

1121 Clarity Road New Construction 10,300sf Office



AVAILABLE

**2,622 sf for Lease
Starting at \$41.00/sf NNN**

Available - For Lease

www.amplifycap.net



Property Highlights

Welcome to an exceptional opportunity to secure centrally located office space in Mount Pleasant.

Key Features:

- **Building Size:** 10,300 SF, with +/- 2,622SF available for lease.
- **Customizable Space:** First-generation space ready to be tailored to your specific business needs. This location is great for medical or professional offices with close proximity to East Cooper Medical Center.
- **Scenic Amenities:** Access to a shared covered patio overlooking the pond and beautiful Shem Creek, providing a tranquil and inspiring work environment.
- **Prime Location:** Centrally located in Mount Pleasant, just off Highway 17 and with easy access to Interstate 526 and a short drive to downtown Charleston. 74,100 VPD in SC DOT study in 2023 along Highway 17.
- **Office Park Setting:** Strategically situated within a thoughtfully planned two-building office park, offering a cohesive and professional environment. The second phase of development includes a future expansion project that will add 19,000 square feet of premium office space, ensuring long-term growth opportunities and added value for tenants.



Space Highlights and Availability

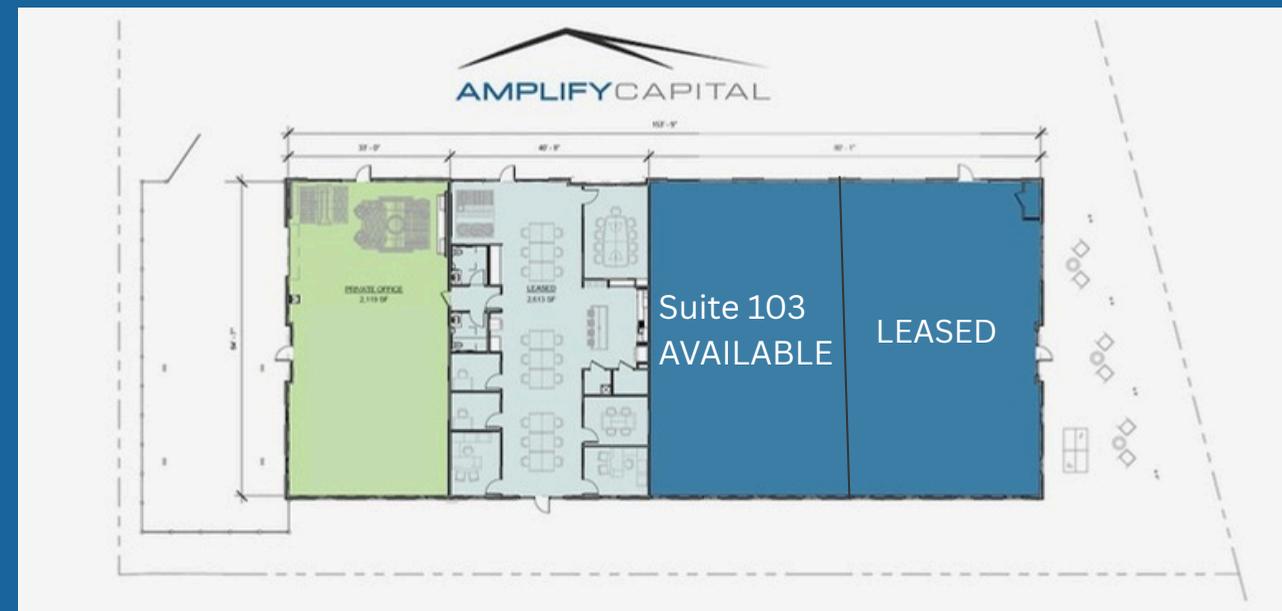
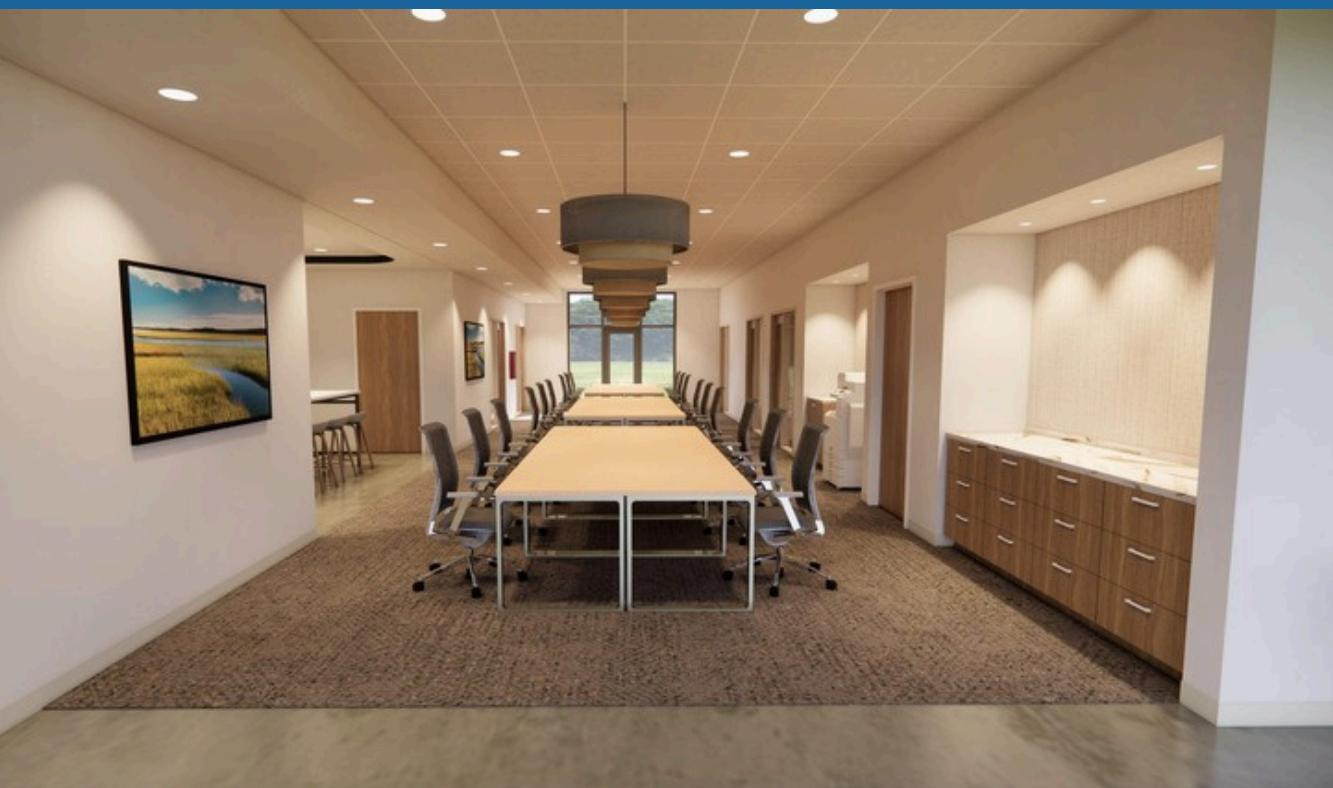
Address: 1121 Clarity Road, Mount Pleasant, SC 29492

Location: Building is located down Clarity Rd off of Johnnie Dodds Blvd and next to Stucky Furniture. Monument sign space will be provided and is visible from Johnnie Dodds Blvd.

Space Available: Suite 103, 2,622 sf available.

Condition: Unit will be delivered in shell condition with HVAC units installed by not ducted, and plumbing and electrical brought into units. Tenant will have the ability to fully customize their space. TI allowance negotiable.

Availability: Unit is available for Tenant upfit



Property and Space Photos

Shared Covered Patio



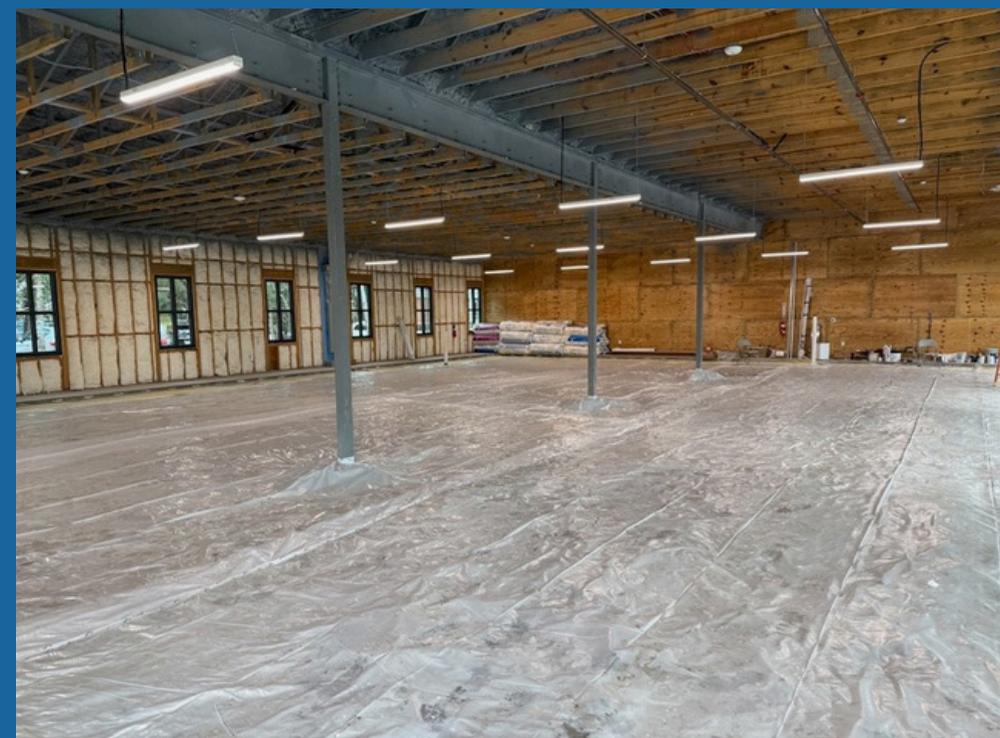
Photo View Towards Shem Creek



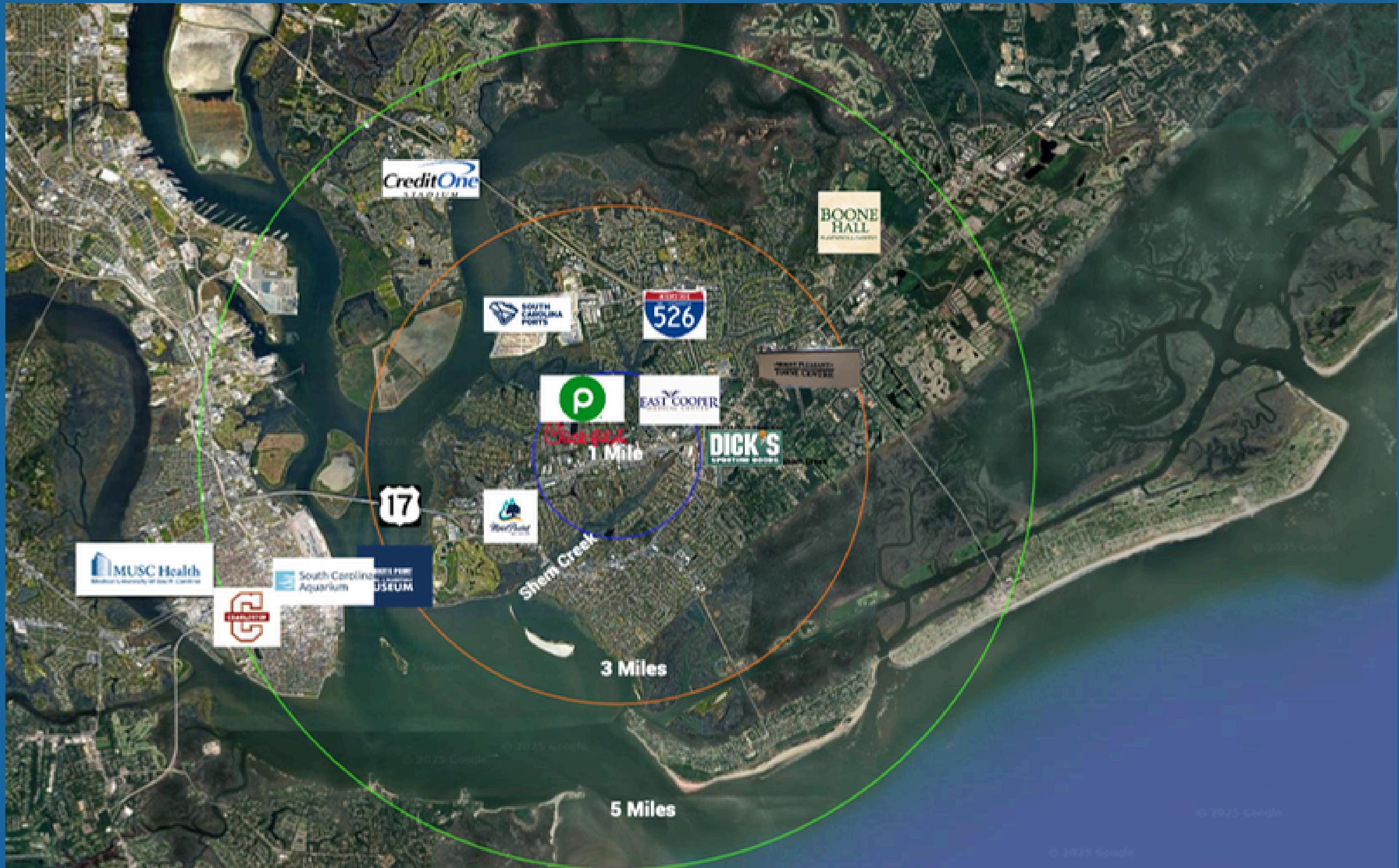
Front to Back View



View Towards Interior Unit



Trade Area



Demographics

Mount Pleasant is a rapidly growing suburban community northeast of Charleston, known for its high quality of life, excellent schools, and proximity to both urban amenities and coastal lifestyle. The demographics reflect an affluent, well-educated population with a significant young family and professional presence.



	Mount Pleasant (29464)	Mount Pleasant
Current Population	51,758	90,966
2030 Projected Population	53,077	95,232
Average Age	42.6 years	42.4 years
Average Household Income	\$151,736	\$165,424
% of Population with a Bachelor's degree or higher	60.1%	60.1%

Contact Us



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Disclaimer

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