



Bowman Rd - 6,800VPD

N. Hwy 17 - 74,100 VPD



3,450 SF Available for Lease

Starbucks Anchored Retail Center • 76,200 VPD • Prime Commercial Corridor



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BOWMAN POINTE

Bowman Rd & Hospital Dr, Mt. Pleasant, SC 29464



PROPERTY INFORMATION

Delivery Spring 2025

Available SF Up to 3,450

Lease Rate \$45.00 SF NNN

Space Delivery & TI Negotiable

Zoning Neighborhood Commercial

Municipality Town of Mt. Pleasant

County Charleston

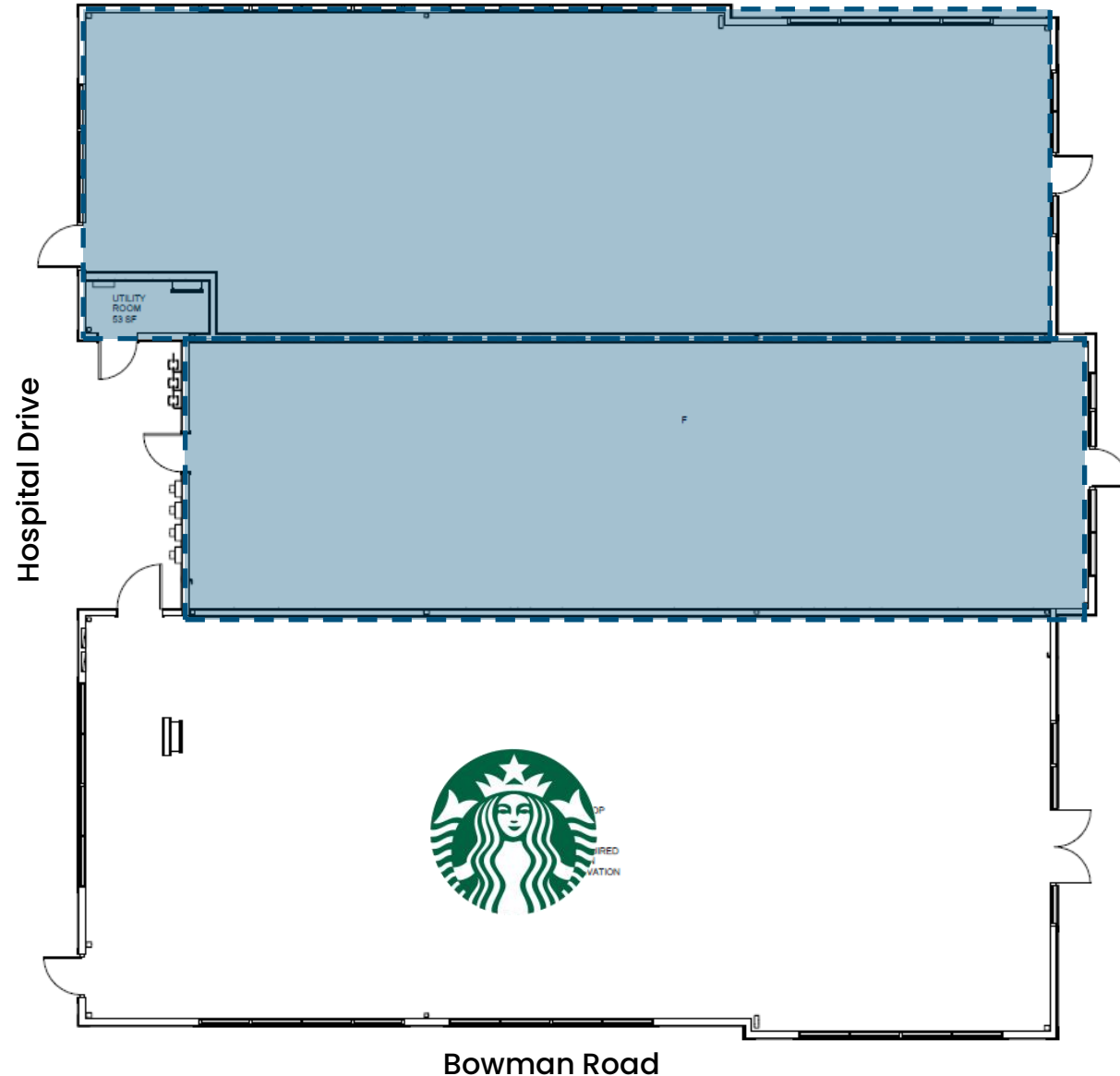
TMS 559-00-00-070

SUMMARY

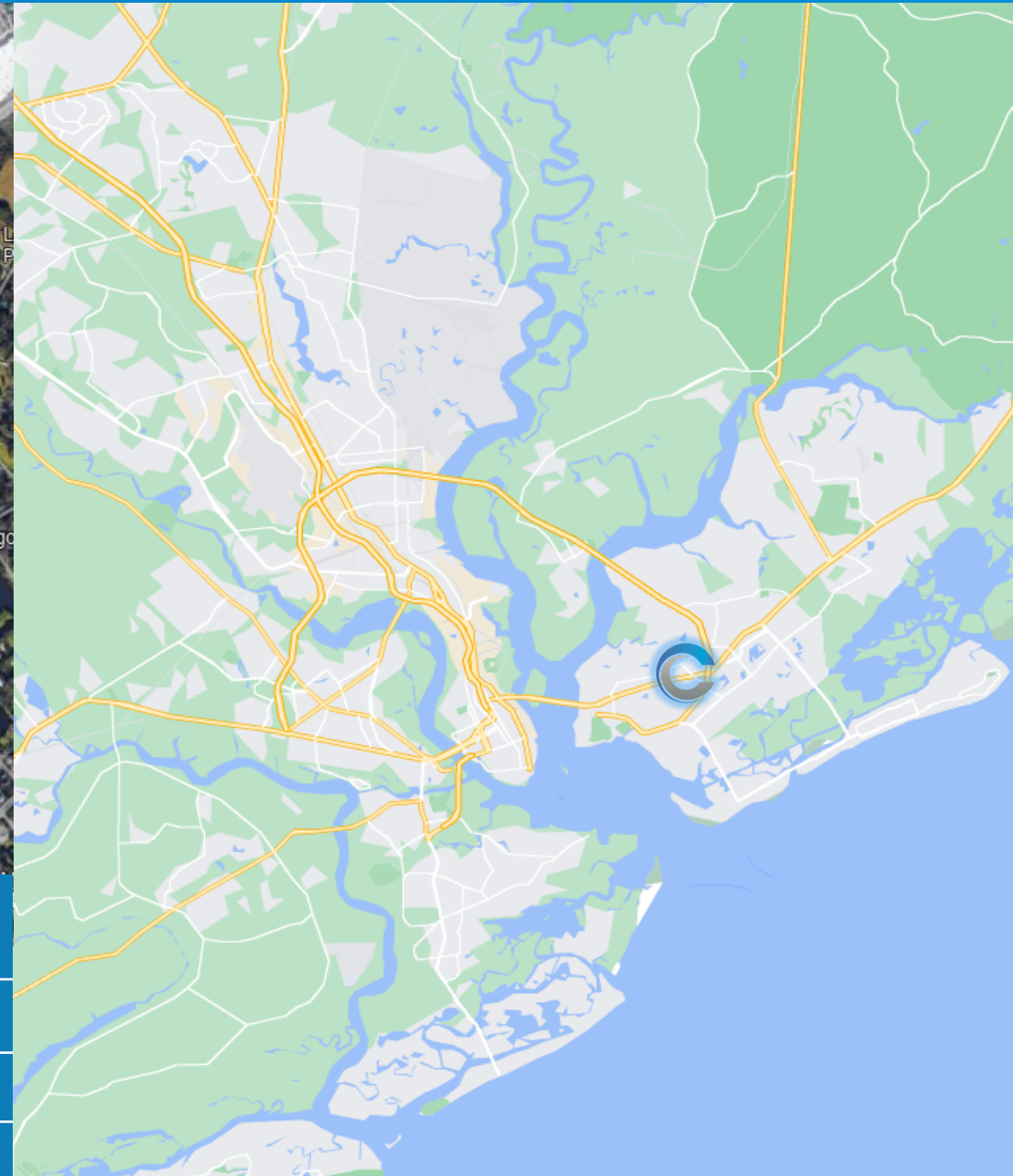
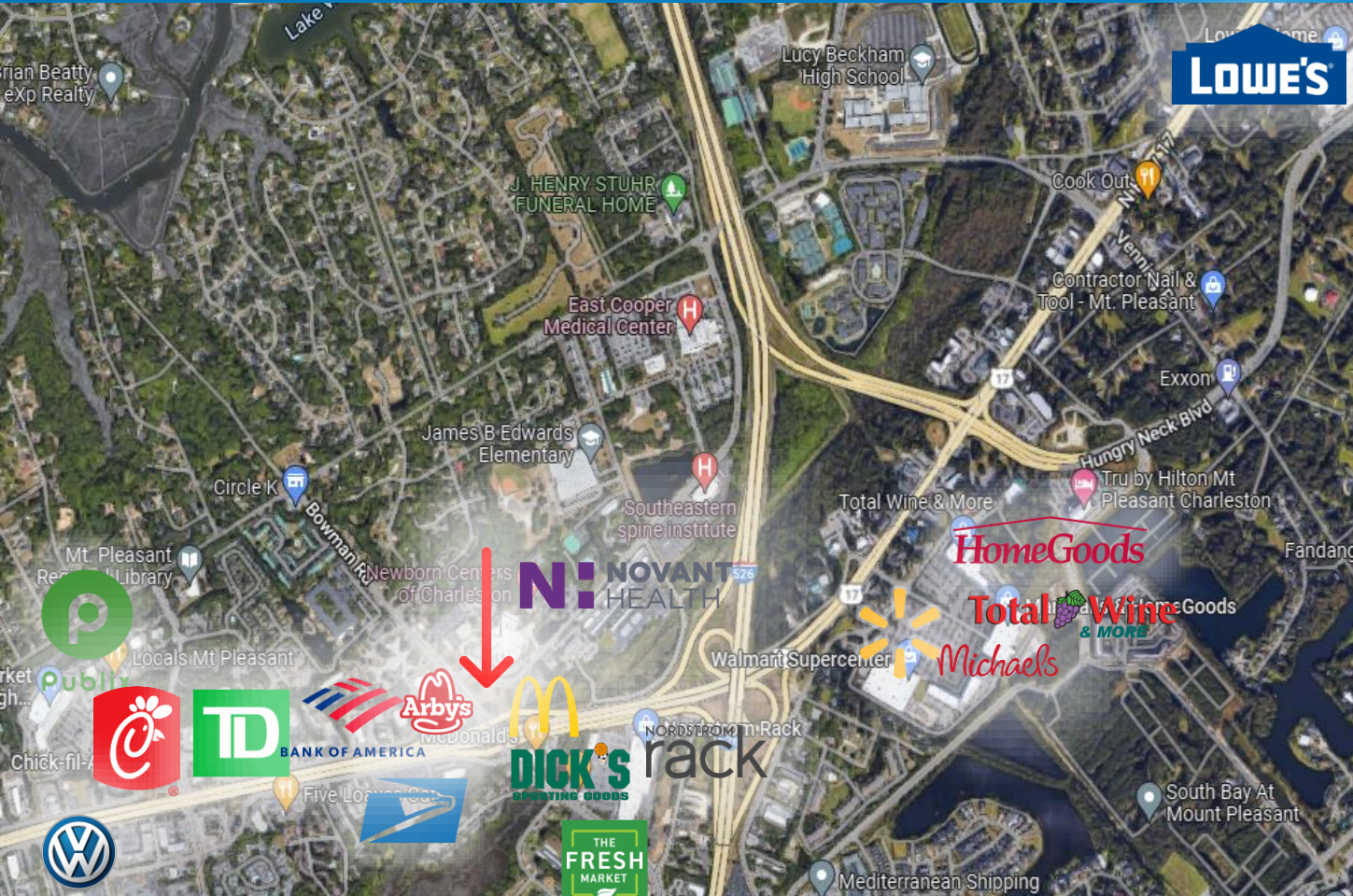
Charleston Commercial is pleased to offer Bowman Pointe, Mount Pleasant's newest retail development anchored by Starbucks coffee. Bowman Pointe presents a rare opportunity to be a part of a new construction development south of I-526. This unique infill location boasts visuals and access from the busiest segment of Hwy 17 (74,100 VPD).

HIGHLIGHTS

- Heart of Mount Pleasant Commercial District
- Mount Pleasant is home to the highest income, education, and housing demographic in the greater Charleston market
- Located along the coveted Hwy 17 corridor between the Ravenel Bridge and I-526
- Retailers in the immediate vicinity include Chick-Fil-A, Publix, Bank of America, TD Bank, McDonalds, Dick's Sporting Goods, Nordstrom Rack, TJ Maxx, Wal-Mart, and many others
- Outparcel to East Cooper Medical Center (140 Beds)



DEMOGRAPHICS & RETAIL MAP



	1 mile	3 mile	5 mile
2023 POPULATION	10,135	51,492	103,545
POPULATION GROWTH (2010-2023)	16.6%	27.84%	32.79%
2023 AVG. HOUSEHOLD INCOME	\$123,243	\$131,718	\$128,207
DAYTIME EMPLOYMENT	8,871	31,195	68,885

RETAIL AERIAL



I-526 • 61,800 VPD

N. Hwy 17 • 74,100 VPD

To Charleston

Publix, TD, Chick-fil-A, Bank of America, Volkswagen

NOVANT HEALTH, Arby's, Starbucks

CAMBRIA hotels, COURTYARD BY MARIOTT

Bojangles, CVS pharmacy

REI COOP, Lowe's, Starbucks, AspenDental, Cane's CHICKEN FINGERS, CHASE, Walgreens, LONGHORN STEAKHOUSE

Hilton Garden Inn, Hampton Inn, Holiday Inn Express, hotel INDIGO, CANDLEWOOD SUITES, SLEEP INN

CVS pharmacy, FIRST RELIANCE BANK

TRADER JOE'S

McDonald's, ROPER ST. FRANCIS HEALTHCARE

Michaels, HomeGoods, Total Wine & MORE, REGIONS, WELLS FARGO, CHIPOTLE RESTAURANTS

DICK'S SPORTING GOODS, THE FRESH MARKET, NORDSTROM rack, KAIROS MEDITERRANEAN, JCREW, xfinity

CHASE, Wendy's, Walgreens

ALDI, Doctors Care, Orangetheory FITNESS, Firestone

verizon, First Citizens Bank, BluePearl Pet Hospital

Harris Teeter Neighborhood Food & Pharmacy, Starbucks, MOE'S SUBSTITUTIONS

WHOLE FOODS MARKET, STAPLES

CHARLESTON COMMERCIAL



Google



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Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for Bowman Pointe in Mount Pleasant, SC 29464.

This Offering Memorandum has been prepared by Charleston Commercial ("Broker") and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third-party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.

