

FOR SALE

AN ICONIC OPPORTUNITY
IN THE HEART OF MOUNT
PLEASANT, SC



1247 BEN SAWYER BLVD, MOUNT PLEASANT, SC 29464



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PROPERTY DESCRIPTION

Few commercial properties command attention the way this one does. A striking octagon-shaped building — bold in architecture, impossible to ignore — sits at one of the most coveted addresses in Mount Pleasant, South Carolina, a premier coastal suburb of Charleston and one of the Southeast's most dynamic commercial markets.

Positioned along the highly trafficked corridor to Sullivan's Island, this property benefits from a daily vehicle count of 21,075 cars passing its doors. Sullivan's Island is no ordinary suburb — it is a historically rich, deeply affluent community steeped in Revolutionary and Civil War heritage that draws visitors, history enthusiasts, and well-heeled residents from around the world. This is not just foot traffic. This is destination traffic.

THE OFFERING

SIZE	LOT SIZE	LIST PRICE
1,845 +/- SF	0.24 AC	\$1,500,000

PROPERTY SPECS

TAX ID/APN	532-07-00-020
AVAILABLE SPACE	1,845 +/- SF
LOT SIZE	0.24 AC
LIST PRICE	\$1,500,000
YEAR BUILT	1974
COUNTY	Charleston
TAXING AUTHORITY	Town of Mount Pleasant
ZONING	AB-1
ROOF & SKYLIGHTS	2023
HVAC	2020
RESTAURANT EQUIPMENT	To convey
PARKING	Surface
TRAFFIC COUNT	21,075 VPD

THE BUILDING

Originally home to a thriving mix of retail tenants — a beauty salon, surf shop, clothing boutiques, a cell phone store, and a check cashing business — the building was thoughtfully renovated in 2017 and reimagined as a donut shop, showcasing just how versatile this extraordinary space can be. Step inside and you'll find exposed beams, warm heart-pine floors on the upper level, and an abundance of natural light pouring through generous skylights — the kind of character and craftsmanship that simply cannot be replicated in new construction.

Major capital improvements have already been made for you:

- **ROOF & SKYLIGHTS** replaced in 2023
- **HVAC** replaced in 2020
- **ALL RESTAURANT EQUIPMENT** is conveyed with the sale



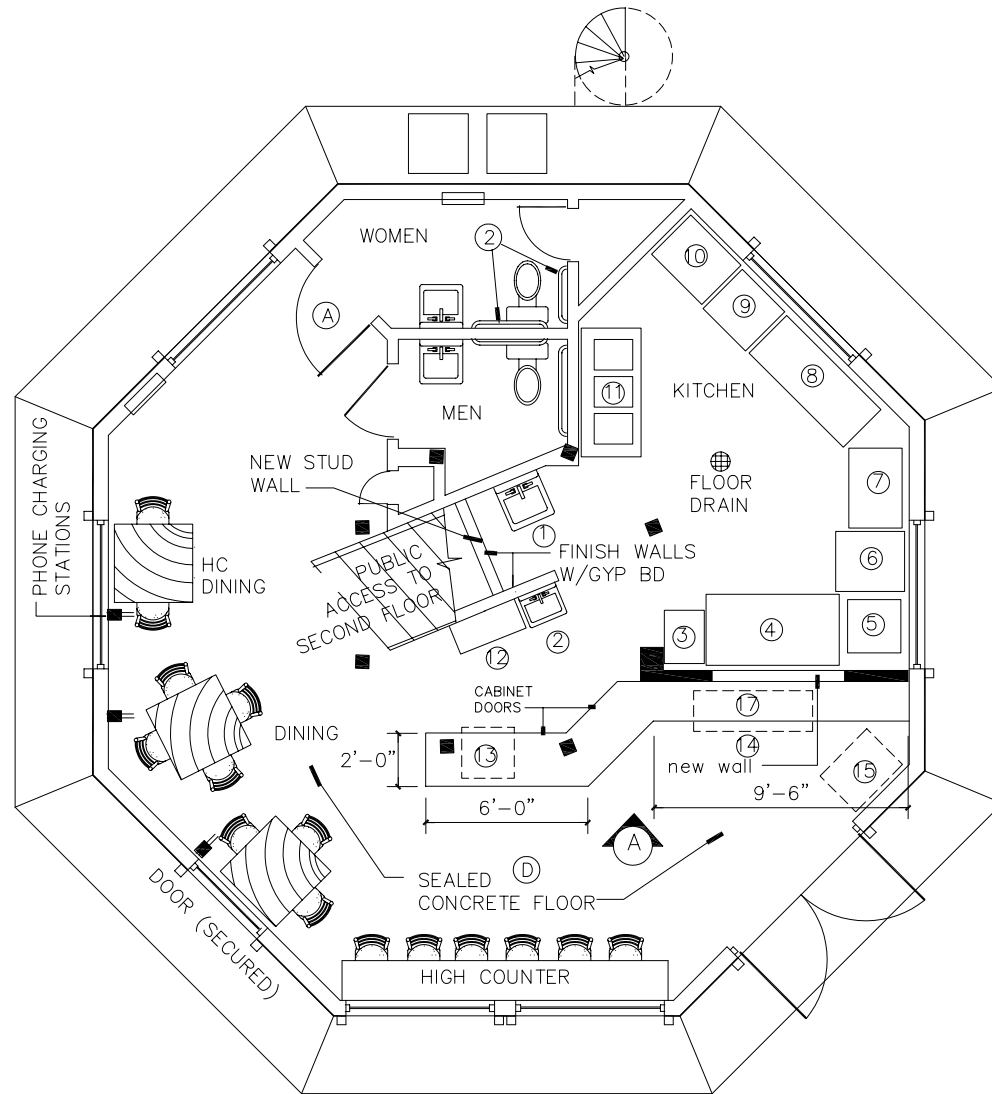
THE POTENTIAL

Whether you envision a restaurant, café, boutique retail concept, creative office space, or something entirely your own, this building invites reinvention. Its distinctive octagonal design offers **high visibility, exceptional signage opportunity**, and a built-in landmark quality that money simply cannot buy. Businesses here are noticed.

This is a rare chance to plant your flag in one of Charleston's most in-demand commercial corridors — and build something that lasts.

All restaurant equipment included. Recent capital improvements in place. Call to discuss the terms and conditions of sale.





2017 RENOVATION/EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"

AREA: 813 SQUARE FEET (GROSS)



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AMENITIES MAP



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DEMOGRAPHICS

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One mile

Three mile

Five mile



POPULATION

11,054

40,300

85,238



TOTAL BUSINESSES

638

4,153

8,320



MEDIAN AGE

41.9

42.8

40.3



MEDIAN HOUSEHOLD INCOME

\$100,540

\$113,969

\$108,494



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