

# FOR LEASE

## CLASS B FLEX OFFICE SPACE IN THE SHELLMORE BUSINESS CENTER

612 JOHNNIE DODDS BOULEVARD • MOUNT PLEASANT • SOUTH CAROLINA 29464



**EDDIE HUGHES, SENIOR BROKERAGE ASSOCIATE**

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**BEACH**  
COMMERCIAL



## PROPERTY OFFERING

### ► OFFERING SUMMARY

Beach Commercial, LLC, as the exclusive agent to market this property, is pleased to offer this Class B flex office space of approximately 1,500 sf located on the busy Johnnie Dodds Boulevard commercial corridor in Mount Pleasant, South Carolina.

### ► HIGHLIGHTS

- Approximately 1,500 sf Class B flex office space in the Shellmore Business Center
- Zoned Office/Industrial in Charleston County
- High visibility on Johnnie Dodds Blvd with a daily traffic count of  $\pm 62,700$  vehicles p/day
- Three private offices, kitchenette, break room, and one restroom with shower
- Small warehouse in the rear with roll-up door
- Lease price of \$17 psf NNN
- South Carolina Commercial MLS #31006950

### ► EXCLUSIVE LISTING AGENT

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DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Commercial, LLC nor the Developer make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

# PROPERTY OVERVIEW



## ► 612 JOHNNIE DODDS BLVD • MT PLEASANT, SC 29464

Approximately 1,500 sf of flex office space is currently configured with 3 offices, kitchenette, breakroom, restroom with a shower, and a small warehouse in the rear with a roll-up door.

This space is being leased “As-is, where-is” so Tenant can make configuration changes and/or minor cosmetic work. Space is available for occupancy October 1, 2025.

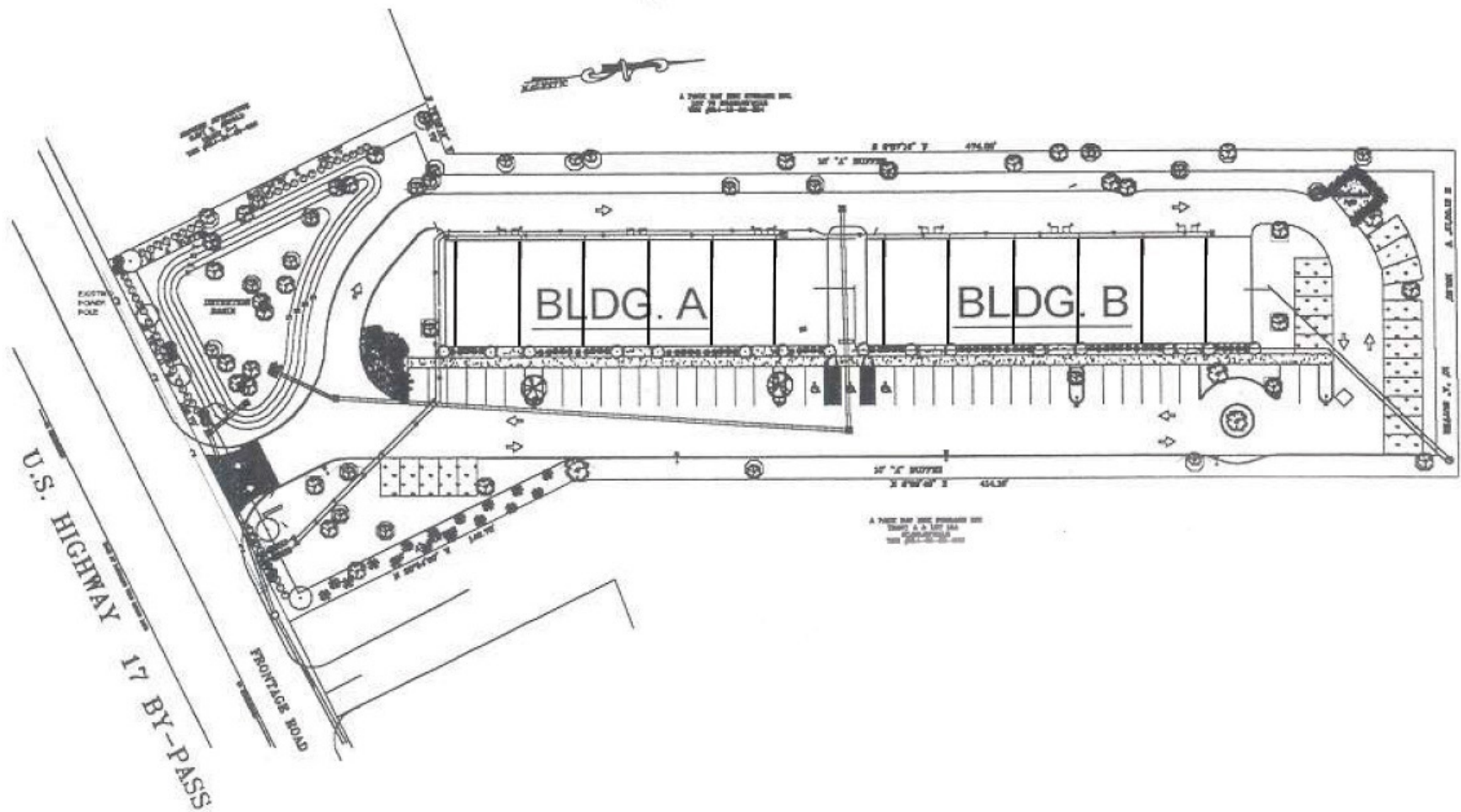


## ► LATEST MARKET STATISTICS FOR ZIP CODE 29464

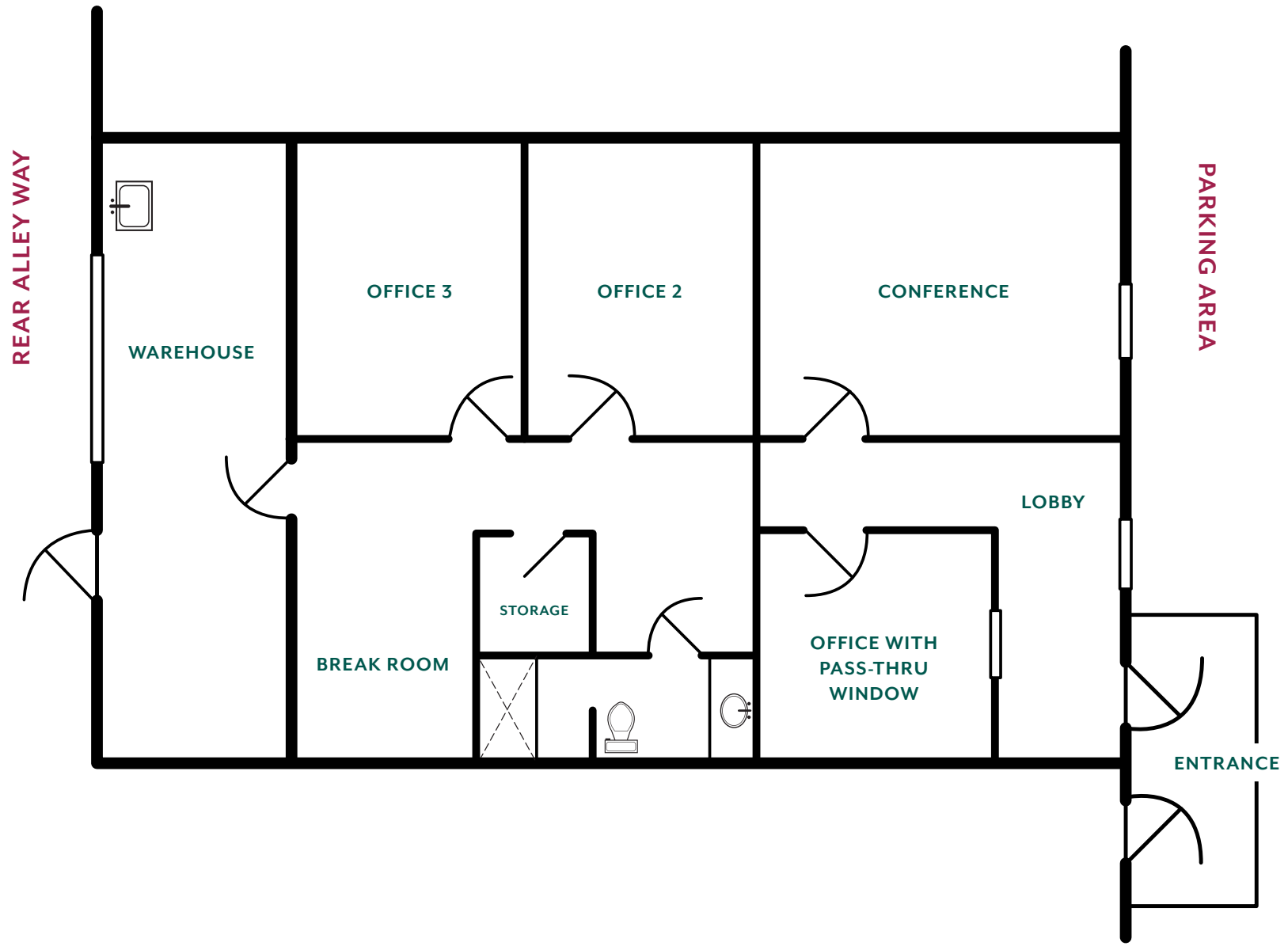
- Population of 53,534 (2023)
- Population growth rate is 1.31% to 1.56% annually (2000-2025)
- Median Age of 42.8 (2023)
- Median Household Income of \$107,215
- Median Household Size of 2.37
- Median Household Value of \$917,722 (July, 2025 Zillow)
- Low Unemployment Rate of 3.2% (US average is 3.7%)



# SITE PLAN



## FLOOR PLAN - SUITE A-4



# PROPERTY ADJACENCY MAP



## ADDITIONAL PHOTOS

