



For Lease

±1,120-1,340 SF

Retail Suites

Station 41

1031 & 1039 Hwy 41

Mount Pleasant, South Carolina 29466

Property Description

Station 41 is a ±16,000 square foot multi-building mixed-use development located ideally on Hwy 41 at the Hwy 17 intersection next to CVS and Seels Outboard. The property has a village feel to it and is ideal for retail and office space looking to take advantage of the large and growing residential population of nearby developments such as Rivertowne, Dunes West, Park West and Charleston National. The intersection has great traffic counts with 54,700 VPD for N Hwy 17 and 24,800 VPD for Hwy 41.

Property Highlights

- Three suites available for lease
- 1031 Hwy 41 - Suite 300 - ±1,200 SF
- 1031 Hwy 41 - Suite 500 - ±1,120 SF
- 1039 Hwy 41 - Suite 300 - ±1,340 SF
- **LEASE RATE: \$28/SF, NNN**



Map data ©2025 Google

For more information

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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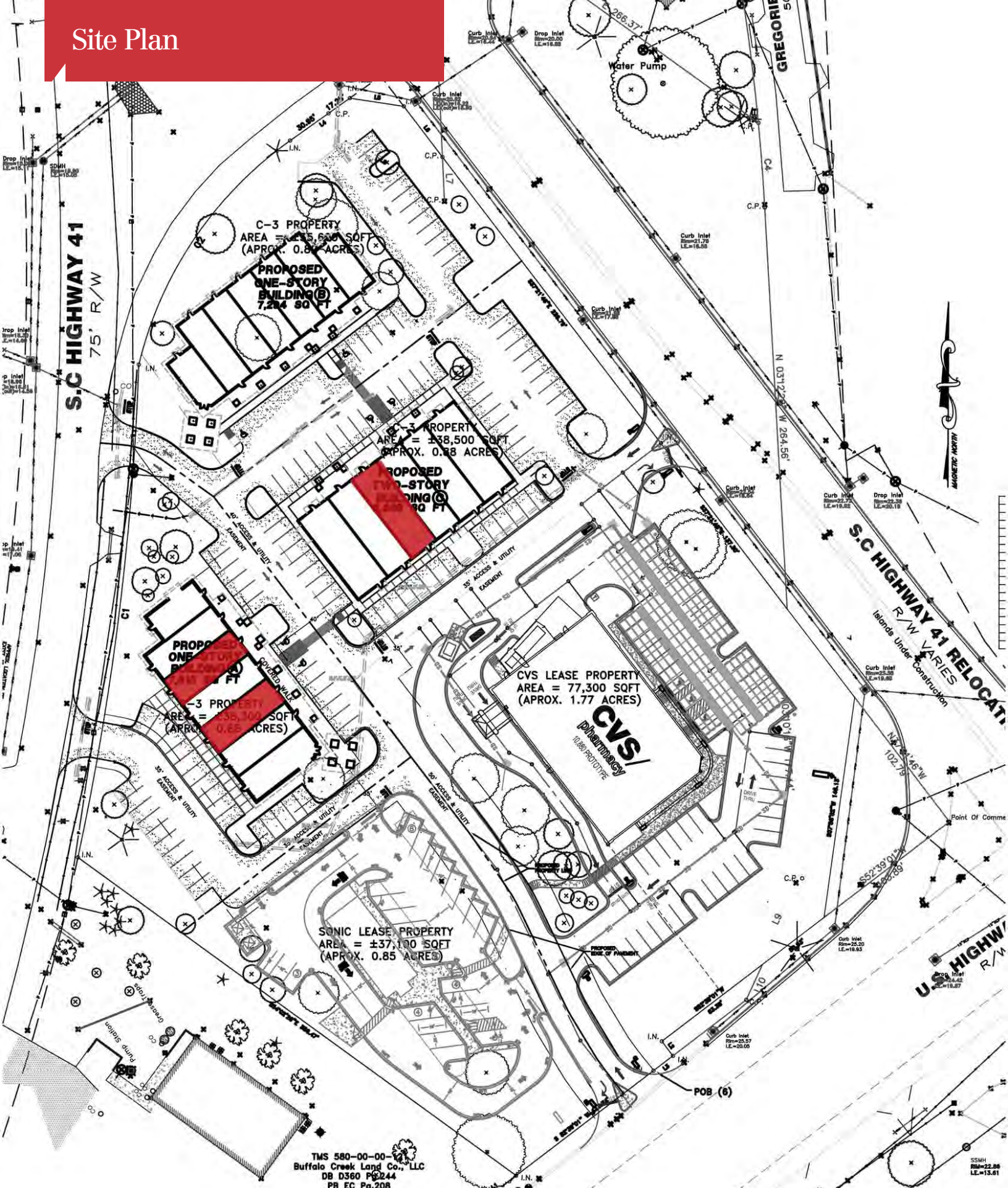
Aerials



Additional Photos



Site Plan

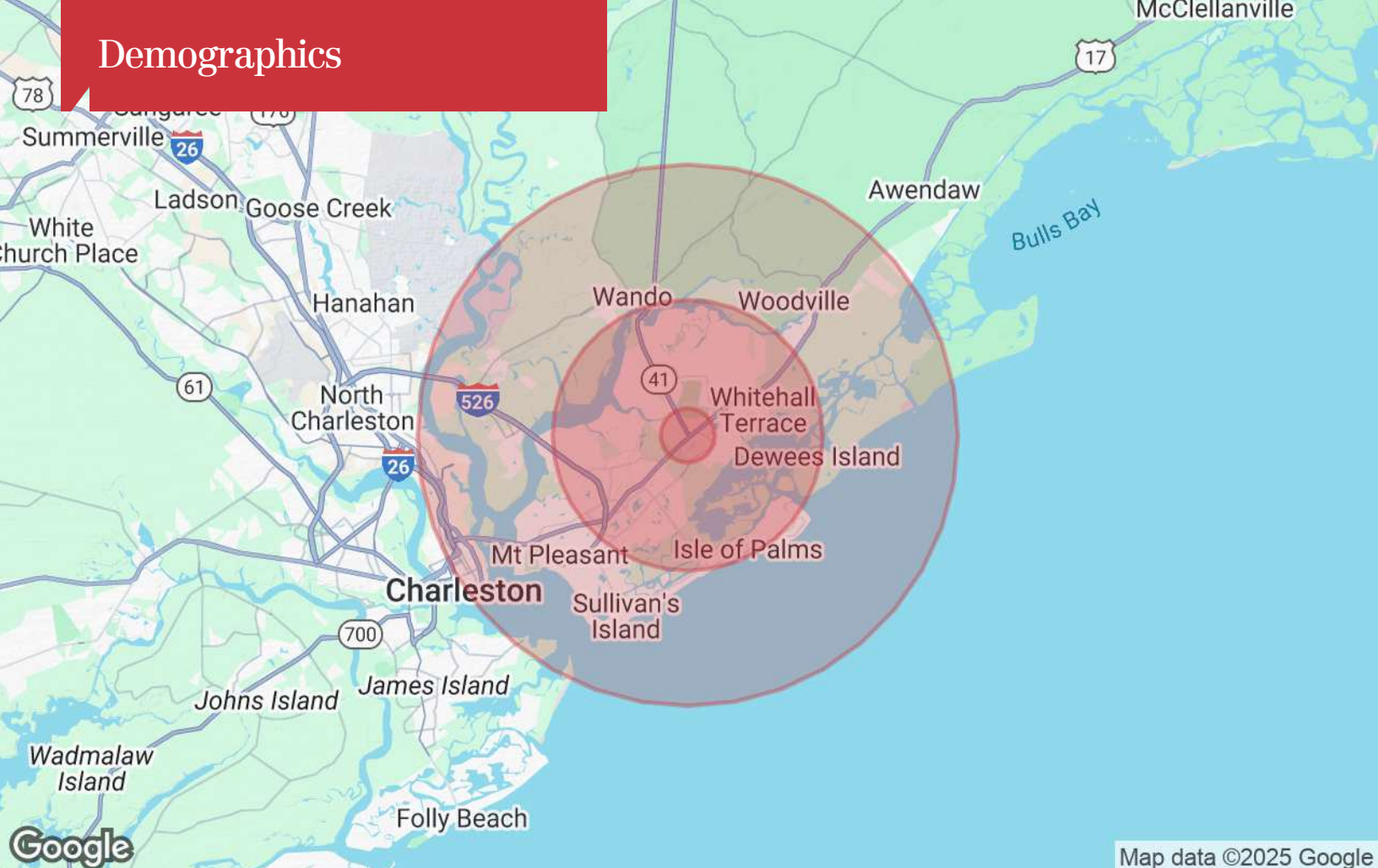


Area Map



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Demographics



Map data ©2025 Google

Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	5,072	83,787	140,625
MEDIAN AGE	41	42	42
MEDIAN AGE (MALE)	40	41	41
MEDIAN AGE (FEMALE)	41	43	43

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,949	33,307	58,209
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$128,969	\$158,627	\$155,359
AVERAGE HOUSE VALUE	\$664,300	\$708,176	\$778,205

Race

	1 Mile	5 Miles	10 Miles
% WHITE	88.1%	90.7%	88.4%
% BLACK	7.6%	5.5%	8.1%
% ASIAN	3.4%	2.5%	2.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	0.7%	1.1%	1.1%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	3.6%	3.8%	4.0%

* Demographic data derived from 2020 ACS - US Census