

FOR LEASE HIGHWAY 41 LAND

Mount Pleasant, SC



SITE

OUTPARCEL AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

Summary

Outstanding high visibility pad ready out parcel is available for ground lease or build-to-suit. The site is located adjacent on Highway 41, adjacent to The Market at Mill Creek shopping center, a new 80,300 SF Lowes Foods anchored retail center. Heartland Dental and a White Horse Car Wash border this parcel. The site is fully entitled to a 6,775 SF auto facility.

Ground Lease Rate: \$2.00/SF/YR

The information presented herein was obtained from sources believed to be reliable, however, Carolina Commercial makes no guarantees or warranties as to the completeness or accuracy thereof. The presentation of this property is submitted subject to error, omissions, change of price or conditions prior to sale, lease or withdrawal without notice.

Highlights

Size:	+/- 1 Acre
TMS#:	Portion of 594-05-00-228
County:	Charleston
Municipality:	Mount Pleasant
Zoning:	Planned Development
Traffic:	17,500 VPD

William Moore, CCIM

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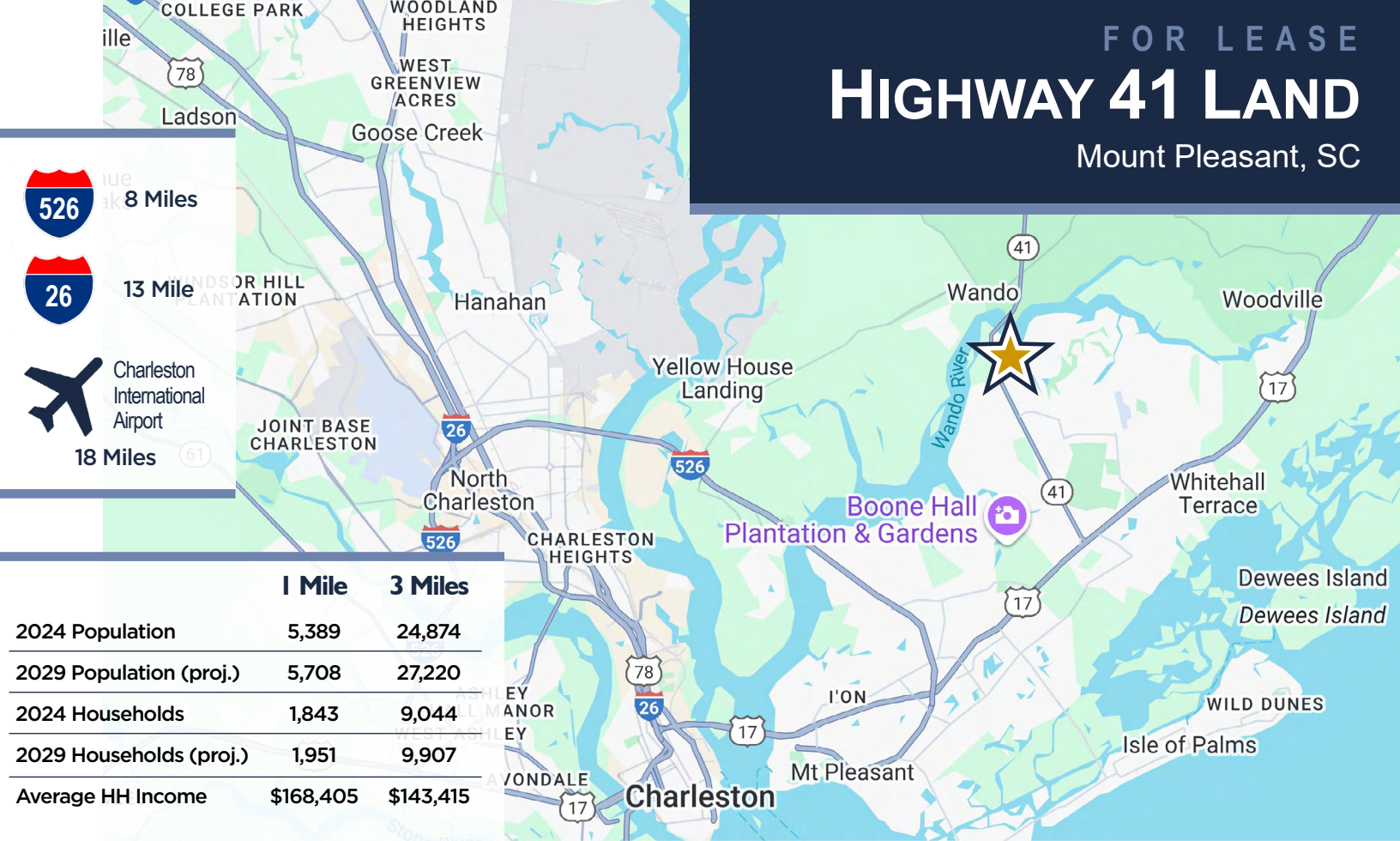
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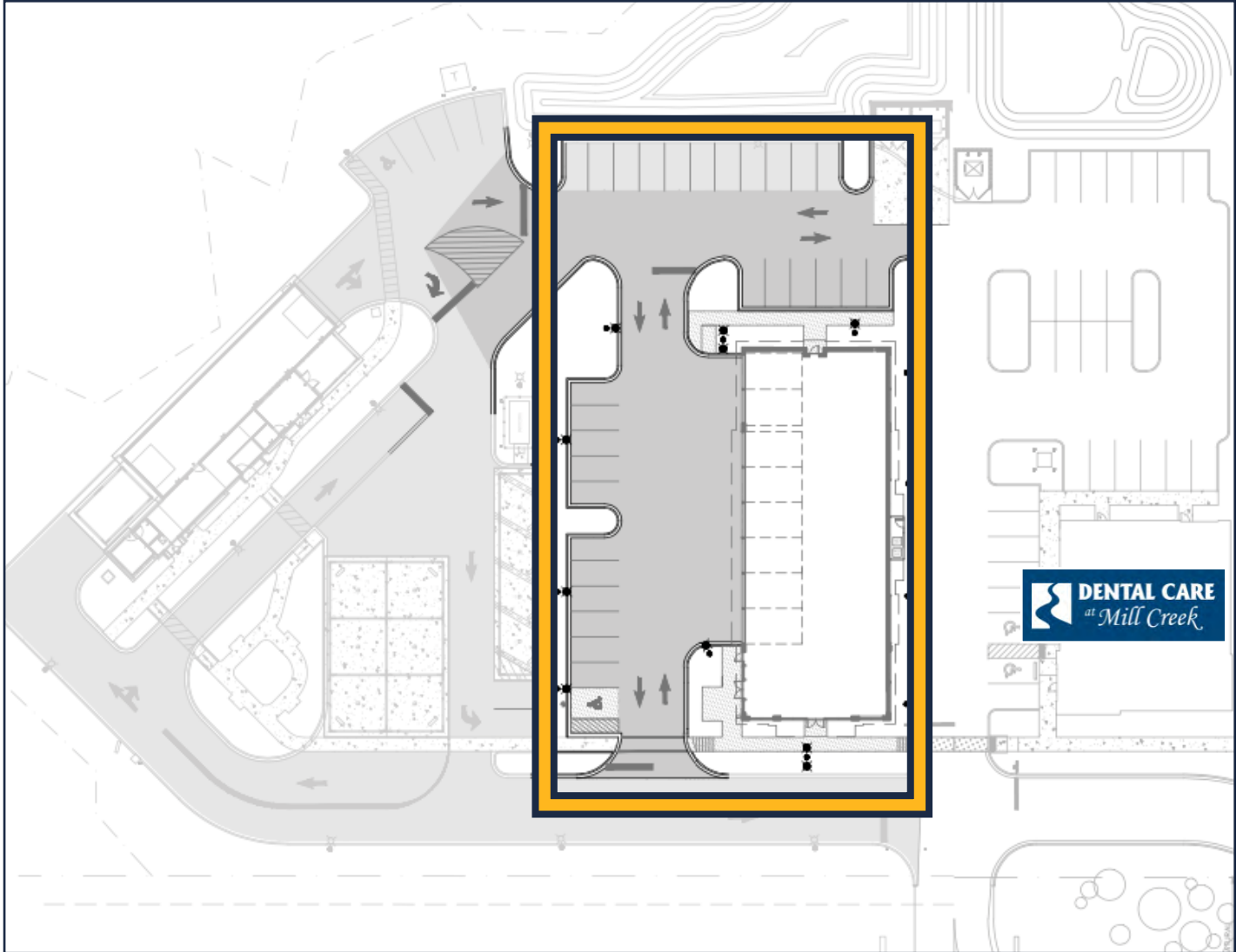
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Property Plan & Layout

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Fully Entitled Site Plan

(Full Plans Available Upon Request)

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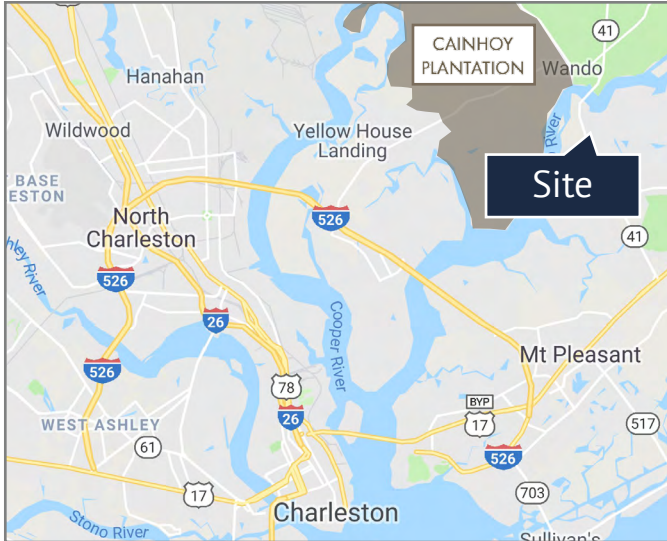
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Location Summary

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Mount Pleasant, SC

Mount Pleasant is one of the most dynamic retail markets in the United States. This trade area is experiencing record setting population growth and residential development with its natural beauty, nearby beaches, schools, and award-winning quality of life. Mount Pleasant is the fourth largest municipality in South Carolina.

Property Location

- The Highway 41 corridor has rapidly grown in the past 15 years. Popular family communities: RiverTowne, Dunes West and Park West have increased in size and have added shopping and dining destinations.
- RiverTowne is home to its own Harris Teeter and retail plaza, Charleston's only Arnold Palmer Signature golf course and a various riverfront communities off Horlbeck Creek and the Wando River.
- Dunes West has a semi-private golf club with a meticulously maintained course is complemented by a 6,000 SF clubhouse with full-service dining overlooking Wagner Creek and a full array of country club amenities including swim and tennis.
- Park West is anchored by Publix and extensive retail including a swim and tennis club with two pools, a summer kitchen, six lighted tennis courts, a community club house, parks and playgrounds, a 59-acre Town of Mount Pleasant Recreational Facility with softball, baseball, football, soccer, and in and out-door swimming.
- Shipyard Park is a world-class waterfront sports complex on 20 acres surrounded by the beautiful Wando River.
- Cainho Plantation, the 9,000 acre site of a future master-planned community, is located just across the Wando River.

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