



±1.59 Acres



FOR SALE

Market At Mill Creek ±1.59-Acre Outparcel in Lowe's-Anchored Shopping Center

2100 Highway 41, Mount Pleasant, SC

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Property Overview

Pad-ready 1.59-acre outparcel within the Market at Mill Creek, a 75,000 SF Lowes Foods-anchored neighborhood shopping center centrally located among the affluent Mount Pleasant communities of Dunes West, Park West, Rivertowne and Planters Pointe along the highly trafficked SC Highway 41. The available pad-ready site is directly adjacent to Starbucks, offering excellent visibility, access and drive-thru capability, with off-site stormwater pond in place. This site presents an exceptional opportunity for a restaurant, bank, medical or retail user seeking a high-traffic, high-income trade area surrounded by strong residential growth and established national retailers.

Address	2100 Highway 41, Mount Pleasant, SC 29466
County	Charleston County
TMS	594-05-00-930
Acres	±1.59 acres
Utilities	- All utilities on-site - Off-site stormwater pond in place
Traffic	Highway 41 - ±17,300 VPD
Other	- Pad-ready - Drive-thru capabilities

Sale Price

\$1,510,500 \$950,000/acre

Market At Mill Creek

Tenant Mix



Tenant Overview

SUITE:	TENANT:	SIZE:
01	Starbucks	2,209 SF
02	Sparkle Dog Grooming	1,231 SF
03	100% Chiropractic	1,821 SF
04	Bubbles Gift Shoppe	1,448 SF
05	Agaves Cantina	3,488 SF
06	Fuji Sushi Bar and Grill	2,576 SF
07	Sweet Frog	1,200 SF
08	Jolie Luxury Consignment Boutique	1,454 SF
09	Select Physical Therapy	1,628 SF
10	Sea Island Urgent Care	2,518 SF
11	Mill Creek Spirits	1,288 SF
12	Posh Nail Spa	1,278 SF
13	Marco's Pizza	1,356 SF
14	Lowes Foods	49,810 SF
15	Lowes Foods Fuel Center	7,014 SF

NEARBY RESIDENTIAL

Existing

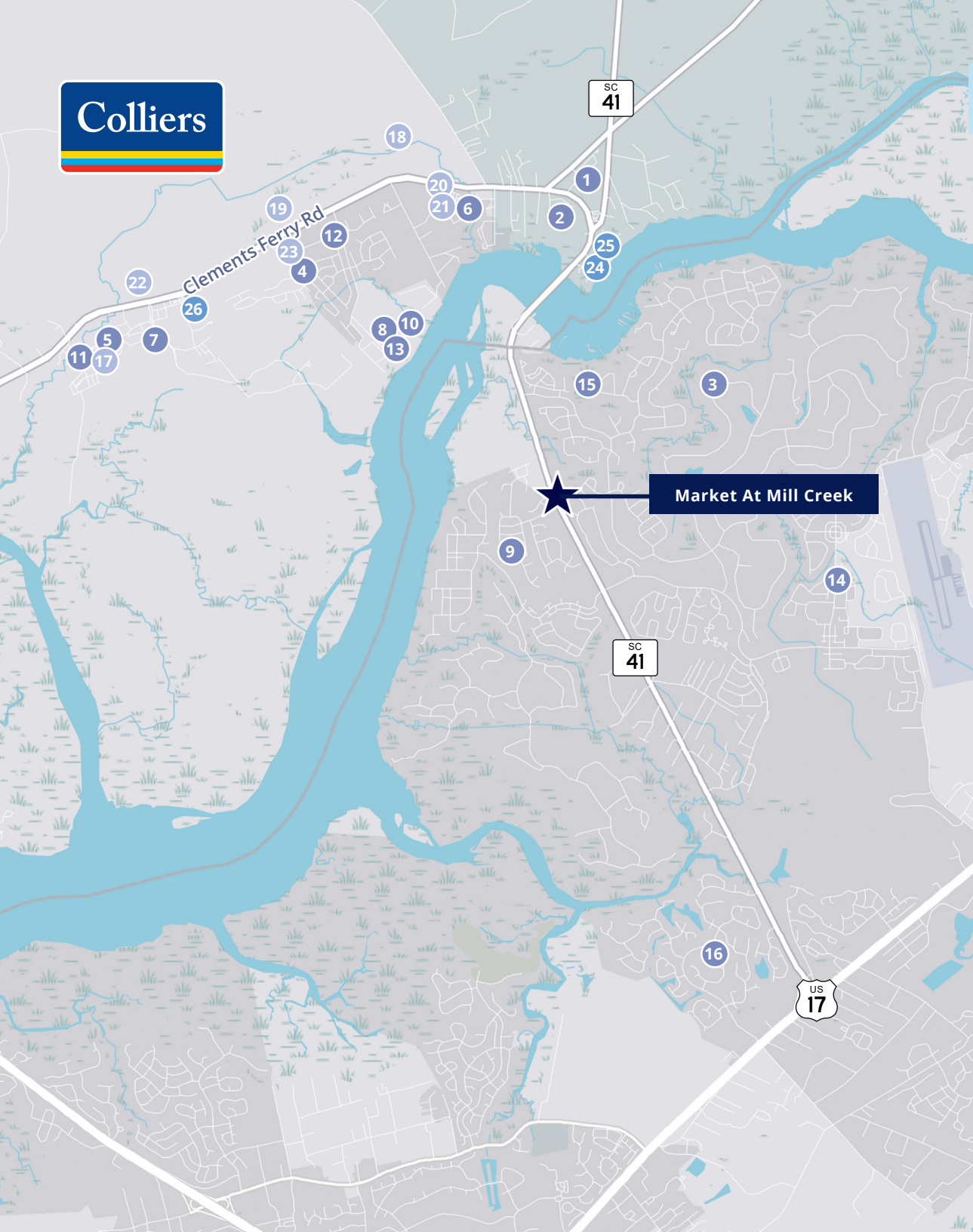
1. Cain Crossing by Centrex Homes - 132 Units
2. Cainhoy Landing - 29 Units
3. Dunes West - 2,997 Units
4. Nelliefield Plantation - 160 Units
5. Newbrook Point Hope - 264 Units
6. Oak Bluff - 46 Units
7. Paxton Point Hope - 274 Units
8. River Reach Pointe - 72 Units
9. River Towne - 1,764 Units
10. St Thomas Point - 72 Units
11. The Cove at Martin's Creek - 13 Units
12. The Peninsula - 120 Units
13. Wando Point - 27 Units
14. Park West - 2,599 Units
15. Planters Pointe - 585 Units
16. Brickyard Plantation - 850 Units

Proposed

17. Cainhoy First Light, Phase 2 - 96 Units
18. Del Webb Community - 233 Units
19. Woodfield - 175 Units
20. Woodfield Point Hope 3 - 24 Units
21. Woodfield Point Hope 3 - 288 Units
22. Woodfield Point Hope 4 - 312 Units
23. Berkshire on Clements Ferry Road - 192 Units

Under Construction

24. Wando Village, Phase 1 - 61 Units
25. Wando Village, Phase 2 - 56 Units
26. Woodfield II at Point Hope - 224 Units



Market Overview





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Market At Mill Creek

Year-Over-Year Traffic Volume

Vehicles per day on Clements Ferry Road

2021	±19,698 VPD
2022	±23,728 VPD
2023	±29,907 VPD

Photo Credit: Placer.ai

Point Hope's Unstoppable Growth

Hundreds more homes proposed for point hope in charleston

"The 9,000 acre master-planned community along Clements Ferry Road in lower Berkeley County shows no signs of stopping. Three more Point Hope developments are under consideration by the city of Charleston."

Post & Courier, 2024

Pulte Homes

91 Single-Family Homes

45.4 Acres

Ashton Residential

110 Townhome Development

45.4 Acres

Restore at Pointe Hope

158 Single-Family Homes

45.4 Acres



Photo Credit: Post & Courier, 2024

Demographics

Within A 5-Mile Radius



60,548
Total Population



22,517
Total Households



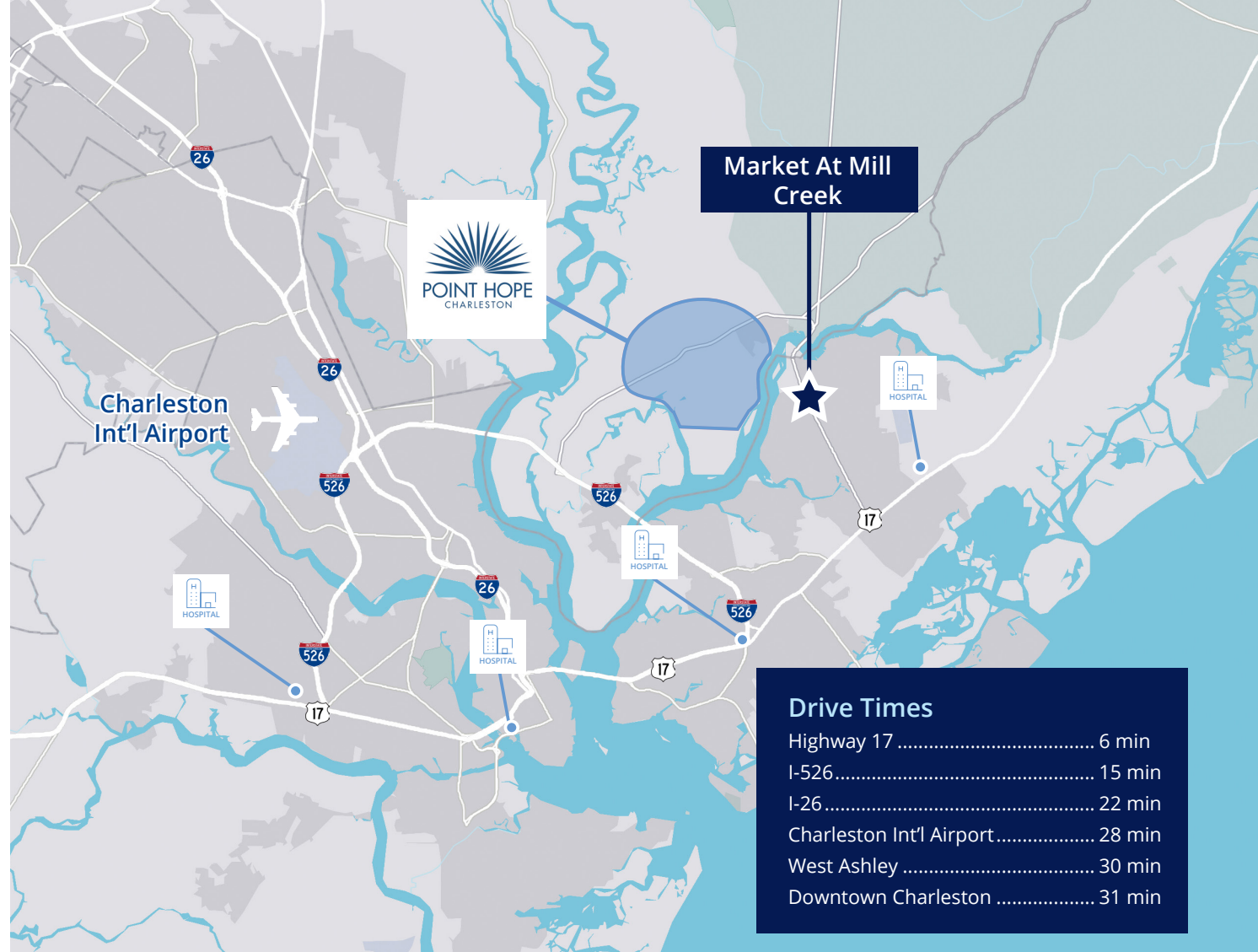
\$178,120
Average HH Income



1,582
Total Businesses



11,722
Total Employees



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