

FOR SALE

210 Klink Lane, Mount Pleasant, SC
Old Mount Pleasant - Live/Work Opportunity



0.13 Acres · Access to Historic Old Village · Mix-Use · Live/Work Opportunity



OSWALD · COOKE
LAND AND INVESTMENT REAL ESTATE

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents

are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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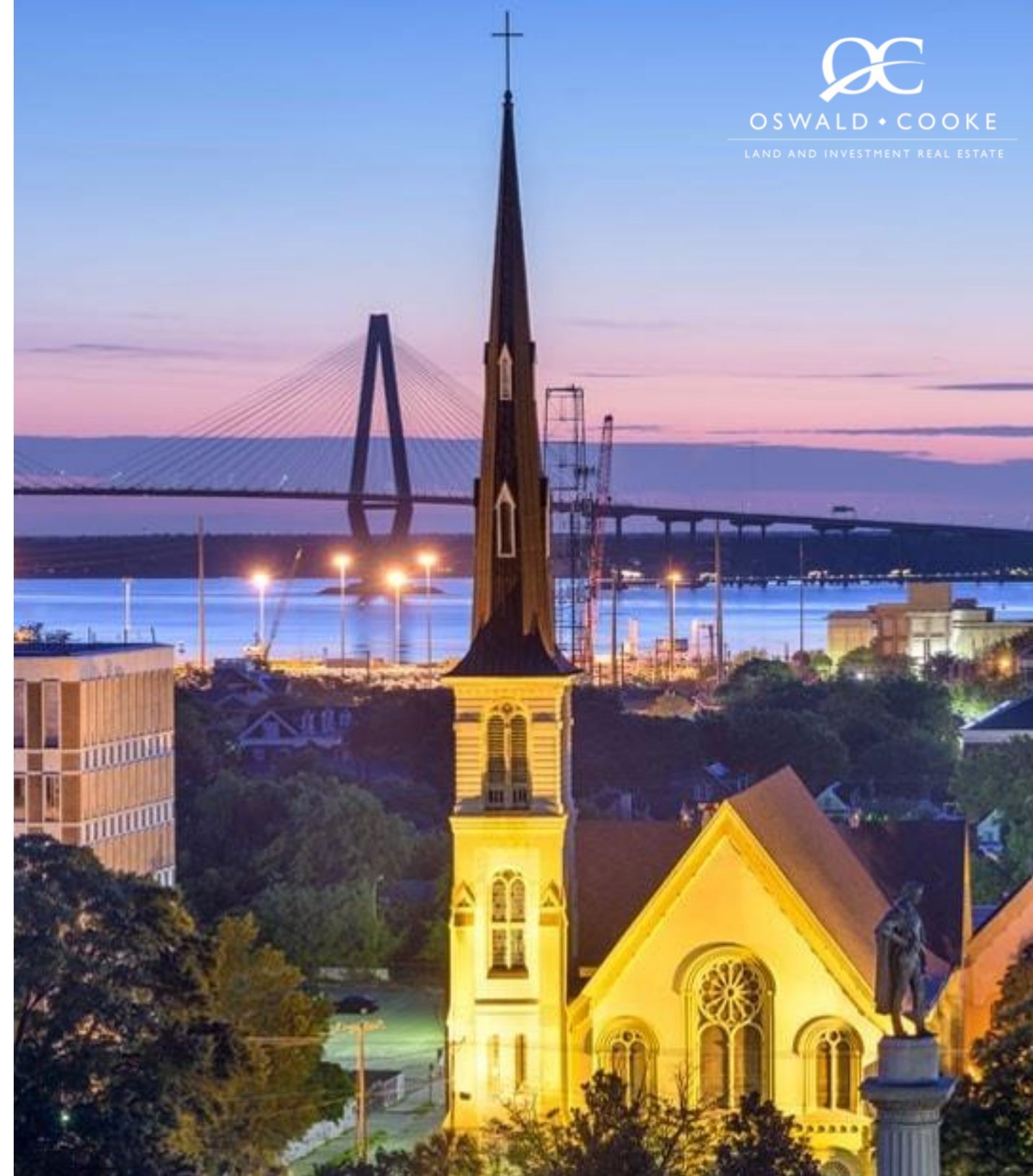
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210 KLINK LANE MOUNT PLEASANT, SC

PRICE	\$795,000
LOT SIZE	0.13 SF
PROPERTY TYPE	Commercial or Residential
TMS	532-01-00-147
BASE ZONING	AB (Areawide Business)
OVERLAY DISTRICTS	NP & VSP
MUNICIPALITY	Town of Mount Pleasant
PROPOSED USE	Live/Work, Mix Use

Oswald Cooke & Associates is pleased to offer 210 Klink Lane in Mount Pleasant, SC for sale. The offering includes a .13 acre parcel. The property is zoned AB-1.

The subject site is located along the coveted Coleman Boulevard corridor between Shem Creek and Interstate 526. Tenants within a mile include Wells Fargo, GDC Interiors, Half Moon Outfitters, Pages Okra Grill, Oops, Bank of America, Dunkin Donuts, Taco Bell and many more. The building is within walking distance of the Old Village Historic District, a charming area to go on walks. The Waterfront Park is a short drive and is ideal to go for a walk, bike ride, lunch and more.



AERIAL

Walking distance to:

- Shem Creek (0.36 Miles)
- Mount Pleasant Farmers Market (0.15 Miles)
- Pitt Street Shopping (0.31 Miles)
- Pitt Street Bridge (1.32 Acres)

Sullivans Island

Mount Pleasant Academy

Moultrie Middle School

Mount Pleasant Farmers Market

WELLS FARGO

SITE

ST ANDREW'S
Mt. Pleasant

Alhambra Hall Park

Historic Old Village

United Community

MOULTRIE PLAZA

baby bloomers

STEVEN SHELL
LIVING

Bottles
BEVERAGE SUPERSTORE

Get CARRIED AWAY
SOUTHERN MARKET & TAKEOUT

VE
VILLAGE EMPORIUM

Coastal Crust
ESTD 2012
Vintage
COFFEE CAFE
CBS SC CFE

Giannone

MEADOW BLU

Coleman Blvd. 38,300 VPD

Foxworth
DECORATIVE HARDWARE, LLC

Page's OKRA GRILL
— LOCAL FOOD FOR LOCAL FOLKS —

Shem Creek Boat Landing

AERIAL

Walking distance to:

- Shem Creek (0.36 Miles)
- Mount Pleasant Farmers Market (0.15 Miles)
- Pitt Street Shopping (0.31 Miles)
- Pitt Street Bridge (1.32 Acres)

Charleston Peninsula

SITE

Historic Old Village

Shem Creek

Shem Creek
Marina



MOULTRIE PLAZA



STEVEN SHELL
LIVING



WELLS
FARGO

Coleman Blvd. 38,400 VPD

Simmons Street





BITS of LACE
FINE LINGERIE

Shem Creek

Water's Edge



SALTWATER
COWBOYS

TAVERN
& TABLE

Shem Creek
38,300 VD



Old Village
Historic District

MOULTRIE PLAZA

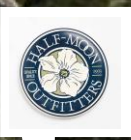


STEVEN SHELL
LIVING



VE

VILLAGE EMPORIUM



the BOULEVARD



Moultrie Middle
School

Mount Pleasant
Farmers Market

SITE



Coleman Blvd.



Cooper River



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SHEM CREEK



OLD VILLAGE



ABOUT CHARLESTON MSA

Population Growth

- The Charleston–North Charleston MSA has nearly **870,000 residents as of 2024**, reaching an all-time high.
- This region’s population has grown **rapidly over recent years**, consistently outpacing many U.S. metros and is projected to reach ~1 million residents by the early 2030s.
- The metro area’s population growth rate is **about three times the U.S. average**, driven by strong in-migration and job opportunities.

Job & Workforce Growth

- Overall employment in the Charleston MSA has been expanding, adding tens of thousands of workers annually with strong labor force growth.
- From June 2024 to June 2025, the Charleston metro added about 17,600 jobs, ranking it among the top U.S. metro areas for employment growth rate (~4.1%).
- Civilian labor force figures show continued expansion, with labor force numbers rising year-over-year.

Tourism

In 2024, tourism delivered a record **\$14.03 billion** in total economic impact to the Charleston region — up about 7 % year-over-year.

The area welcomed approximately **7.9 million visitors in 2024**, fueling hospitality, retail, dining, and entertainment sectors.

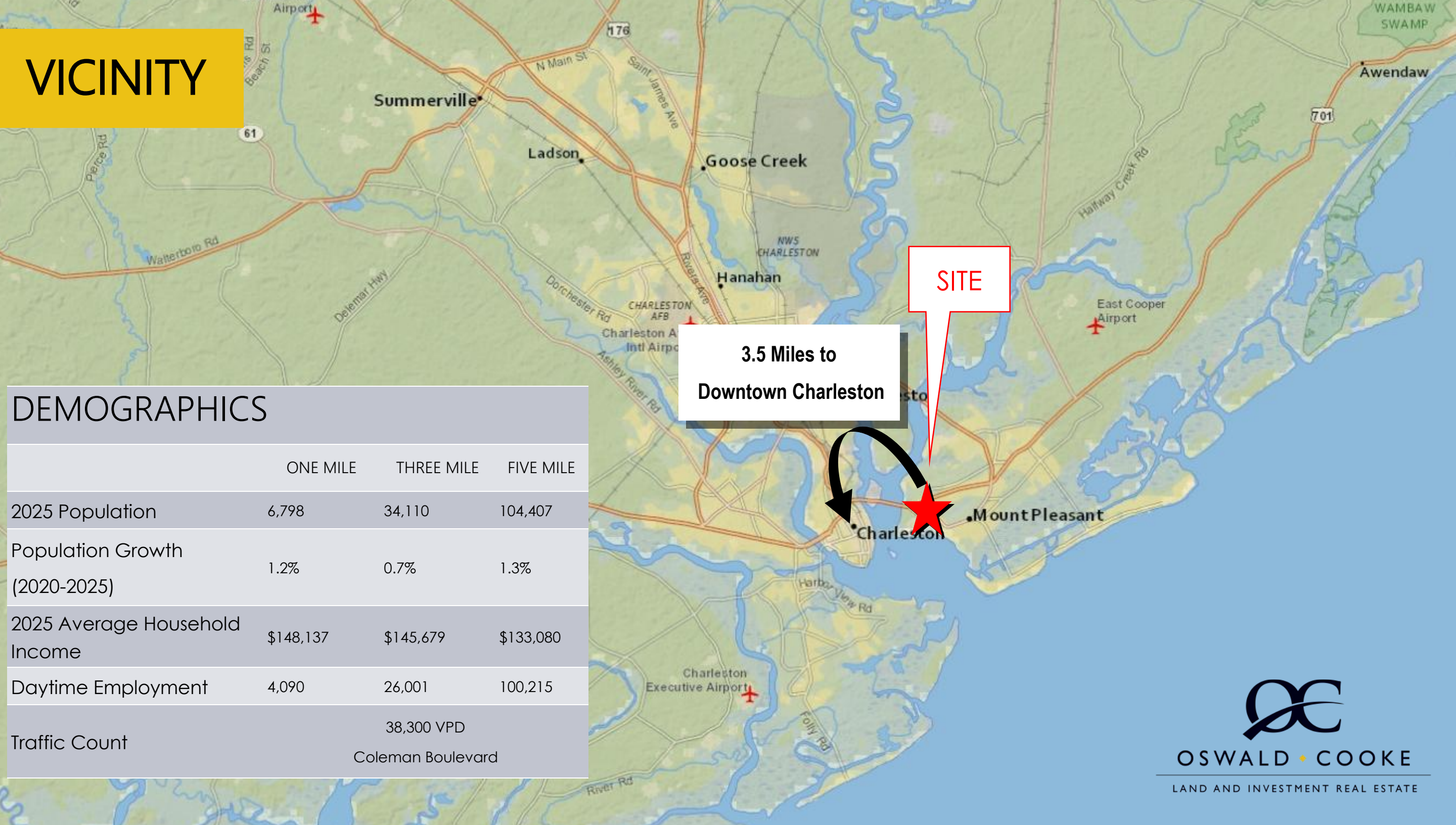
Average visitor spending was roughly **\$1,105 per adult**, reinforcing the high-value nature of tourism demand.

Tourism supports tens of thousands of jobs and contributed to a record level of hospitality employment (~54,900 jobs)

Charleston MSA Largest Employers (#of Employees)

The Boeing Company	9,059
Roper St. Francis Healthcare	7,100
Walmart Inc.	4,300
Trident Health System	3,100
Volvo Car USA LLC	2,400
Mercedes-Benz Vans, LLC	1,800
Robert Bosch LLC	1,800
Breeze Airways (Breeze Aviation Group) Operating Base	1,600
Publix Supermarkets	1,600
Kiawah Island Golf Resort/The Sanctuary at Kiawah	1,400
Harris Teeter Supermarkets	1,350
T-Mobile USA	1,200
Nucor Steel	1,000
Scientific Research Corporation	1,000

VICINITY



SITE

3.5 Miles to
Downtown Charleston

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2025 Population	6,798	34,110	104,407
Population Growth (2020-2025)	1.2%	0.7%	1.3%
2025 Average Household Income	\$148,137	\$145,679	\$133,080
Daytime Employment	4,090	26,001	100,215
Traffic Count	38,300 VPD Coleman Boulevard		



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