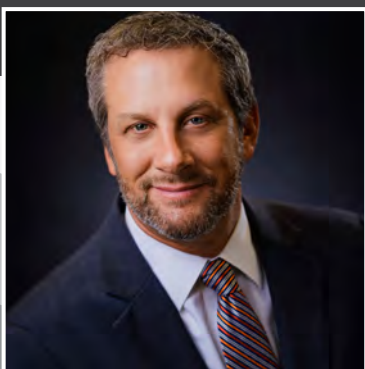
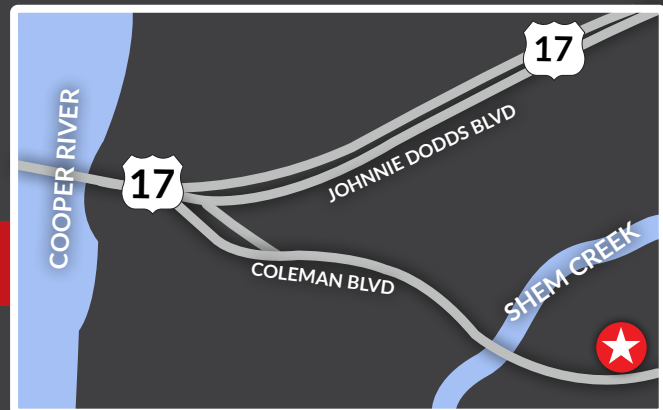




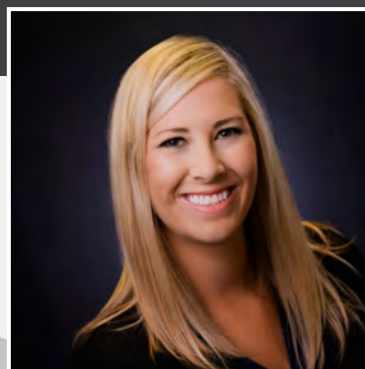
STAND ALONE RETAIL BUILDING FOR SALE

404 Coleman Blvd • Mt. Pleasant SC

[**Click Here for S.C. Agency Relationships Disclosure](#)



Jon Chalfie
VP of Brokerage
843.345.6000



Hailey Clifton
Commercial Associate
843.300.5209



LANDMARK
ENTERPRISES
COMMERCIAL REAL ESTATE

www.landmark-enterprises.com

*We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

STAND ALONE RETAIL BUILDING **FOR SALE**

WITH EXCELLENT VISIBILITY



OFFERING SUMMARY

ADDRESS:

404 Coleman Blvd.,
Mt. Pleasant SC 29464

TMS:

517-16-00-048

SIZE:

3,806 SF

SALE PRICE:

\$2,473,900.00

Don't miss out on the opportunity to own a standalone building with 135 feet of frontage along Coleman Blvd. This prime commercial property has a daily traffic count of over 40,000 vehicles, providing exceptional exposure for any business. It's situated among national and local tenants in a vibrant area at the heart of Mt. Pleasant, ensuring consistent visibility. Additionally, there is already a large monument sign in place. The space is easily customizable to suit various businesses and could be subdivided into three independent spaces.

404 COLEMAN BLVD. | MT. PLEASANT, SC 29464

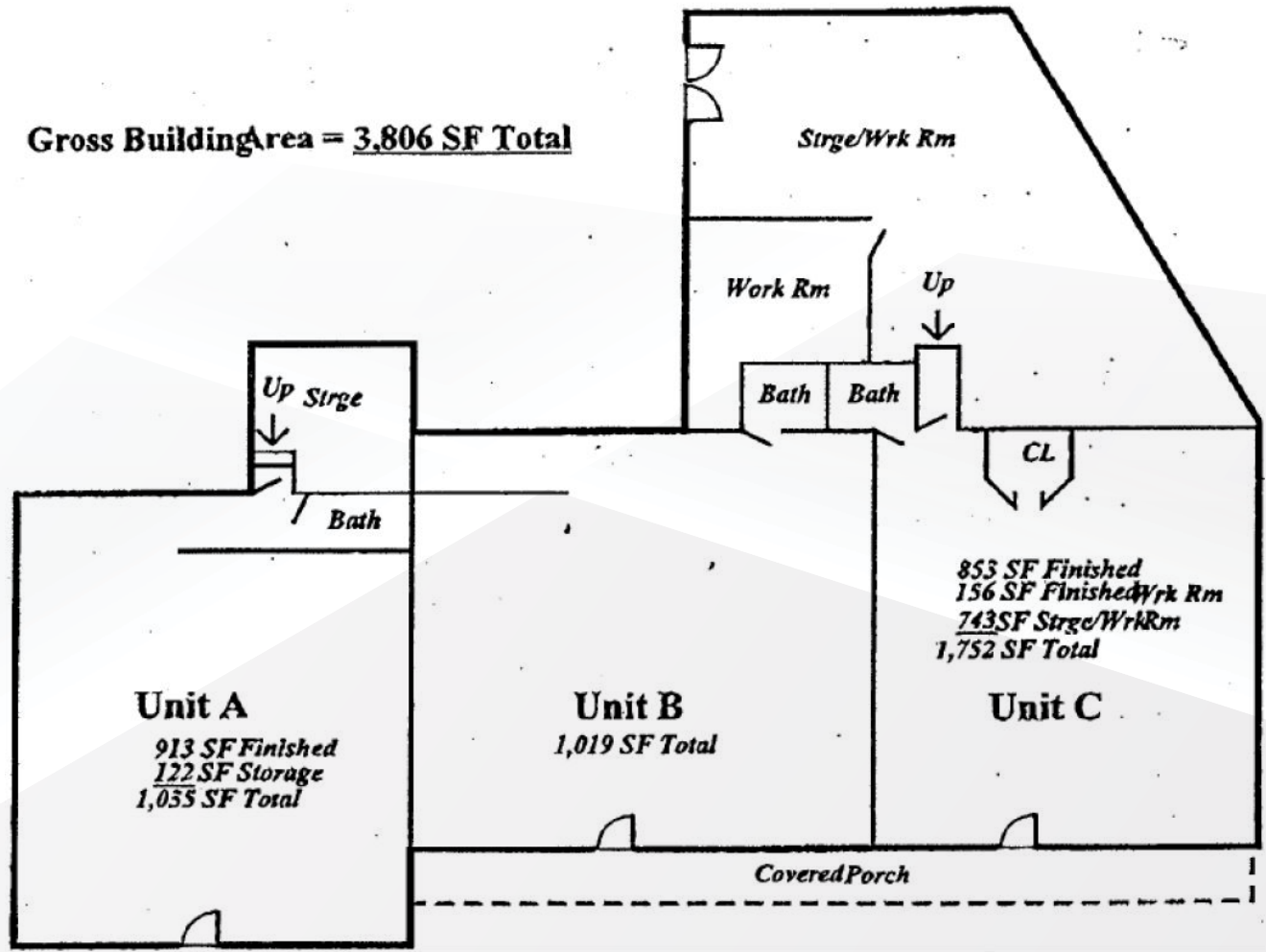


LANDMARK
ENTERPRISES
COMMERCIAL REAL ESTATE

STAND ALONE RETAIL BUILDING **FOR SALE**

WITH EXCELLENT VISIBILITY

FLOOR PLAN

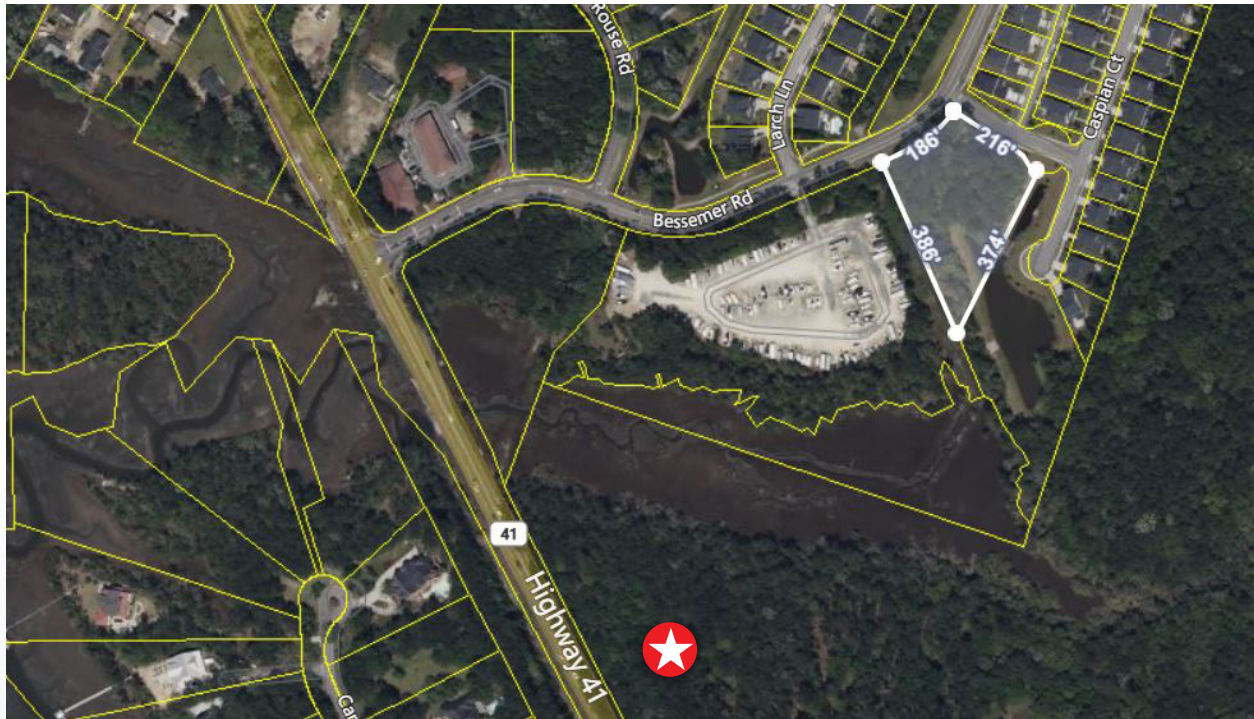


404 COLEMAN BLVD. | MT. PLEASANT, SC 29464



LANDMARK
ENTERPRISES
COMMERCIAL REAL ESTATE

STAND ALONE RETAIL BUILDING **FOR SALE** WITH EXCELLENT VISIBILITY



404 COLEMAN BLVD. | MT. PLEASANT, SC 29464



LANDMARK
ENTERPRISES
COMMERCIAL REAL ESTATE

STAND ALONE RETAIL BUILDING **FOR SALE** WITH EXCELLENT VISIBILITY



404 COLEMAN BLVD. | MT. PLEASANT, SC 29464



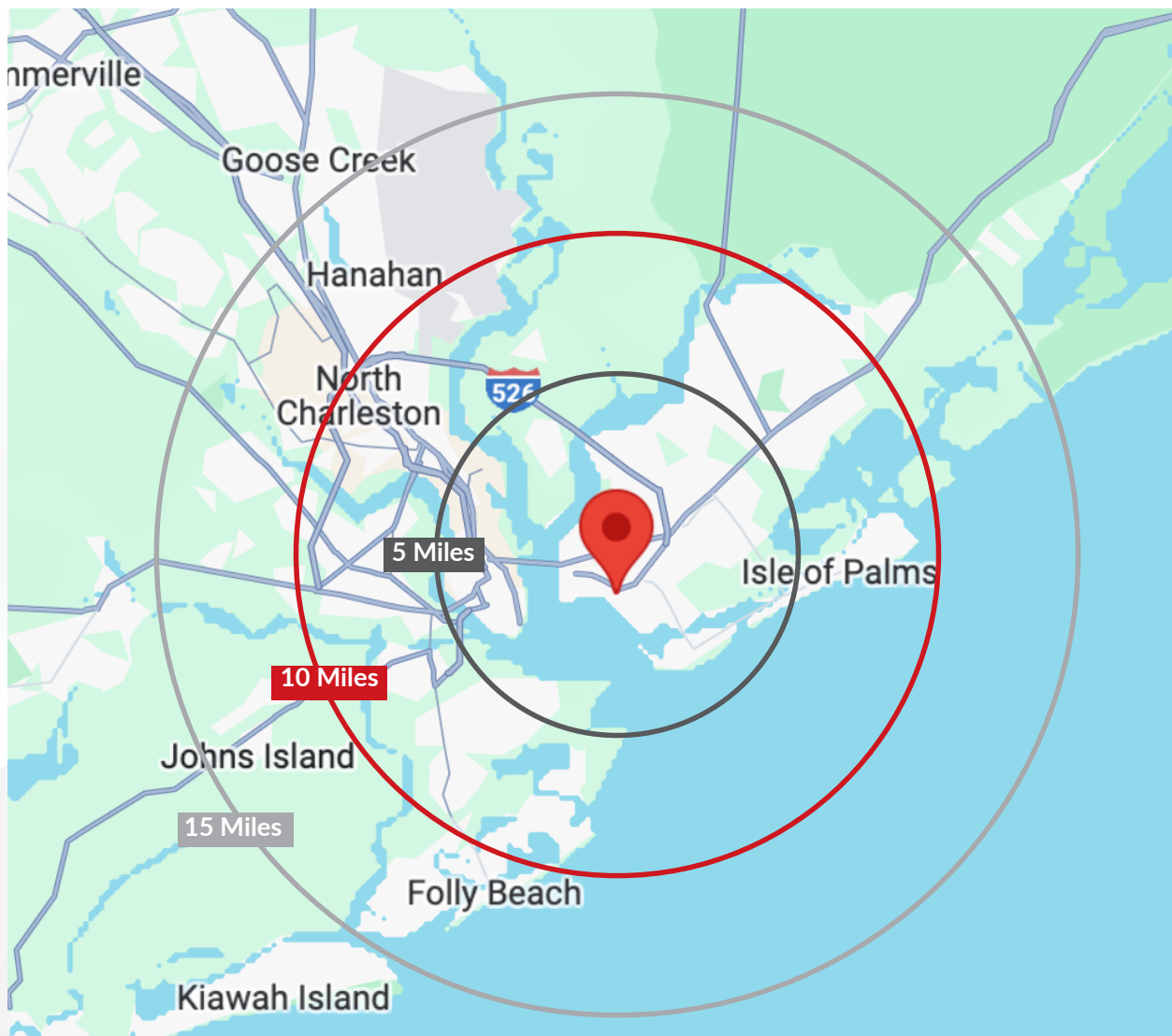
LANDMARK
ENTERPRISES
COMMERCIAL REAL ESTATE

www.landmark-enterprises.com

STAND ALONE RETAIL BUILDING **FOR SALE**

WITH EXCELLENT VISIBILITY

DISTANCE MAP



404 COLEMAN BLVD. | MT. PLEASANT, SC 29464



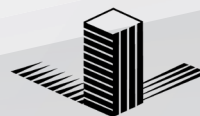
LANDMARK
ENTERPRISES
COMMERCIAL REAL ESTATE

STAND ALONE RETAIL BUILDING **FOR SALE** WITH EXCELLENT VISIBILITY

AERIAL MAP



404 COLEMAN BLVD. | MT. PLEASANT, SC 29464



LANDMARK
ENTERPRISES
COMMERCIAL REAL ESTATE