

FOR LEASE

3040 N Hwy 17
Mount Pleasant, SC 29466



BEAUTIFUL CENTRALLY LOCATED OFFICE FOR LEASE IN NORTH MOUNT PLEASANT, SC

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**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

BEAUTIFUL CENTRALLY LOCATED OFFICE FOR LEASE

PROPERTY OVERVIEW

This well-maintained office space offers a highly functional and versatile floor plan designed to accommodate a variety of professional needs. The layout features a welcoming reception area, four private offices ideal for individual work, two larger offices perfect for teams or executives, and a spacious conference room for meetings and client presentations. Additional highlights include a fully equipped kitchen, two ADA-compliant restrooms, a dedicated file/work room, and multiple storage closets for maximum efficiency and organization.

Located within a small, meticulously kept office park, this property provides ample on-site parking and a professional setting that leaves a lasting impression. Its convenient location places it close to key amenities, making it easily accessible for both staff and clients. With a thoughtful design and prime positioning, this office space is move-in ready and ideal for businesses seeking comfort, convenience, and long-term functionality.

There are 7 dedicated parking spaces for clients and ample parking for employees.

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OFFERING SUMMARY



PRICE

\$25 PSF
\$9.00 NNN



PARKING

7 Dedicated Parking
Spaces for Clients



AVAILABLE SF

2,500 SF



COUNTY

Charleston County



TAX ID

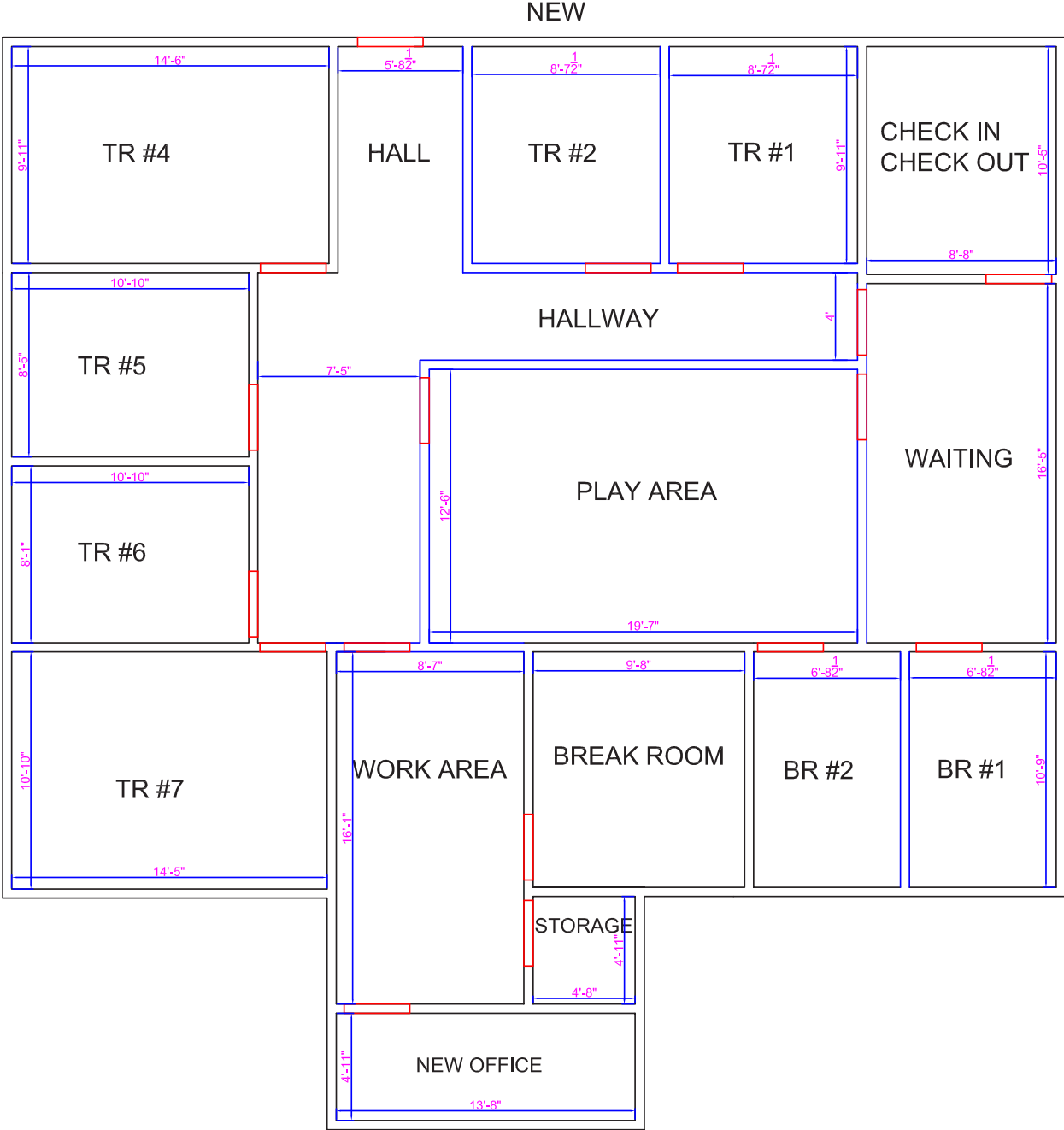
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BEAUTIFUL CENTRALLY LOCATED OFFICE FOR LEASE

FLOOR PLAN



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AERIAL



3040 N Hwy 17

N Hwy 17

S Morgans Point Rd

Morningdale Dr

Seaborn Dr

Winnowing Way

Ironclad Alley

State Rd S-10-51

41

Seastrand Ln

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LOCATION



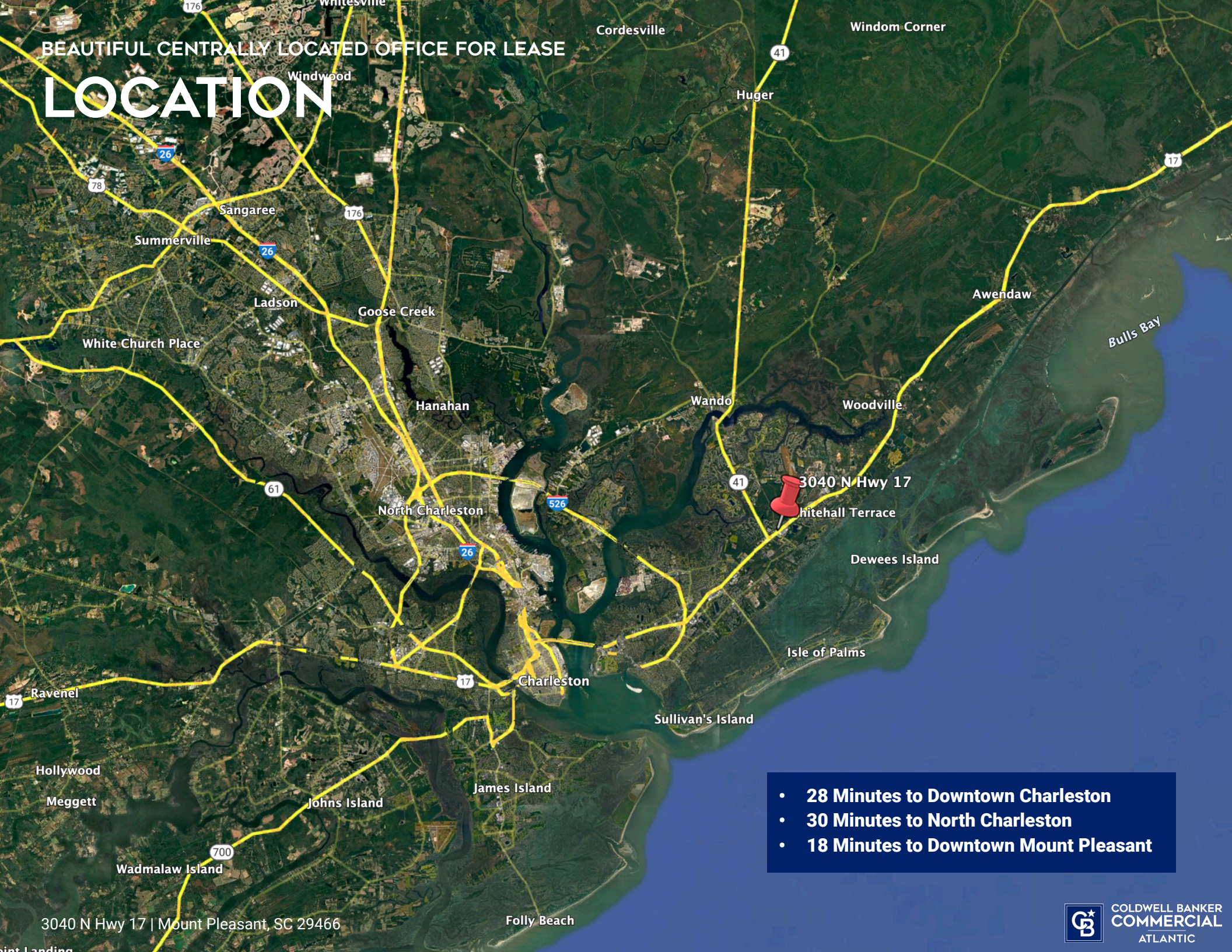
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LOCATION



- 28 Minutes to Downtown Charleston
- 30 Minutes to North Charleston
- 18 Minutes to Downtown Mount Pleasant

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DEMOGRAPHICS



54,700

Vehicles per Day

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	3,915	35,948	71,734
Total Households:	1,529	13,926	28,358
Average HH Income:	\$146,794	\$171,347	\$176,956

3040 N Highway 17, Mount Pleasant, South Carolina, 29466

2024 Average Household Income by Block Groups



All demographics based on Esri forecasts for 2024

SCDOT AADT 2024



2,566

Businesses within 5 Miles



24,058

Employees within 5 Miles



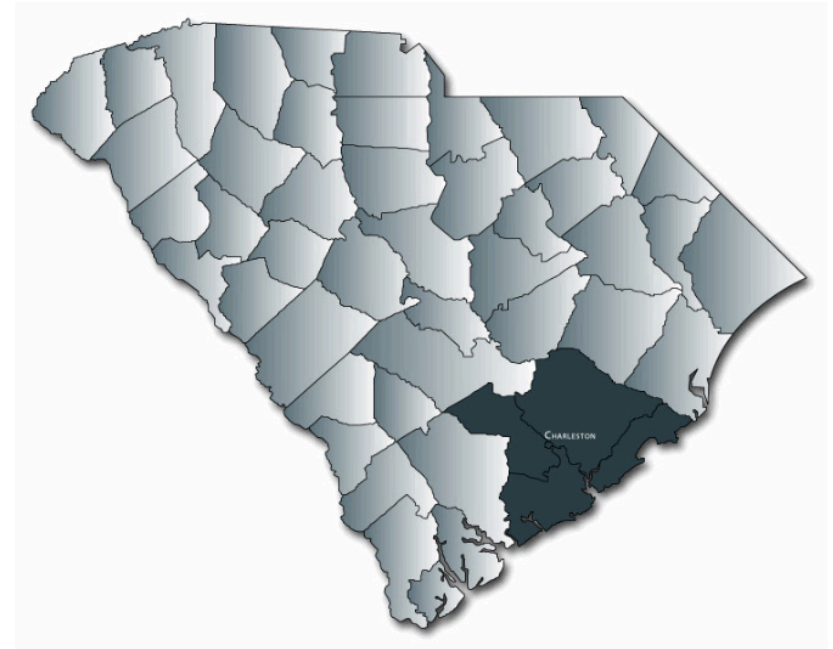
71,734

Population within 5 Miles

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CHARLESTON METRO AREA

The Charleston region's population is growing 3X faster than the U.S. average, to more than 849,000. A steady stream of well-educated young talent, who come for jobs – or create their own in our entrepreneurial friendly environment – are helping to boost that number.



POPULATION & DEMOGRAPHICS

849,000

Charleston Region Population

38.5

Median Age

40+

New people move to the region
each day

<https://charlestonregionaldata.com/profile-metro>
<https://www.crda.org/local-data/population-demographics/>

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