



SEVENTEEN NORTH VILLAGE

±4.5 AC | ±29,700 SF

3236 N HIGHWAY 17
MT. PLEASANT, SC 29466

CBRE

ESTIMATED DELIVERY
FALL/WINTER 2026

EXECUTIVE SUMMARY

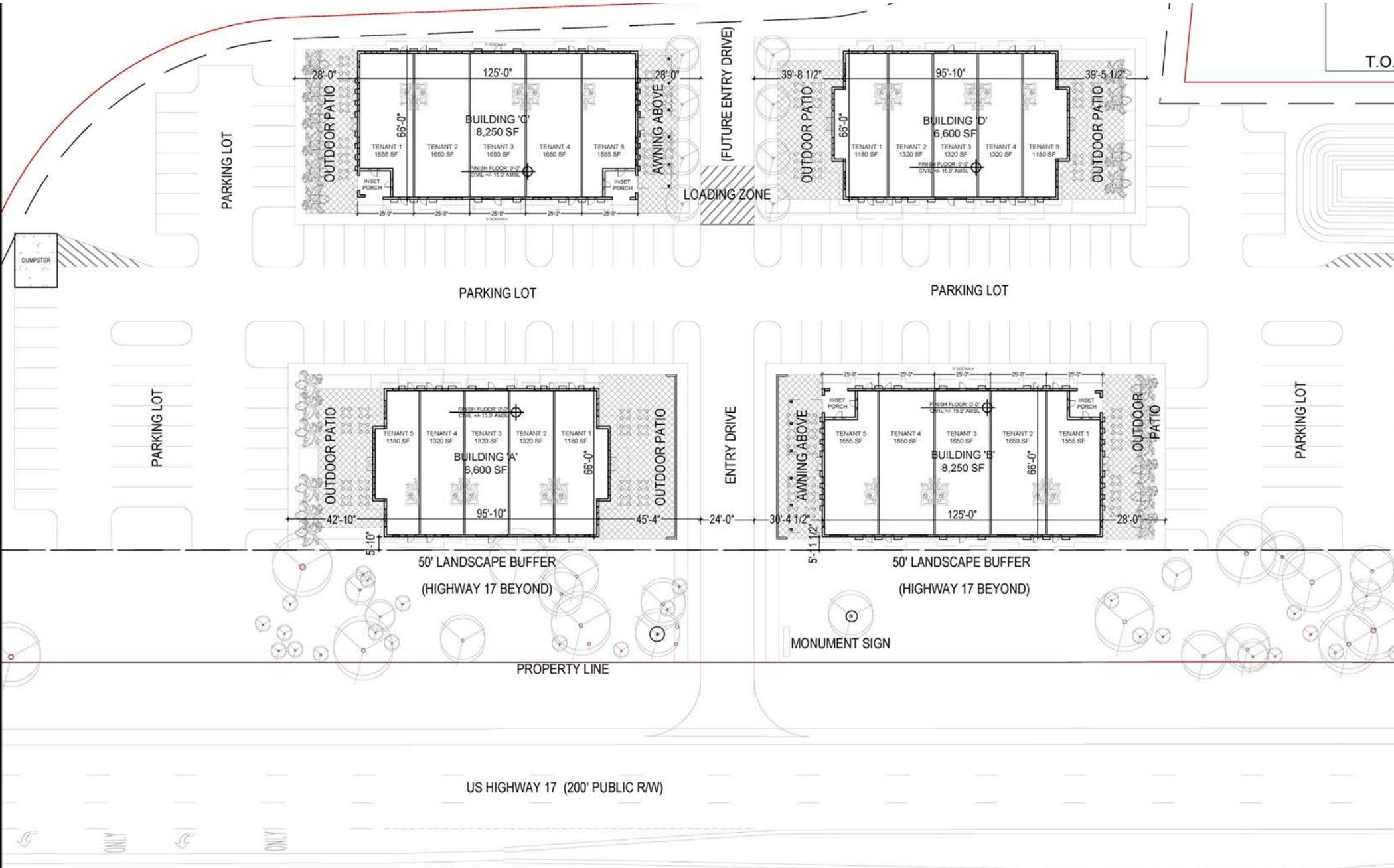
Seventeen North Village, a ± 4 -acre site in Mt. Pleasant, SC, offers excellent access and visibility from Highway 17 North. Approved for up to $\pm 29,700$ SF of new Retail/Office development, the initial phase will feature suites ranging from $\pm 1,180$ SF to entire buildings of 6,600 SF or 8,250 SF, totaling $\pm 29,700$ SF. The property is zoned Area-Wide Business by the Town of Mt. Pleasant and is conveniently located across from the recently opened Aldi grocery store.

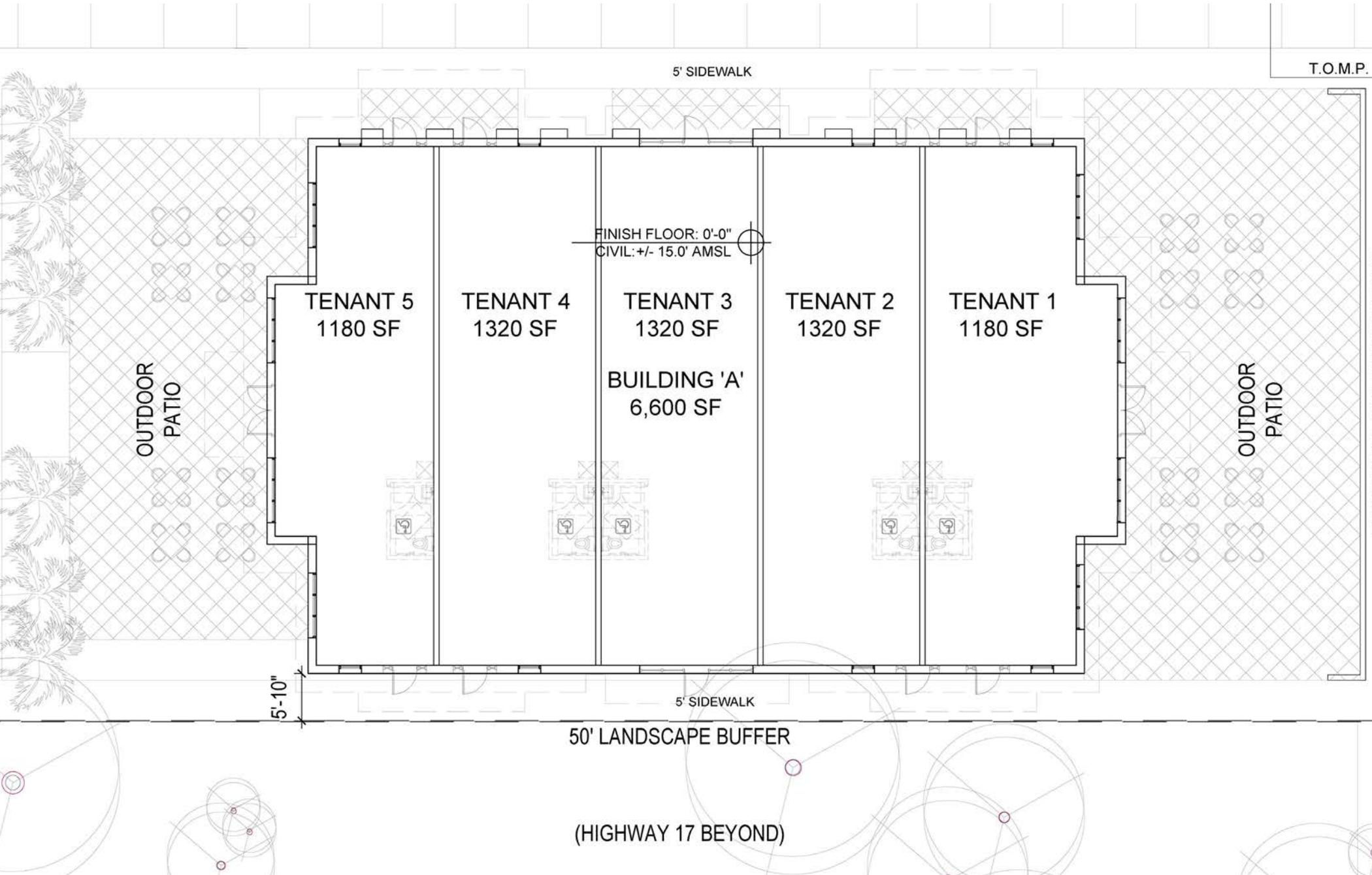


Rentable SF	$\pm 29,700$ SF
Rate	\$40 - \$45/PSF (NNN)
Type	Retail/Restaurant/Office
Range	$\pm 1,180$ - 8,000 SF

- PROJECTED DELIVERY DATE TO TENANTS: FALL/WINTER 2026
- LOCATED IN THE NORTHERN PART OF MOUNT PLEASANT, SC
- SITUATED ALONG HIGHWAY 17 NORTH
- TRAFFIC COUNT: 55,300 VPD
- ZONED AB (AREAWIDE BUSINESS)
- END CAP UNITS AVAILABLE WITH OUTSIDE SEATING AREAS
- FINAL LEG OF 'ALL AMERICAN BOULEVARD' HAS BEEN COMPLETED OFFERING ADDITIONAL ACCESS TO SEVENTEEN NORTH VILLAGE







T.O.M.P.

5' SIDEWALK

FINISH FLOOR: 0'-0"
CIVIL: +/- 15.0' AMSL

TENANT 5
1180 SF

TENANT 4
1320 SF

TENANT 3
1320 SF

TENANT 2
1320 SF

TENANT 1
1180 SF

BUILDING 'A'
6,600 SF

OUTDOOR
PATIO

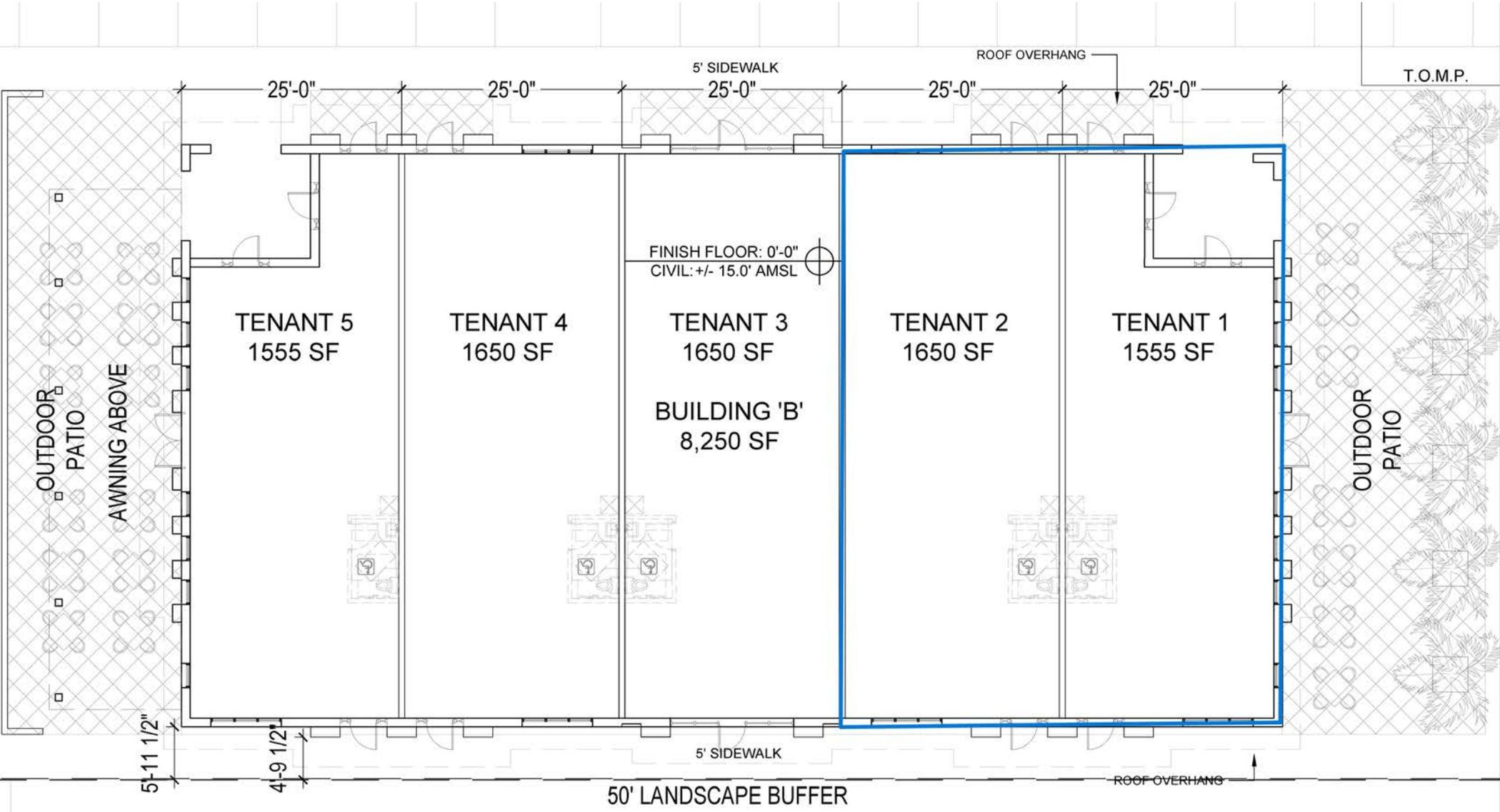
OUTDOOR
PATIO

5'-10"

5' SIDEWALK

50' LANDSCAPE BUFFER

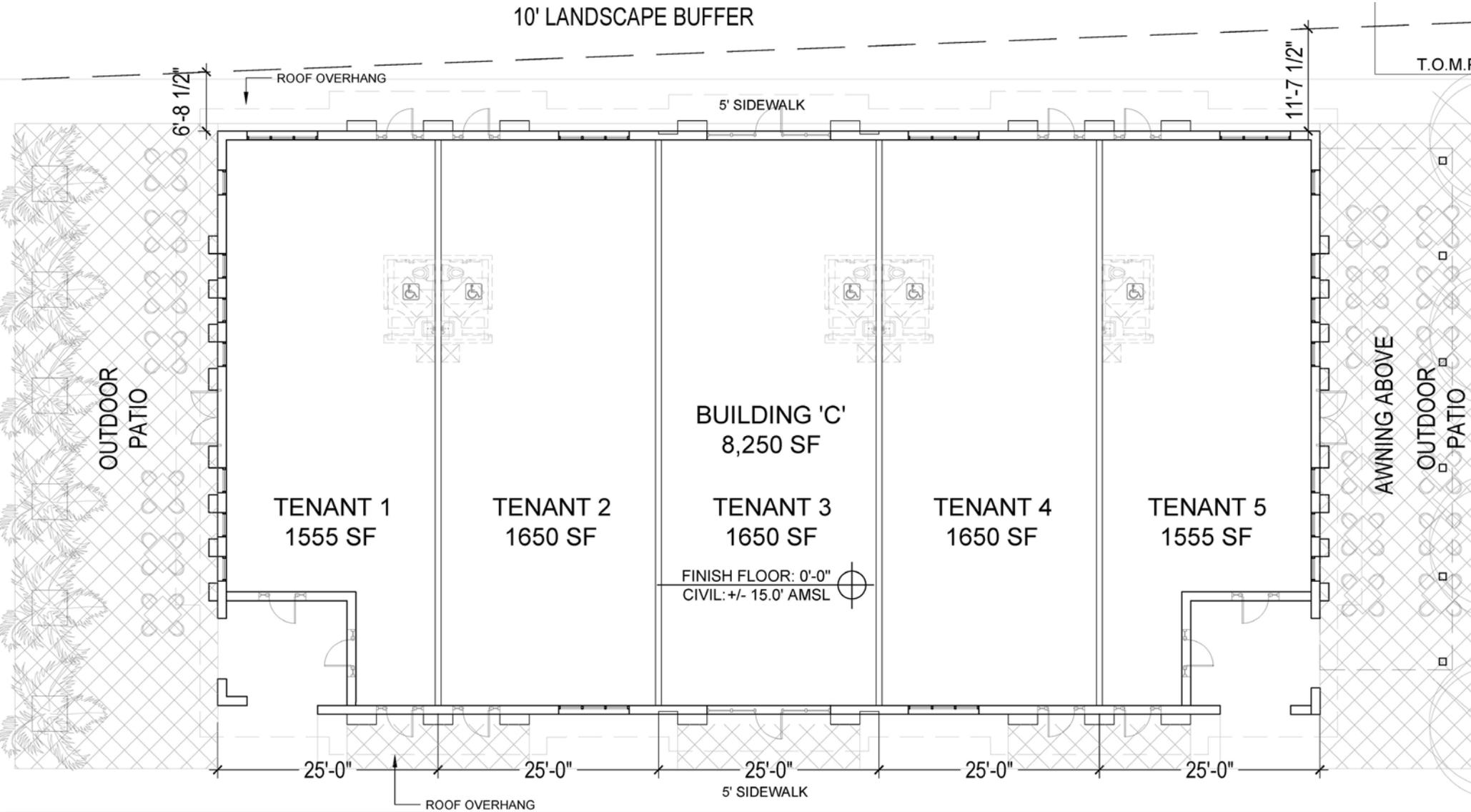
(HIGHWAY 17 BEYOND)

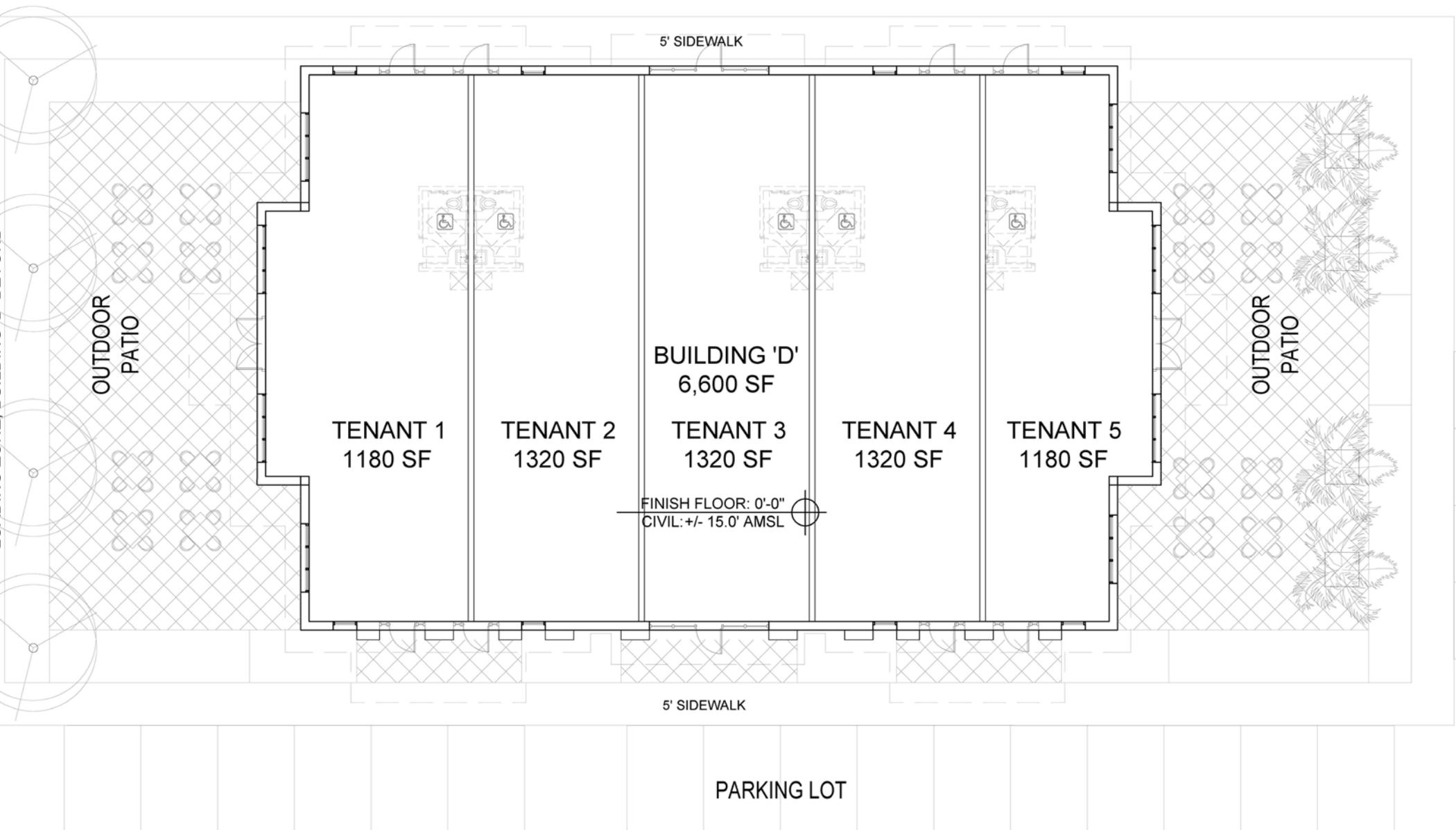


(HIGHWAY 17 BEYOND)

10' LANDSCAPE BUFFER

T.O.M.P.





10.

SEVENTEEN NORTH VILLAGE | MT. PLEasant, SC



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	4,143	33,668	63,492
2030 Population	4,284	34,613	65,192
2025 Households	1,858	13,143	25,640
2030 Households	1,976	13,841	26,945
2025 Average HH Income	\$176,751	\$179,263	\$187,102
2030 Average HH Income	\$215,851	\$207,164	\$213,541

SEVENTEEN NORTH VILLAGE

CONTACTS

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