

FOR LEASE - FLEX SITE

612 JOHNNIE DODDS BOULEVARD, SUITE B4B5
MOUNT PLEASANT • SOUTH CAROLINA 29464



EDDIE HUGHES, COMMERCIAL BROKER

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320 Broad Street, Suite 600 • Charleston • South Carolina 29401

BEACH
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► HIGHLIGHTS

- Approximately two contiguous ±1,500 SF flex warehouse suites available
- Total ±3,000 SF available if leased together
- Suites may be leased individually or combined
- Suite B5: 100% open warehouse space
- Suite B4: approximately 75% warehouse with a small office component
- Interior connecting door between the two suites
- Each suite features a rear roll-up door
- Climate-controlled warehouse space
- Offered as-is, where-is, allowing tenant configuration changes and minor cosmetic improvements
- Available for occupancy January 15, 2026
- Unassigned parking available within the center
- South Carolina MLS #31007516

PROPERTY OFFERING

► OFFERING SUMMARY

Beach Commercial, a Division of The Beach Company, as the exclusive agent to market this property, is pleased to offer these two adjacent 1,500 sf flex warehouse suites available for lease in Mount Pleasant.

► EXCLUSIVE LISTING AGENT

Eddie Hughes

Senior Broker

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► BEACH COMMERCIAL

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DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Commercial nor the Developer make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

PROPERTY OVERVIEW



► 612 JOHNNIE DODDS BOULEVARD

MOUNT PLEASANT

This unique offering presents the chance to lease a fully functional office with excellent visibility on Johnnie Dodds Boulevard, conveniently located inside I-526. Approximately two contiguous $\pm 1,500$ sf flex warehouse suites are available, offering a total of $\pm 3,000$ sf if leased together. One suite features 100% open warehouse space, while the second includes approximately 75% warehouse space with a small office component. The suites are connected by an interior door, and each is equipped with a rear roll-up door and climate-controlled space. The units are offered as-is, where-is, allowing tenants the flexibility to make configuration changes or minor cosmetic improvements. The space will be available for occupancy beginning January 15, 2026.

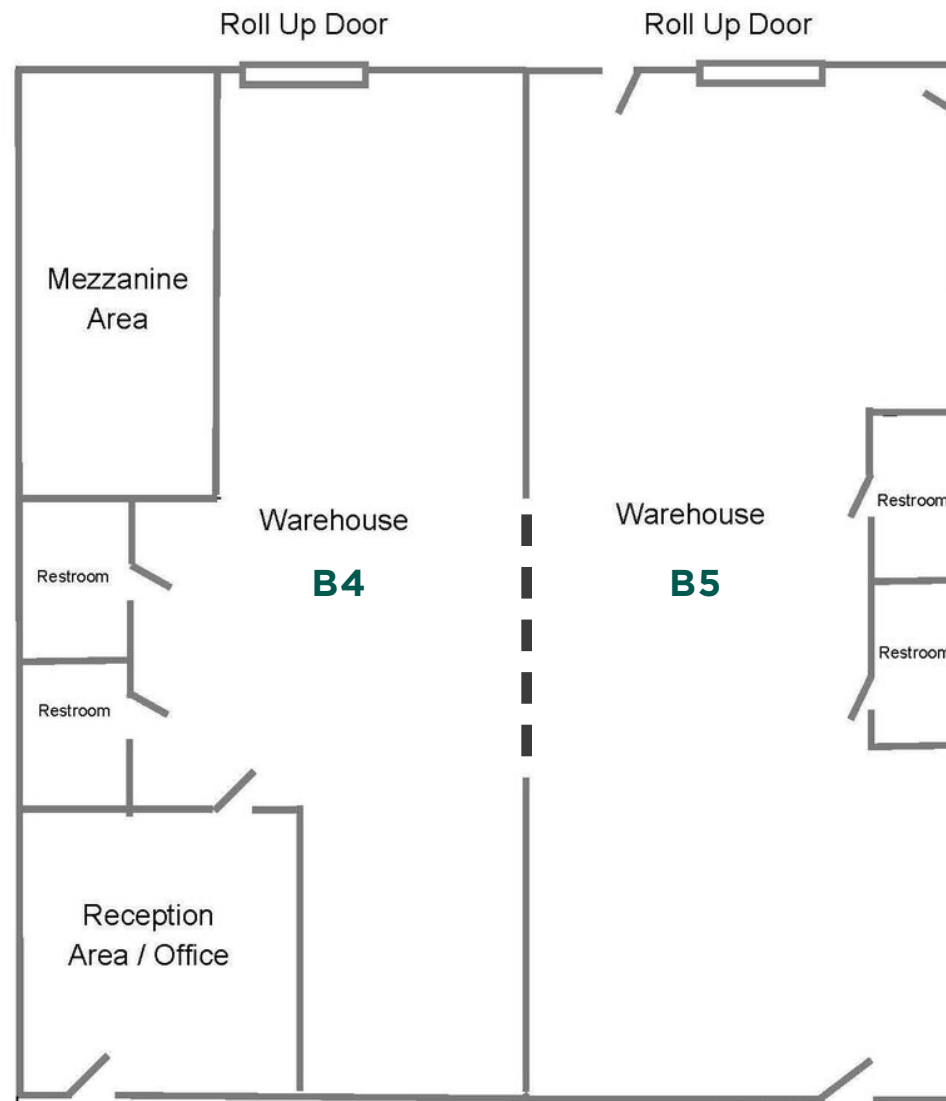
► MARKETING STATISTICS

WITHIN 5 MILE RADIUS OF PROPERTY

- Total Population: 51,259
- Median Household Income: \$107,215
- Median Home Value: \$642,132
- Median Age: 42.3
- Households: 23,520

Source: LoopNet

FLOOR PLAN



**Floor Plan Not Drawn to Scale*

PHOTOS - OFFICE



PHOTOS - WAREHOUSE



PROXIMITY MAP

