,411	30,356	53,582

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,297	10,518	18,647
OWNER OCCUPIED	1,870 (81%)	8,648 (82%)	15,694 (84%)
RENTER OCCUPIED	427 (19%)	1,869 (18%)	2,953 (16%)
GROWTH 2020-2024	-0.82%	2.00%	1.82%
2029 PROJECTION	2,423	11,180	19,182

AVERAGE HOUSEHOLD INCOME

\$133,532 \$132,581 \$136,972
1 MILE **3 MILES** **5 MILES**

2024 POPULATION BY OCCUPATION



MOUNT PLEASANT

Just minutes from downtown Charleston, Mount Pleasant is an award-winning city that has been booming with growth for the last 30 years.

Mount Pleasant is a mostly suburban area with plenty of opportunities for historical sight-seeing, outdoor recreation, shopping, dining, and entertainment.

±90,801
POPULATION

±40,000
HOUSEHOLDS

99.4
COST OF
LIVING INDEX
U.S. AVERAGE IS 100

THINGS TO DO



THERE ARE ENDLESS OPPORTUNITIES FOR SCENIC DINING ON **SHEM CREEK**, ONE OF MOUNT PLEASANT'S **MOST POPULAR DESTINATIONS**.

MOUNT PLEASANT TOWNE CENTRE IS A MAJOR SHOPPING CENTER IN MOUNT PLEASANT, WITH **OVER 60 RETAIL STORES AND RESTAURANTS**.

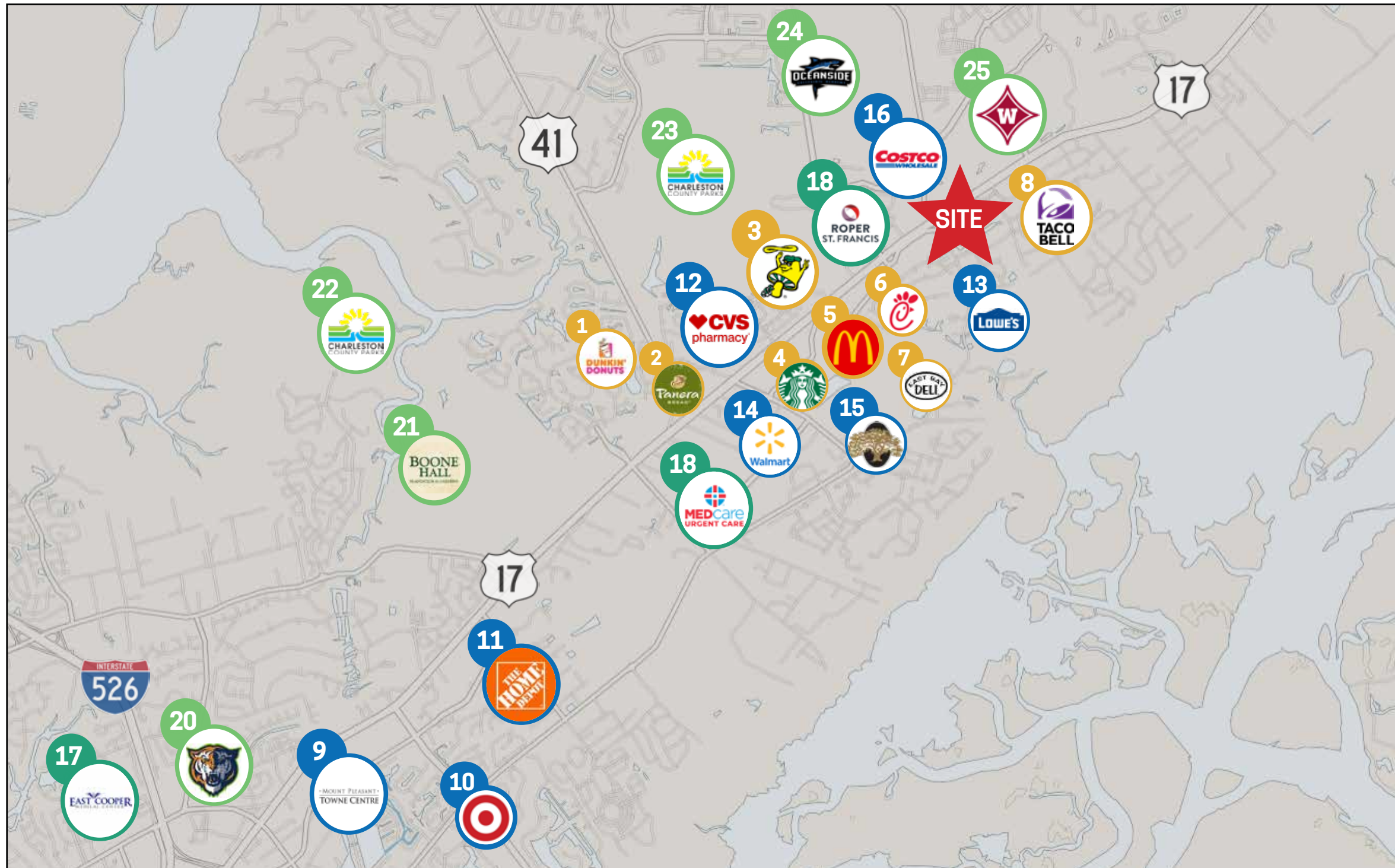


BOONE HALL PLANTATION IS A HISTORICAL SITE AND FARM SURROUNDED BY **GORGEOUS PROTECTED LAND**.

PATRIOT'S POINT AND THE **U.S.S. YORKTOWN CV-10** ARE SOME OF MANY **TOURIST ATTRACTIONS THAT BRING TRAFFIC** TO THE MOUNT PLEASANT AREA.



NEARBY BUSINESSES AND AMENITIES



FOOD AND DINING

- | | |
|--------------------------|------------------------|
| 1 DUNKIN DONUTS | 5 MCDONALD'S |
| 2 PANERA BREAD | 6 CHICK-FIL-A |
| 3 MELLOW MUSHROOM | 7 EAST BAY DELI |
| 4 STARBUCKS | 8 TACO BELL |

RETAIL AND SHOPPING

- | | |
|------------------------------------|------------------------------------|
| 9 MT. PLEASANT TOWNE CENTRE | 13 LOWE'S HOME IMPROVEMENT |
| 10 TARGET | 14 WALMART |
| 11 THE HOME DEPOT | 15 MARKET AT OAKLAND CENTER |
| 12 CVS | 16 COSTCO |

MEDICAL CENTERS

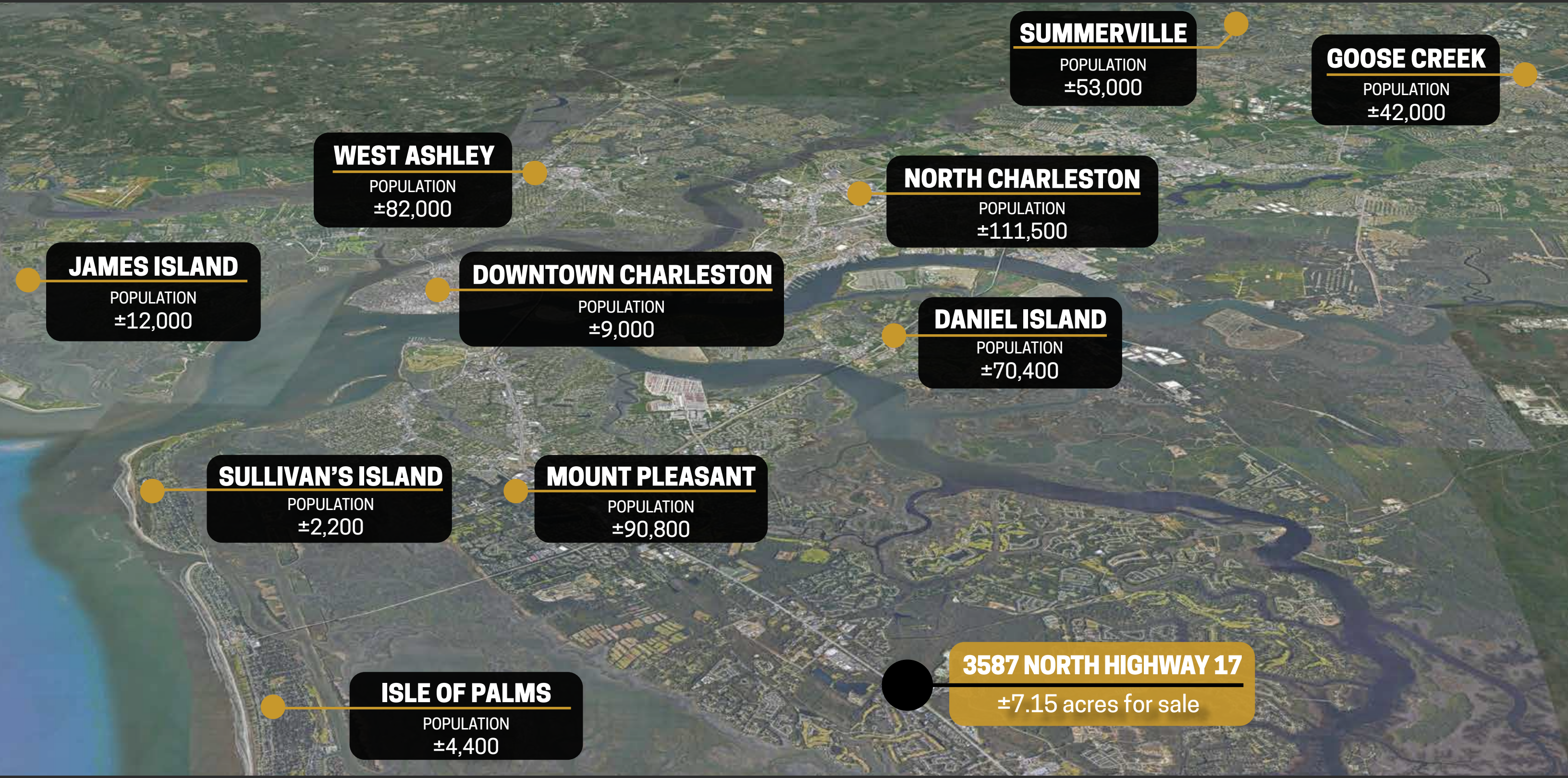
- | |
|--------------------------------------------------|
| 17 EAST COOPER MEDICAL CENTER |
| 18 MEDCARE URGENT CARE |
| 19 ROPER ST. FRANCIS MT PLEASANT HOSPITAL |

SCHOOLS AND PARKS

- | |
|----------------------------------------|
| 20 LUCY BECKHAM HIGH SCHOOL |
| 21 BOONE HALL PLANTATION |
| 22 PALMETTO ISLAND COUNTY PARK |
| 23 LAUREL HILL COUNTY PARK |
| 24 OCEANSIDE COLLEGIATE ACADEMY |
| 25 WANDO HIGH SCHOOL |

PROXIMITY TO MAJOR MARKETS

CLOSE PROXIMITY TO MAJOR ROADWAYS OFFER QUICK ACCESS TO EVERY MARKET IN CHARLESTON



CHARLESTON MSA



+849,000

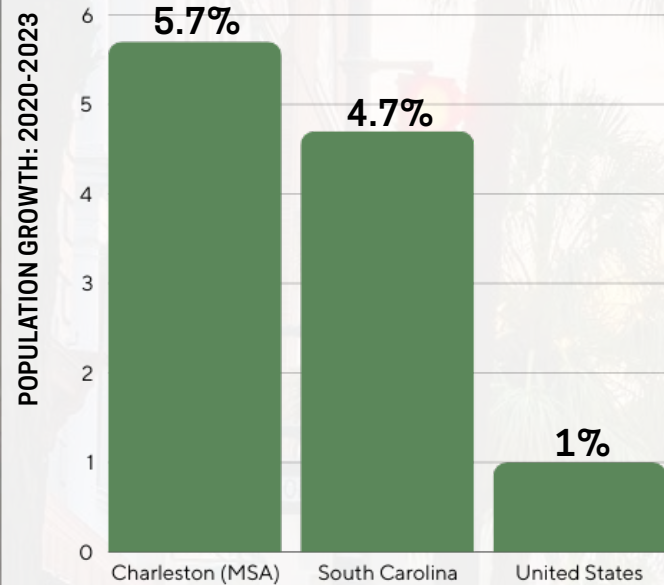
TOTAL POPULATION
CHARLESTON METROPOLITAN AREA

+347,000

TOTAL HOUSEHOLDS
CHARLESTON METROPOLITAN AREA



POPULATION GROWTH



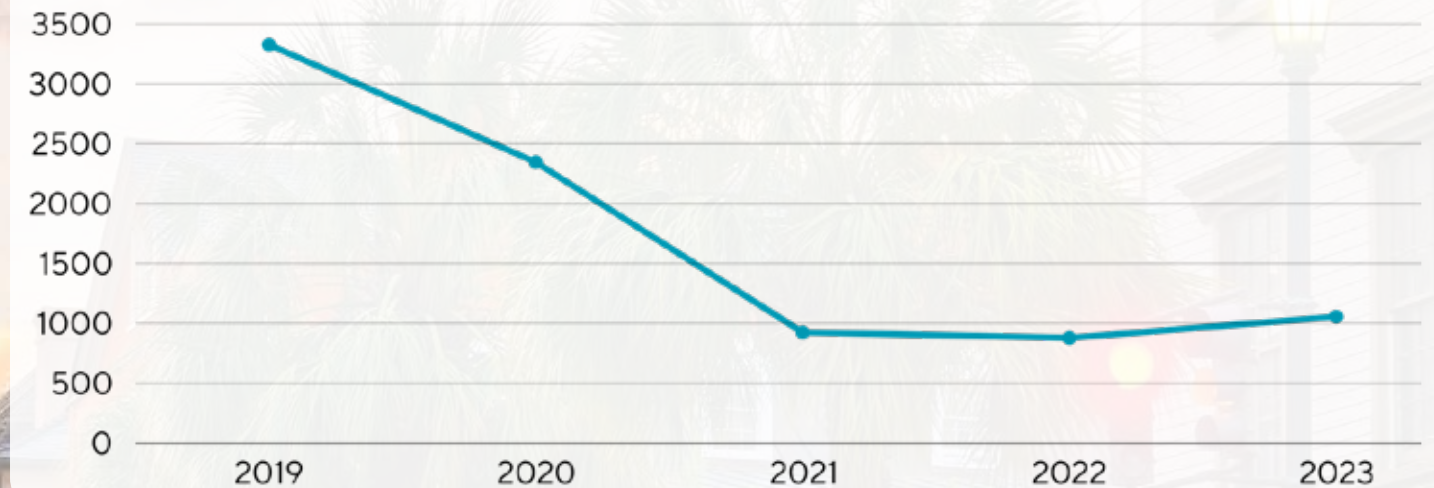
40+

NEW PEOPLE MOVE
TO THE REGION
EACH DAY

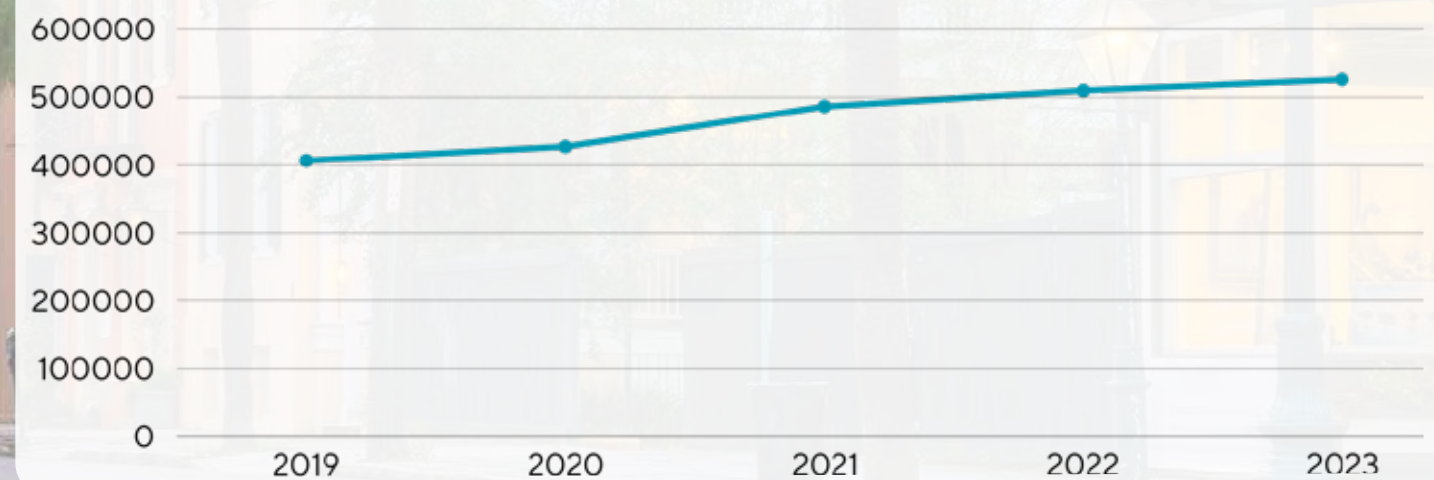
6X

HIGHER GROWTH
THAN NATIONAL
AVERAGE

INVENTORY OF HOMES FOR SALE



MEDIAN LISTING PRICE



14.5%

AGES 25-34

14.5%

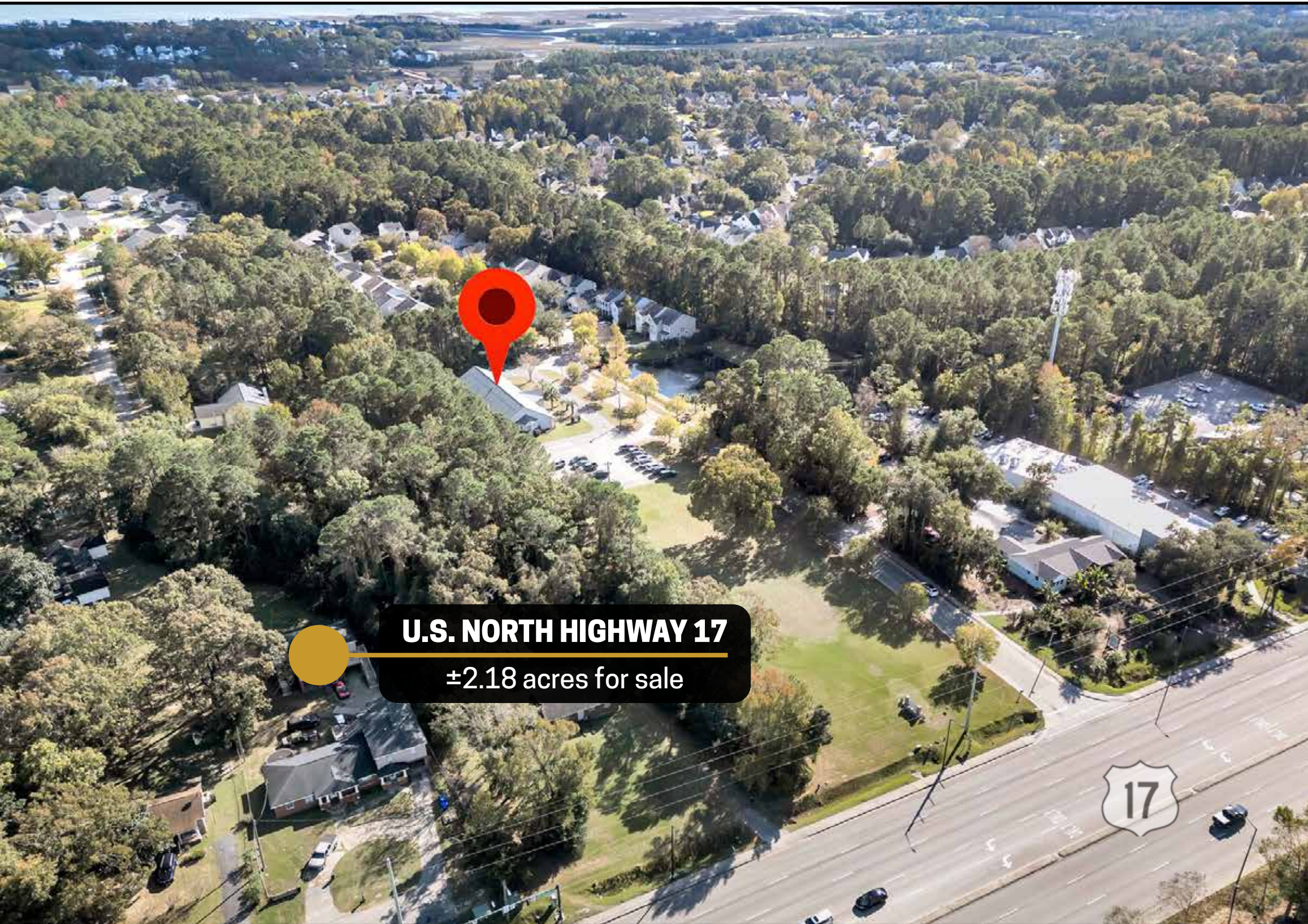
AGES 35-44

12%

AGES 45-54



U.S. NORTH HIGHWAY 17 SITE



U.S. NORTH HIGHWAY 17

±2.18 acres for sale

HIGHLIGHTS

UNIQUE LAND
OPPORUNITY
IN MOUNT PLEASANT

EXCELLENT
LOCATION FOR
MEDICAL, OFFICES,
OR SPECIAL USE
(CHURCHES)

± 125' OF STREET
FRONTAGE ALONG
US NORTH
HIGHWAY 17

CLOSE TO WANDO
HIGH SCHOOL AND
MOUNT PLEASANT
TOWN CENTER

CALDWELL COMMERCIAL TEAM



BOB CALDWELL
CCRE PRESIDENT AND SIOR

LICENSED IN SOUTH CAROLINA,
NORTH CAROLINA, AND GEORGIA
ACTIVE SIOR MEMBER SINCE 2008



JAMES HOLMES
MBA AND BROKER

LICENSED IN NORTH AND SOUTH
CAROLINA, EXPERIENCED IN RETAIL,
OFFICE, AND MEDICAL TENANT REP



ROBERT ROWAN
SENIOR PROPERTY MANAGER

CERTIFIED PROPERTY MANAGER,
LEED ACCREDITED PROFESSIONAL,
ACTIVE SC IREM CHAPTER 72 MEMBER



KACEY GOUGE
TENANT SERVICES COORDINATOR



JOSH STERKEL
PROPERTY MANAGER



LAURA COX GOE
CONTROLLER



ALEAH WARNER
MARKETING AND GRAPHIC DESIGN



AMY VINSON
ACCOUNTING COORDINATOR



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