

Retail Pad For Ground Lease

45 BELLE POINT DRIVE, MT. PLEASANT, SC 29464



“The Point” Development



Located off Long Point Road beside Chick-fil-A



27,400 VPD - Long Point Rd (2024)



2 minutes / 0.7 miles from I-526



5 minutes / 2 miles from Hwy 17

LEASE RATE:
\$125,000/year

For more information:

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SUMMARY

Situated along the bustling Long Point Road, this pad site can accommodate up to $\pm 3,050$ SF of restaurant/retail space with a drive-thru. Access and parking provided by landlord. The property sits beside Chick-fil-A with direct access from Belle Point Drive. The asking ground lease rent is \$125,000/yearly with tenant responsible for additional NNN estimates. The property also has plans for an additional $\pm 40,000$ SF of office space and $\pm 23,000$ SF of retail space in the near future.



Property Highlights

Lease Rate:	\$125,000/year, NNN
Pad Size:	$\pm 3,050$ SF Retail Pad
Location:	Corner of Long Point Road and Belle Point Drive
Parking:	Ample onsite parking
Accessibility:	Easy access to I-526
Zoning:	PD (Planned Development); Town of Mount Pleasant
County:	Charleston County
TMS #:	556-00-00-278

SITE PLAN

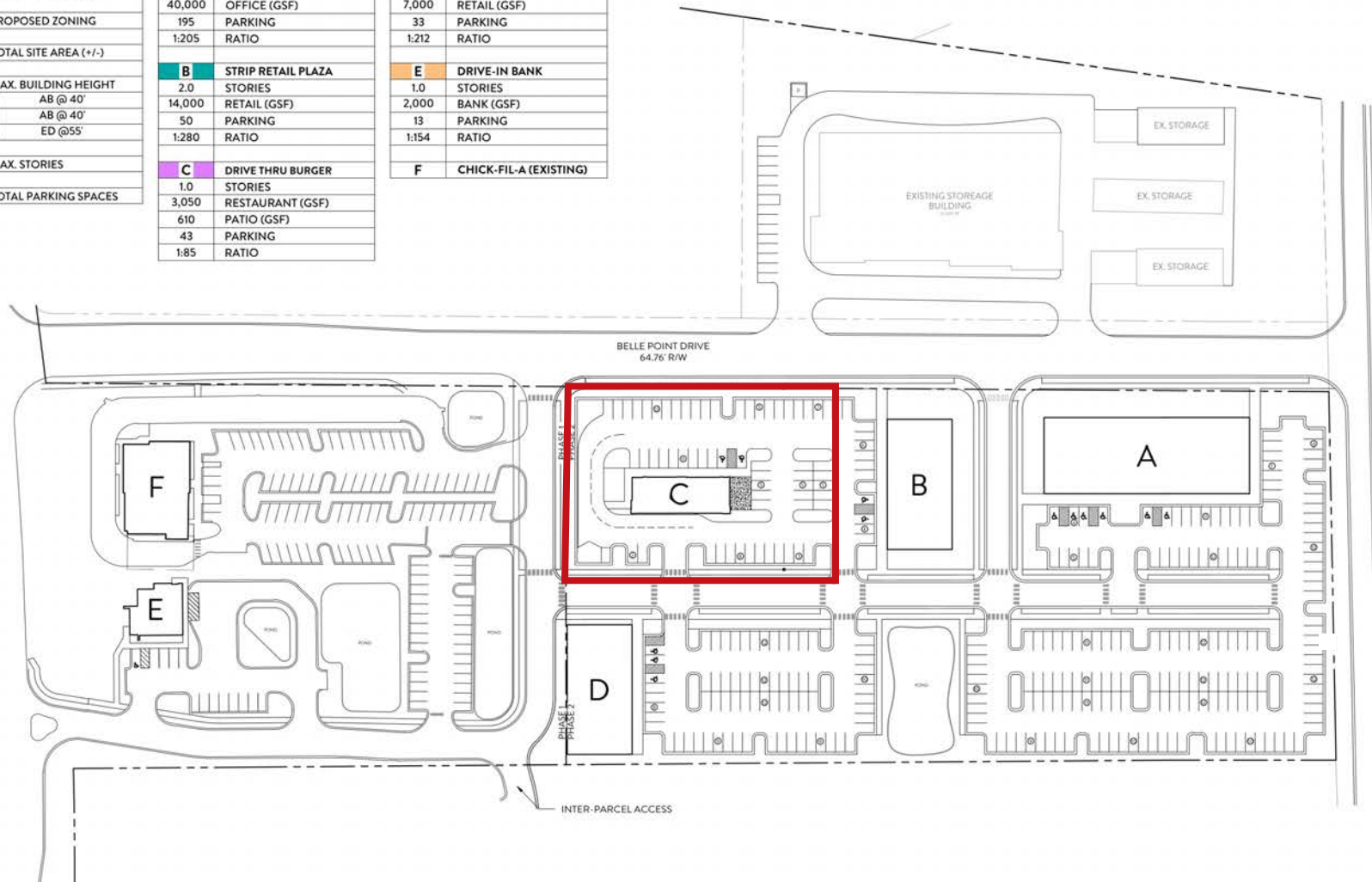
For Ground Lease
45 Belle Point Dr

synchronicity
LAND - ARCHITECTURE

DEVELOPMENT SUMMARY	
TMS#	556-00-00-278 & 525
PD	PROPOSED ZONING
9.37 AC	TOTAL SITE AREA (+/-)
MAX. BUILDING HEIGHT	
PHASE 1	AB @ 40'
PHASE 2A	AB @ 40'
PHASE 2B	ED @ 55'
3	MAX. STORIES
334	TOTAL PARKING SPACES

UNIT SUMMARY	
A	OFFICE
3.0	STORIES
40,000	OFFICE (GSF)
195	PARKING
1:205	RATIO
B	STRIP RETAIL PLAZA
2.0	STORIES
14,000	RETAIL (GSF)
50	PARKING
1:280	RATIO
C	DRIVE THRU BURGER
1.0	STORIES
3,050	RESTAURANT (GSF)
610	PATIO (GSF)
43	PARKING
1:85	RATIO

UNIT SUMMARY	
D	STRIP RETAIL PLAZA
1.0	STORIES
7,000	RETAIL (GSF)
33	PARKING
1:212	RATIO
E	DRIVE-IN BANK
1.0	STORIES
2,000	BANK (GSF)
13	PARKING
1:154	RATIO
F	CHICK-FIL-A (EXISTING)

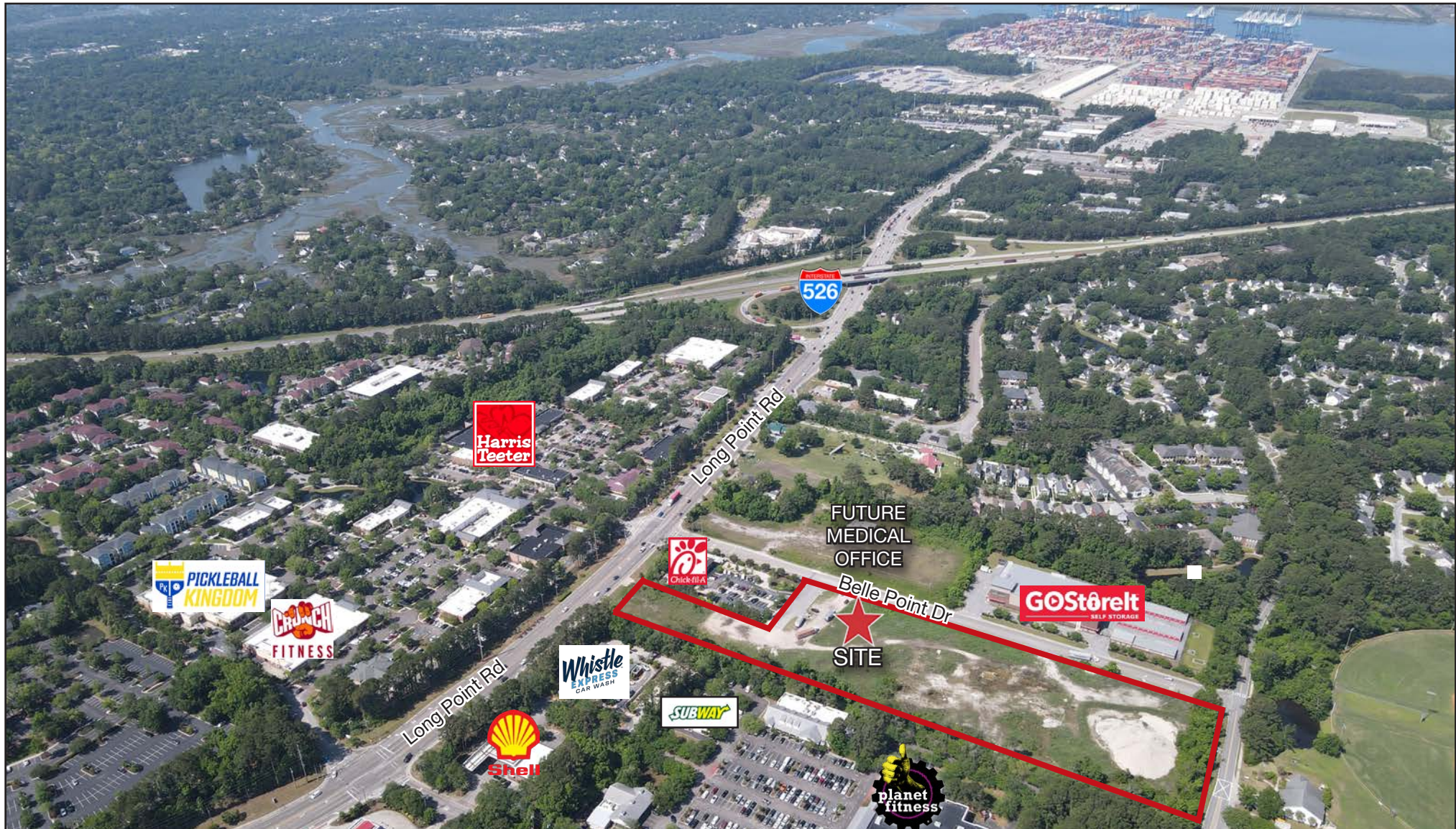


THE POINT
TECH CENTER
MOUNT PLEASANT
SOUTH CAROLINA

SHEET TITLE
MASTER PLAN
SHEET #
L-100
JOB # 00000.02
LOT FOR CONSTRUCTION

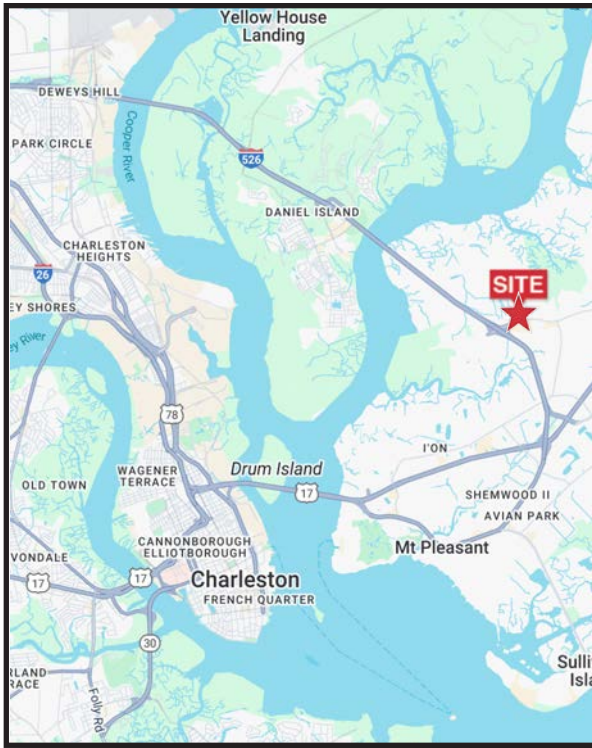
AERIAL

For Ground Lease
45 Belle Point Dr



MAPS

For Ground Lease
45 Belle Point Dr



DEMOGRAPHICS

For Ground Lease
45 Belle Point Dr

	5 minutes	10 minutes	15 minutes
Census 2020 Summary			
Population	6,401	46,267	92,543
Households	2,451	20,146	39,687
Average Household Size	2.61	2.25	2.30
2024 Summary			
Population	6,493	48,791	101,386
Households	2,520	21,440	44,073
Families	1,752	12,571	25,923
Average Household Size	2.58	2.24	2.28
Owner Occupied Housing Units	2,082	14,290	26,991
Renter Occupied Housing Units	438	7,150	17,082
Median Age	40.2	40.5	39.4
Median Household Income	\$117,965	\$109,282	\$101,656
Average Household Income	\$161,653	\$155,864	\$146,758
2029 Summary			
Population	6,545	50,186	108,168
Households	2,599	22,484	48,083
Families	1,795	13,140	28,023
Average Household Size	2.52	2.19	2.23
Owner Occupied Housing Units	2,172	15,226	28,823
Renter Occupied Housing Units	427	7,259	19,260
Median Age	41.5	42.0	40.5
Median Household Income	\$148,765	\$124,006	\$114,430
Average Household Income	\$189,198	\$179,412	\$167,425