

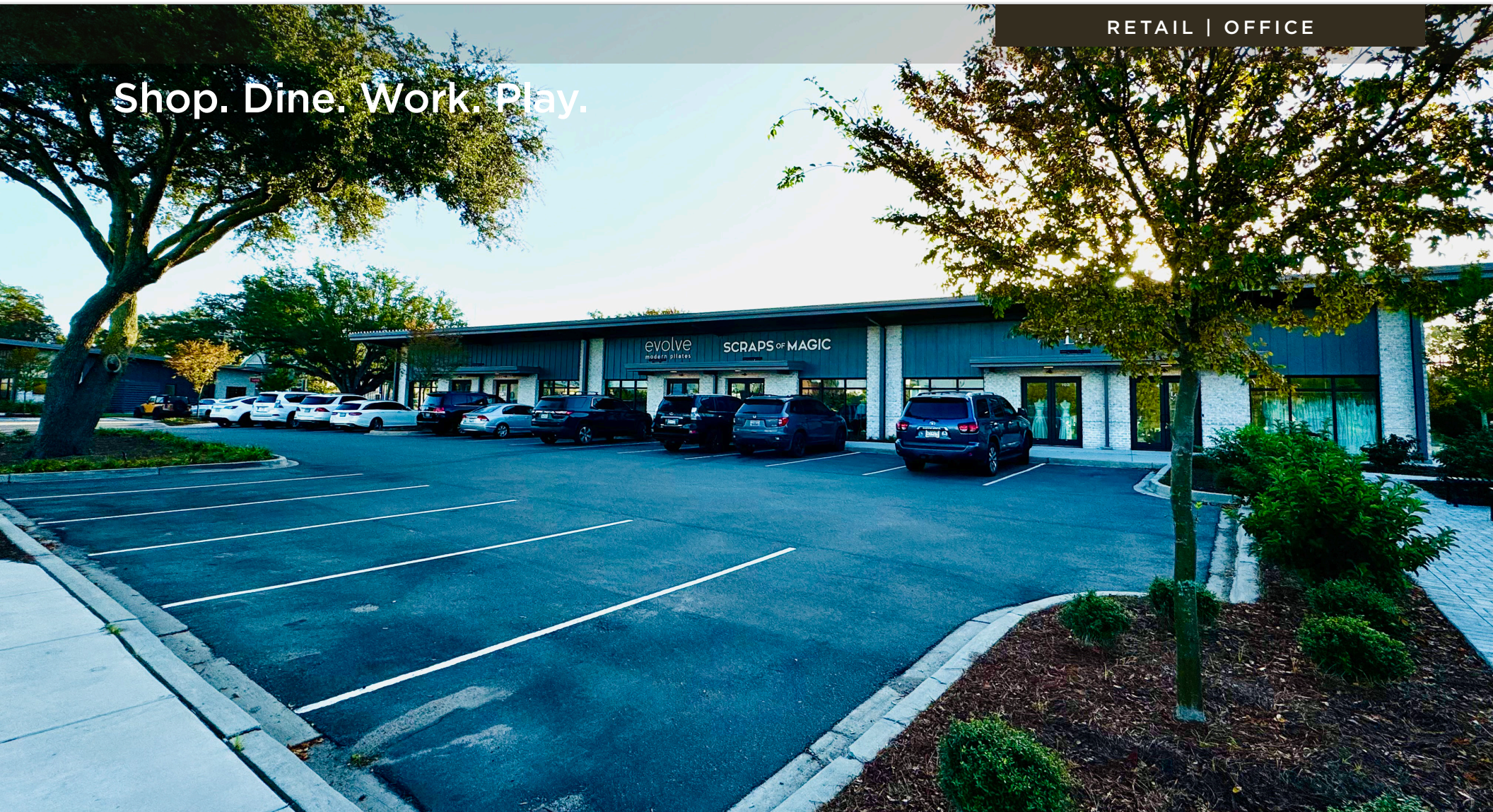
AVAILABLE - FOR LEASE

**BOWMAN PLACE PHASE II, BUILDING A**

1336 BOWMAN ROAD MT. PLEASANT, SC

RETAIL | OFFICE

Shop. Dine. Work. Play.



Retailers include:



OFFERED BY



(843) 856-4600  
www.belklucy.com

Trey Lucy

trey.lucy@belklucy.com

(843) 606-5455 — direct office

(843) 566-2867 — mobile

AND

Blair Belk, CCIM

blair.belk@belklucy.com

(843) 606-5449 — direct office

(843) 709-9292 — mobile



PROPERTY INFORMATION



AVAILABILITIES

Suite 105	1,237 sf	\$33.00/sf NNN
CAM, Taxes, Ins. (est.)		\$7.75/sf

DEMOGRAPHICS (5-MILE)

Population	77,230
Households	33,489
Avg. HH Income	\$160,145
Traffic Count (Hwy 17)	68,500 vpd
Traffic Count (Bowman Rd)	16,400 vpd

**BOWMAN PLACE - PHASE II**

Belk | Lucy is pleased to present the exclusive listing for the second phase of Bowman Place, one of Mt. Pleasant's freshest retail destinations. Bowman Place Phase II is a first-class project offering opportunities for both retail and office.

- Join awesome tenant mix including Dick's Sporting Goods, Nordstrom Rack, DSW, J.Crew Factory, Two Cumberland, Kairos Mediterranean, Vitamin Shoppe, and XFinity
- Capitalize on high visibility and existing retail traffic from Phase I
- Benefit from easy ingress and egress and convenient location at intersection of I-526 and Hwy 17 (Johnnie Dodds Blvd)
- Meet your business needs and wants with forward-thinking buildings

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SITE PLAN



Birds eye view East

**BOWMAN PLACE**

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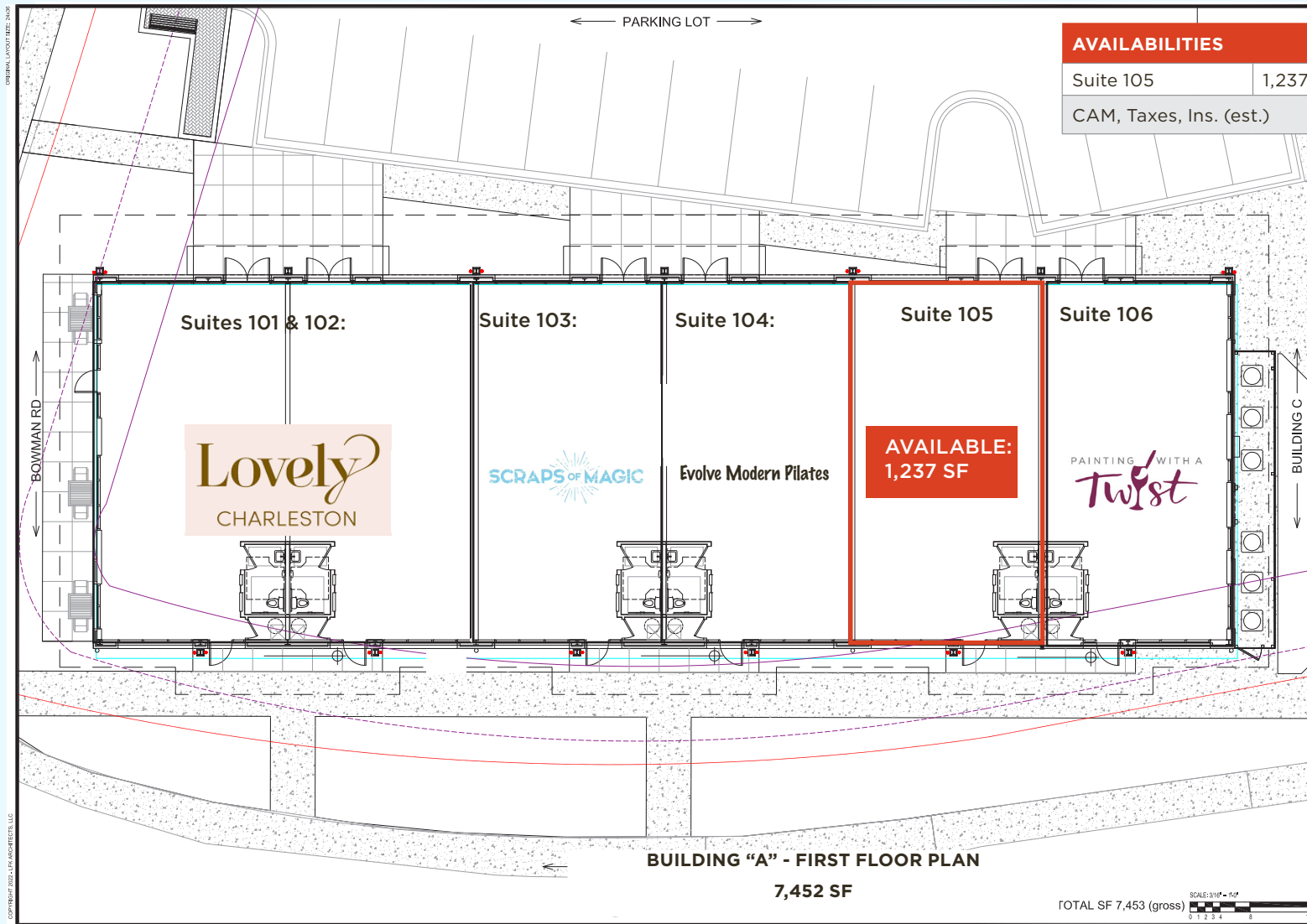
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**BUILDING A PLAN**



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AERIAL



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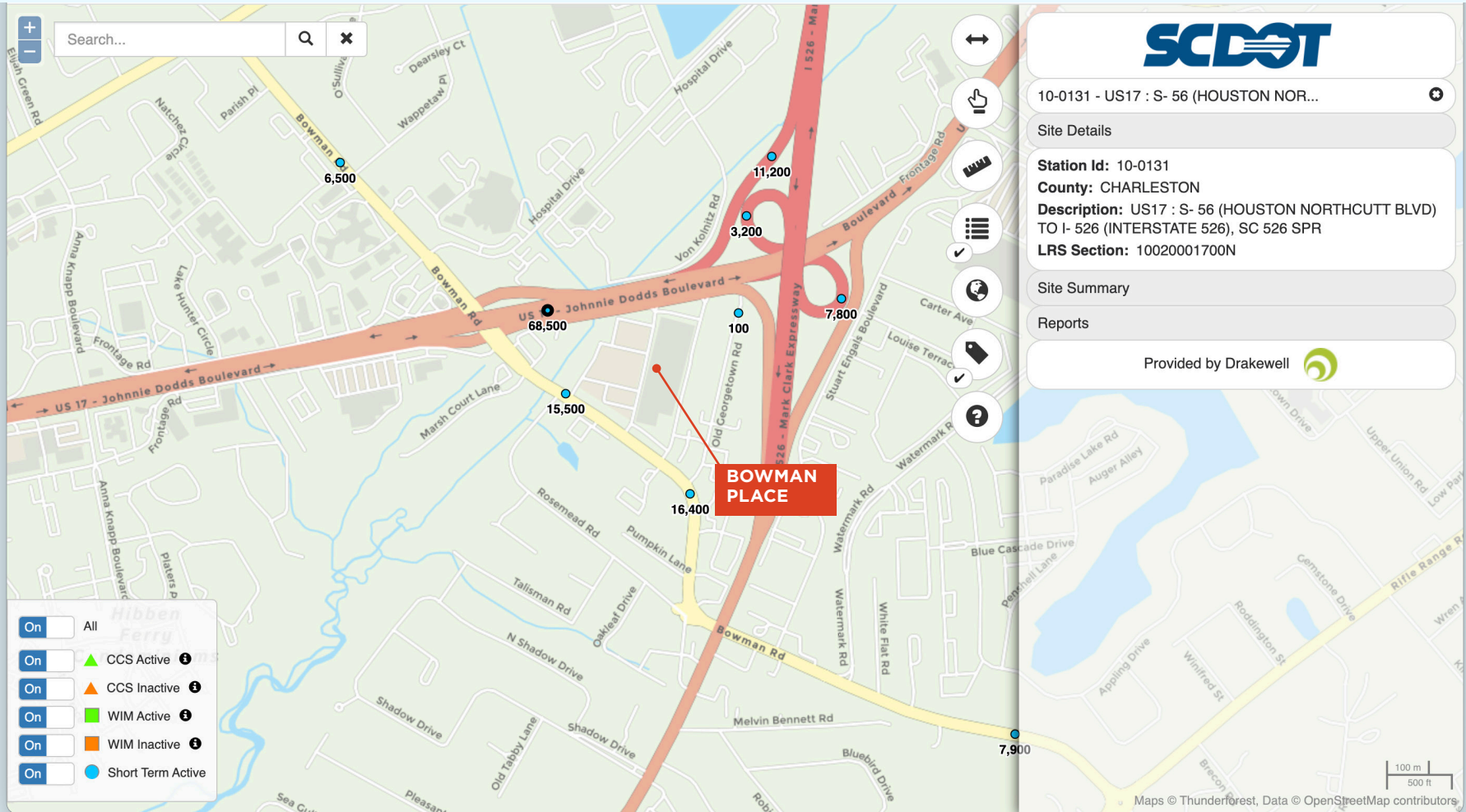
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TRAFFIC COUNT MAP



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