



COMMERCIAL LEASE

1161 Hwy 41
Mount Pleasant, SC 29464

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COLDWELL BANKER
COMMERCIAL
ATLANTIC

COMMERCIAL LEASE

PROPERTY OVERVIEW

****Lay down yard in Mount Pleasant!**
This property is situated in the booming growth corridor of Mount Pleasant very close to the intersection of Hwy 17 and Hwy 41. This office - warehouse property, offers tenants a rare opportunity to have a large, fenced-in, lay down yard that can accommodate a wide variety of uses. The space includes approximately 3500 sf of office/showroom space that is heated and cooled with 3 bathrooms, 3 spacious offices and 1 drive in door in the front of the building. The warehouse/shop area consists of the remaining 5248 sf that includes a vehicle lift and 4 drive in doors. The property is well suited for a variety of uses and perfect for business who needs an office-warehouse.

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OFFERING SUMMARY



LEASE RATE

\$19 PSF
\$2.32 NNN



ZONING

GC - General
Commercial



TRAFFIC COUNT

25,000 VPD 2023



BUILDING SIZE

8,748 SF



COUNTY

Charleston County



TAX ID

580-00-00-036

1161 Hwy 41 | Mount Pleasant, SC 29464



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AERIAL

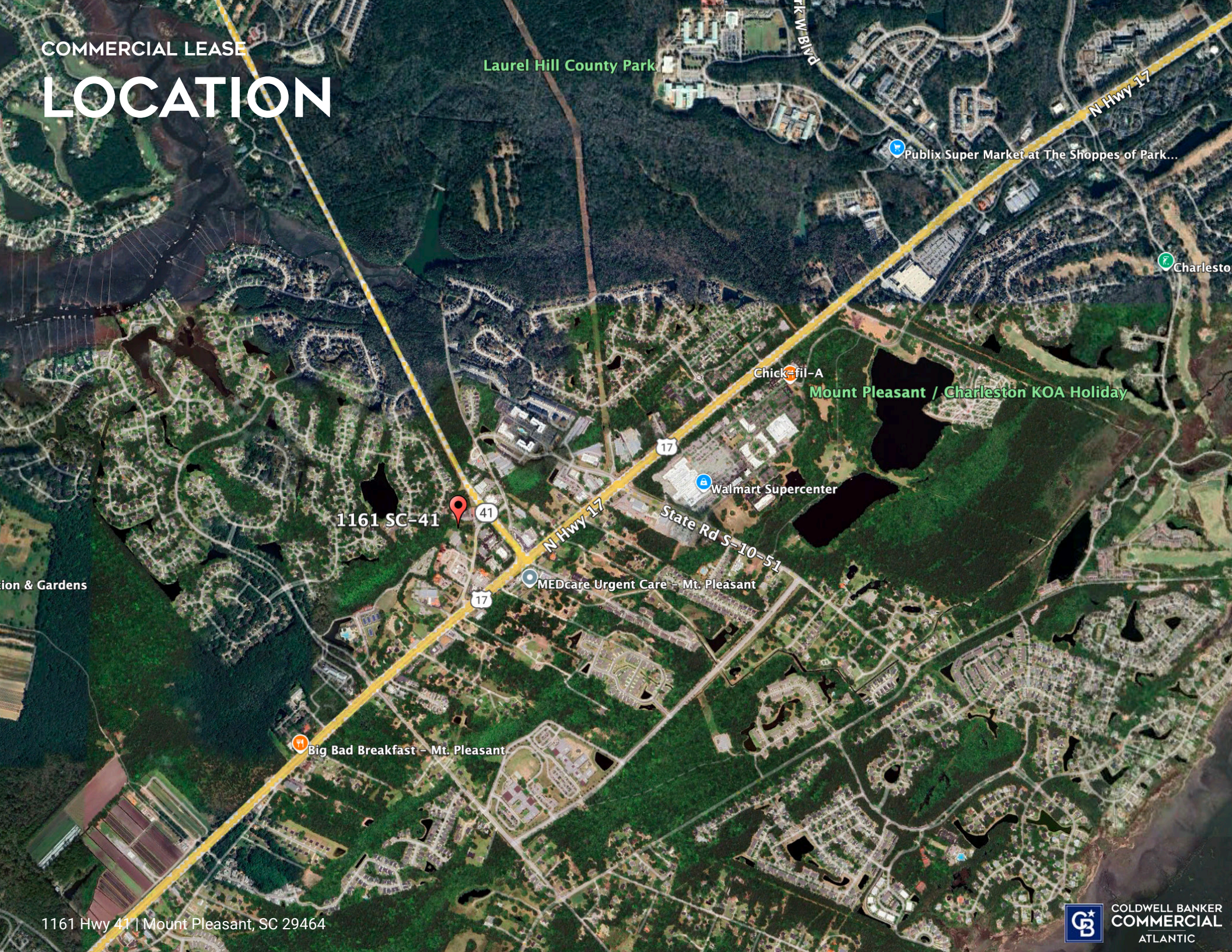
Seastrand Ln



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LOCATION



1161 SC-41

41

N Hwy 17

17

Walmart Supercenter

State Rd S-10-51

MEDcare Urgent Care - Mt. Pleasant

Big Bad Breakfast - Mt. Pleasant

Chick-fil-A

Mount Pleasant / Charleston KOA Holiday

Publix Super Market at The Shoppes of Park...

Charleston

Laurel Hill County Park

ion & Gardens

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LOCATION



SITE

- 24 Minutes to Downtown Charleston, SC.
- 25 Minutes to Charleston International Airport.

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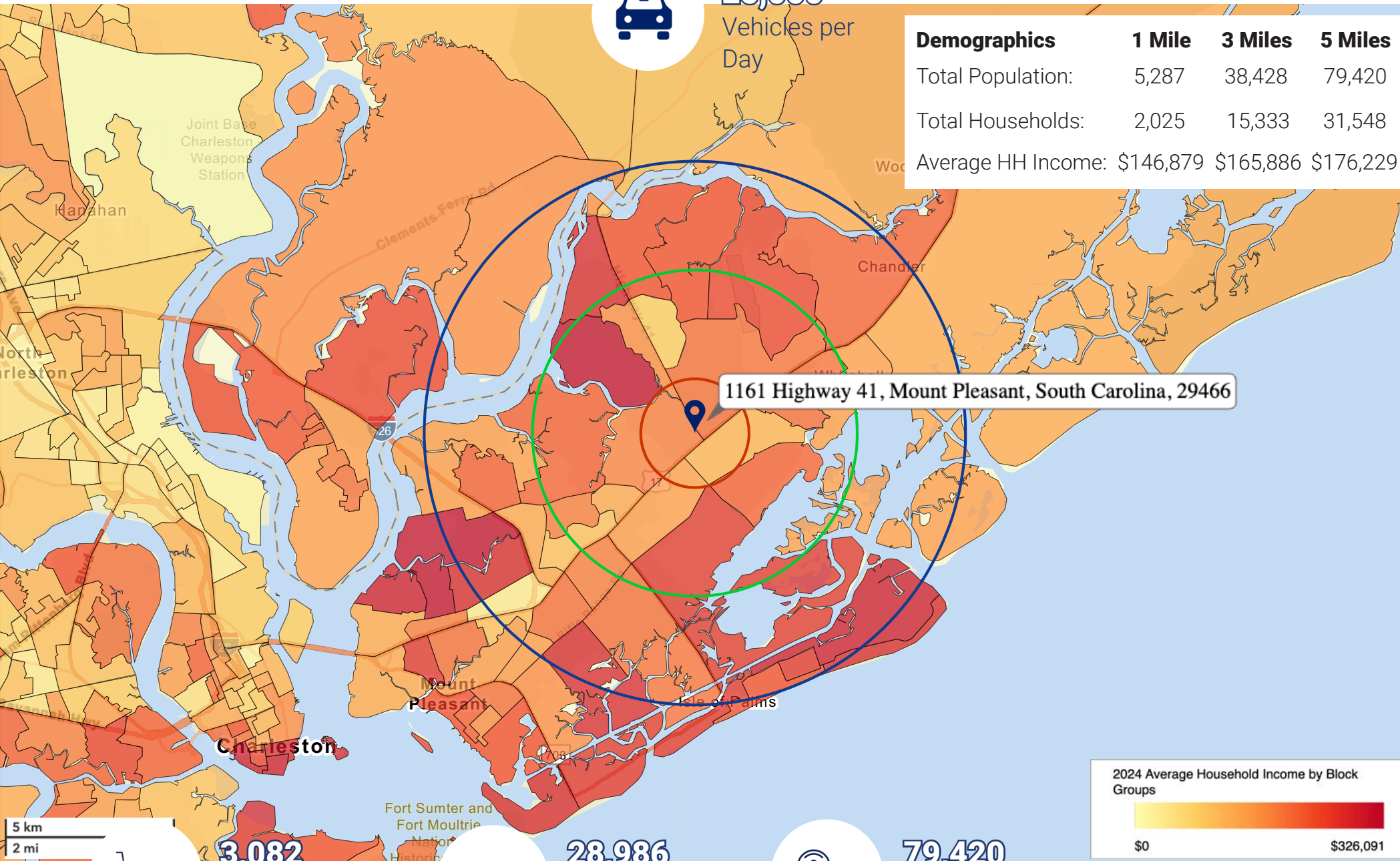
DEMOGRAPHICS



25,000

Vehicles per Day

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	5,287	38,428	79,420
Total Households:	2,025	15,333	31,548
Average HH Income:	\$146,879	\$165,886	\$176,229



1161 Highway 41, Mount Pleasant, South Carolina, 29466

2024 Average Household Income by Block Groups



All demographics based on Esri forecasts for 2024

SCDOT AADT 2023



3,082

Businesses within 5 Miles



28,986

Employees within 5 Miles



79,420

Population within 5 Miles

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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