

FOR LEASE



Park West Entrance

Joe Rouse Road

Bessemer Road

1.96 +/- acres

Wetlands

Mount Pleasant Boat and RV Storage

Hwy 41 and Joe Rouse Road | Mount Pleasant | SC 1.96+/- Acres | Secondary entrance to Park West



# DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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OC&A

OSWALD COOKE & ASSOCIATES



# Highlights

ADDRESS	Hwy 41 and Joe Rouse Road Mount Pleasant, SC
LEASE RATE	\$125,000
LEASE TYPE	Ground Lease
ACRES	1.96 +/- Acres - Hi Ground 3.04 Total Acres
ZONING	PD - TC (Town Center)
MUNICIPALITY	Town of Mount Pleasant
TMS	583-00-00-315

Oswald Cooke & Associates is pleased to offer a 1.96+/- acre lot for ground lease. The property is located at the corner of Hwy 41 and Joe Rouse Road, less than a mile west of Highway 17. Joe Rouse serves as the secondary entrance to Park West, and carries traffic from the residential areas back to 41 and 17. The site is zoned TC in the Park West PD in the Town of Mount Pleasant (details seen in the package) and totals total of 3.04 acres, approximately 1.96 of useable property. There are multiple national retailers in the area, including CVS, Walgreens, 7/11, Circle K, Wal-Mart, Kohl's, Publix, Chick-Fil-A, Lowe's, and Costco. In addition to the retail, there are thousands of homes in the adjacent residential communities of Brickyard, River Towne, Park West, Carolina Park, Charleston National, Tupelo Village and many others. Many of these residents use Highway 41 as a primary corridor of transit to and from work, school, civic and social engagement.

CC&A  
OSWALD COOKE & ASSOCIATES





# Survey



- NOTES:
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
  2. AREA DETERMINED BY COORDINATE METHOD.
  3. GRID NORTH BASED ON NAD, 1927.
  4. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
  5. WETLANDS DEPICTED ON THIS PLAT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND ARE SUBJECT TO ITS PERMITTING AUTHORITY.
  6. THERE SHALL BE NO MANMADE STRUCTURES CONSTRUCTED IN DRAINAGE EASEMENTS.
  7. PAVEMENT WIDTH IS 24' E.O.P. TO E.O.P.
  8. THIS TRACT IS LOCATED IN FLOOD ZONES X AND AE 9 AS SHOWN ON F.L.R.N. PANEL #455417 0345 J (DATED NOVEMBER 17, 2004).
  9. THIS TRACT IS ZONED PD, PLANNED DEVELOPMENT.
  10. WATER AND SEWER WILL BE PROVIDED BY M.T. PLEASANT WATER WORKS.
  11. ALL TREES LOCATED ON THIS PROPERTY ARE SUBJECT TO THE TOWN OF MOUNT PLEASANT TREE PROTECTION ZONING CODE PROVISIONS.
  12. FUTURE JOE ROUSE ROAD 60' MINIMUM RIGHT OF WAY TO BE DEDICATED TO THE TOWN OF MOUNT PLEASANT UPON COMPLETION.

- LEGEND:
- IRON PIPE FOUND, AS DESCRIBED
  - 1/2" REBAR, NEW
  - ▲ MEASURED POINT, NO CORNER SET
  - MARSH

REFERENCES:

PLAT BOOK	PAGE
ED	636-640
ED	707
ED	143
ED	72
W	115
EC	840
DB	598
EB	782
AG	25
BE	106
EG	562-565
DH	322-325

S.C. HAY DOCKET 10 841

TMS # 583-00-00-057

TMS # 583-03-00-168

PARKWEST MASTER ASSOCIATION COVENANTS

DEED BOOK P292 PAGE 275 (AS AMENDED)

PARKWEST AMENITY ASSOCIATION COVENANTS

DEED BOOK C296 PAGE 678 (AS AMENDED)

## ACREAGE CHART

TRACT 38B1	0.275 acres
TRACT 39A	2.100 acres
TRACT 39B	2.130 acres
TRACT 39C	1.334 acres
TRACT 39D	0.930 acres
FUTURE 60' R/W	0.615 acres
<b>TOTAL</b>	<b>7.384 acres</b>

## SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL, ARE CORRECTLY SHOWN, AND ARE IN ACCORDANCE WITH A CLASS "A" SURVEY.

DATE: 2/15/06  
S.C.P.L.S. # 16115

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

JOHN T. BYRNES III  
S.C.P.L.S. No. 16115



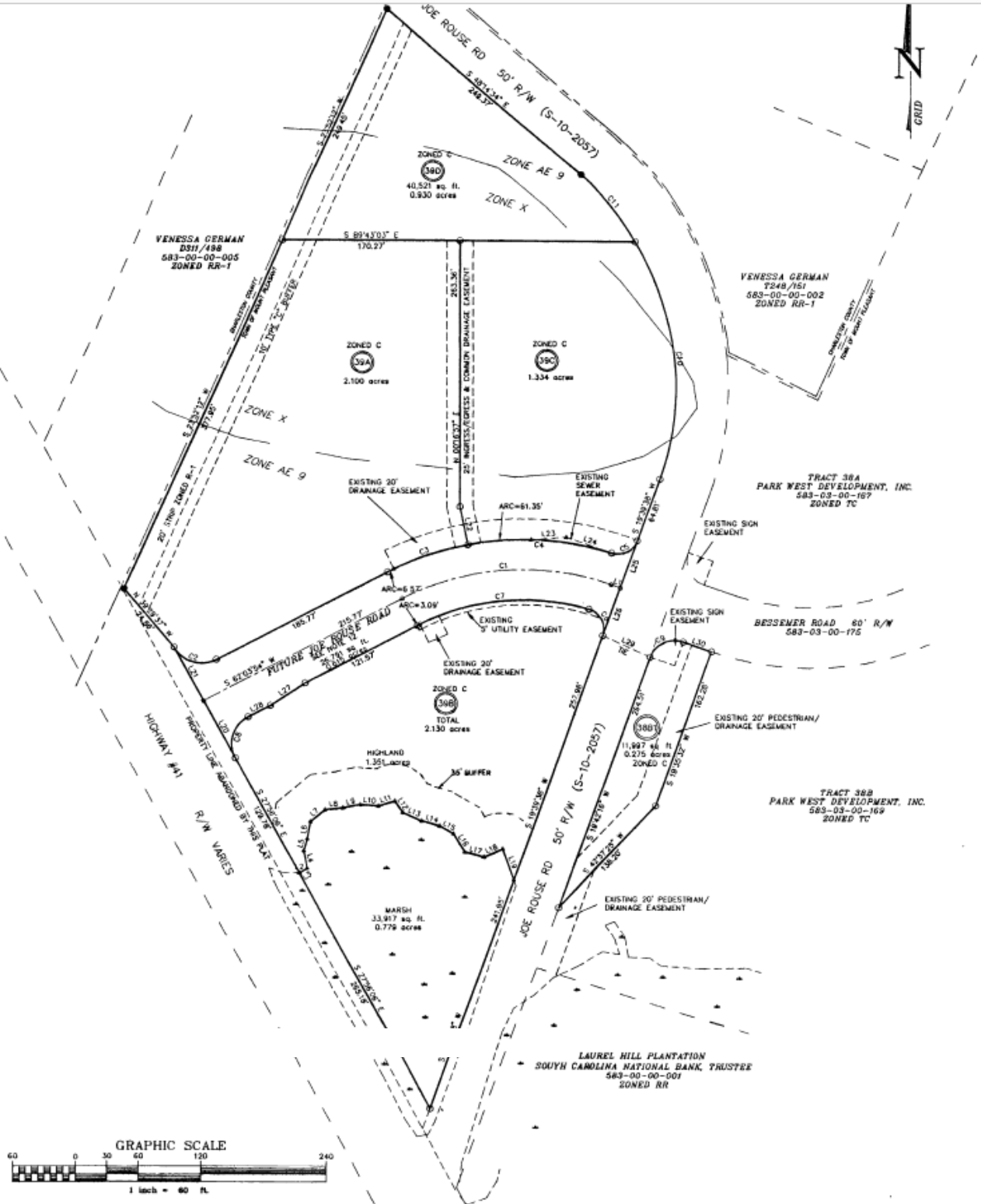
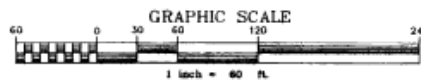
TOWN OF MOUNT PLEASANT, S.C.  
BY John T. Byrnes III  
Director of Planning & Development  
DATE: 2-15-06

Charleston, South Carolina  
Office of Register Meane Conveyance  
Plat recorded this 15 day of Feb. 2006, at 11:35 o'clock in Plat Book E.H. Page 728, and tracing cloth copy filed in File 8, Drawn - Folder 3, Drawing No. 12 Original plat (in White Print) delivered to SOUTHEASTERN SURVEYING

John T. Byrnes III  
Register Meane Conveyance

LINE	LENGTH	BEARING
L1	9.00	N. 70°24'28" W.
L2	0.80	N. 89°14'37" W.
L3	8.18	S. 27°15'02" W.
L4	18.01	S. 09°14'37" E.
L5	12.37	S. 12°52'37" W.
L6	17.36	S. 06°19'03" W.
L7	18.55	S. 69°34'53" W.
L8	17.50	S. 93°40'56" W.
L9	18.76	S. 78°36'29" W.
L10	17.38	N. 82°12'27" W.
L11	18.62	S. 72°10'54" W.
L12	13.83	N. 32°10'28" W.
L13	19.79	N. 66°47'28" W.
L14	17.97	N. 73°50'40" W.
L15	15.54	N. 58°52'18" W.
L16	21.11	N. 30°24'58" W.
L17	19.21	N. 74°44'21" W.
L18	19.78	S. 65°24'57" W.
L19	32.41	N. 18°46'10" W.
L20	64.00	S. 27°58'36" E.
L21	62.00	S. 27°58'36" E.
L22	38.00	S. 11°59'41" E.
L23	38.00	N. 80°33'01" E.
L24	46.14	N. 70°42'23" W.
L25	49.78	S. 19°38'38" W.
L26	52.33	S. 19°38'38" W.
L27	42.20	N. 62°17'48" W.
L28	24.21	S. 62°30'24" W.
L29	50.08	S. 65°08'28" E.
L30	28.55	N. 70°14'28" W.

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BEARING
C1	250.00	267.38	47°31'36"	110.07	201.48	S. 82°49'43" W.
C2	50.00	47.12	81°04'00"	30.00	42.43	S. 22°54'06" E.
C3	280.00	81.97	18°56'25"	41.28	81.48	S. 70°27'56" W.
C4	280.00	140.18	38°46'47"	71.58	138.70	N. 86°49'18" W.
C5	20.00	30.67	87°31'27"	19.27	27.75	N. 62°35'22" E.
C6	20.00	32.54	82°12'24"	21.15	28.57	N. 28°56'48" W.
C7	230.00	170.41	44°22'56"	89.74	168.18	S. 64°10'24" W.
C8	30.00	47.12	81°04'00"	30.00	42.43	S. 17°53'54" W.
C9	25.00	39.22	88°53'18"	24.95	35.32	S. 64°38'54" W.
C10	276.83	242.83	50°18'00"	129.83	235.20	N. 00°22'58" W.
C11	276.83	82.82	17°08'33"	41.57	82.27	N. 38°32'12" W.



**Southeastern Surveying**  
of Charleston, Inc.

147 Wappoo Creek Drive - Suite 102  
Charleston, South Carolina 29412  
843-785-9330 FAX: 785-9330 www.sss-sc.com



A SUBDIVISION PLAT OF  
TRACTS 38B1, 39A, 39B, 39C, 39D  
AND A 60' RIGHT OF WAY  
OWNED BY PARK WEST DEVELOPMENT  
LOCATED IN THE TOWN OF MOUNT PLEASANT  
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JAN. 9, 2004  
DRAWN: ARJ  
CHECK: JTB  
JOB: 96001  
DWG: 96001-P39

# Zoning

## **Permitted Uses:**

1. Antique shops; art studios, art supply shops, automobile service stations - fuel dispensing only; auditoriums;
2. Bakery shops (including baking incidental to retail or wholesale sales); bait and tackle shops; banks (branch or main office) and financial institutions; barber and beauty shops; bath supply stores; blue print shops; bicycle sales and services; book stores (except adult books); boat rental and water-skiing;
3. Car rental; child care center; cocktail lounges and patio bars - indoor or outdoor; churches and other places of worship; clothing stores; confectionery and candy stores; commercial schools; conference centers; community center: civic and cultural facilities;
4. Delicatessen; department stores; drug stores; dry cleaning shops (collecting and delivery only); dry goods stores;
5. Electrical supply stores; equestrian trails and facilities; executive apartments located above commercial uses;
6. Fish market-retail only; florist shops; food markets; furniture stores; furrier shops and fast food restaurants; fraternal and social clubs;
7. Gift shops, gourmet shops;
8. Hardware stores; health food stores; hobby supply stores; hotels/motels units (provided that the total project hotel/motel units do not exceed 1,100); health clubs and spas;
9. Ice cream stores; interior decorating showrooms, indoor recreational uses;
10. Jewelry stores;
11. Laundries - self-service; lakes; leather goods and luggage stores; locksmiths liquor stores;
12. Markets-food and meat; medical offices and clinics; millinery shops; music stores; meeting rooms; movie and stage theaters (except drive-in and adult movies); museums (2 acre min. plot size); nightclubs; news stands; malls - indoor and outdoor.
13. Office (retail or professional); office supply stores; outdoor recreation uses;
14. Paint and wallpaper stores; public or private park; playground; swimming pools; tennis courts; equestrian facilities or other recreation areas, golf course or country club; pet shops; pet supply stores; photographic equipment stores; post office; parking garages and lots; pottery stores; private clubs, public library (2 acre min. plot size);
15. Radio and television sales and service; small appliance stores; real estate sales; racquet courts and clubs ; restaurants (indoor and outdoor); residential dwelling units above commercial uses (provided the total project dwelling unit count does not exceed 8,437); retention areas; roadways;
16. Shoe sales and repairs; souvenir stores; stationery stores; shopping
17. centers; supermarkets; sales center/offices; stables;
18. Tailor shops; tobacco shops; toy shops; tropical fish stores; tennis courts and clubs;
19. Variety stores; veterinarian offices and clinics (no outside kennels);
20. Watch and precision instrument sales and repair; water management and essential services facilities;
21. Any other commercial or professional use which is comparable in nature with the foregoing uses and which the Administrator determines to be compatible with the intent of this District.
22. Any use permitted in the OP, Office Professional District as provided in this Ordinance.





SITE

Park West Community

Laurel Hill Primary School

Thomas C Carlo Middle School

Charles Pinckney Elementary School

Lowes  
FOODS

Harris  
Teeter  
Your Neighborhood Food Market

Carolina Park

COSTCO  
WHOLESALE

Publix

Brickyard Plantation  
(840 Homes)

ROPER  
ST. FRANCIS

CVS  
pharmacy

SONIC  
America's Drive-In

THE HOME  
DEPOT

Harris  
Teeter  
Your Neighborhood Food Market  
HOBBY  
LOBBY

Walgreens

Walmart

KOHL'S  
expect great things

STARBUCKS  
COFFEE

McDonald's

WELLS  
FARGO

Chick-fil-A

LOWE'S

Charleston National  
Golf Course

Mount Pleasant  
Towne Centre

526



# CHARLESTON MSA

Charleston International Airport  
Jointbase Charleston (22,000 employees)  
Boeing Plant (8,000 Employees)

SITE

North Charleston

Daniel Island

North Mount Pleasant

Mount Pleasant

Downtown Charleston

West Ashley

Isle of Palms

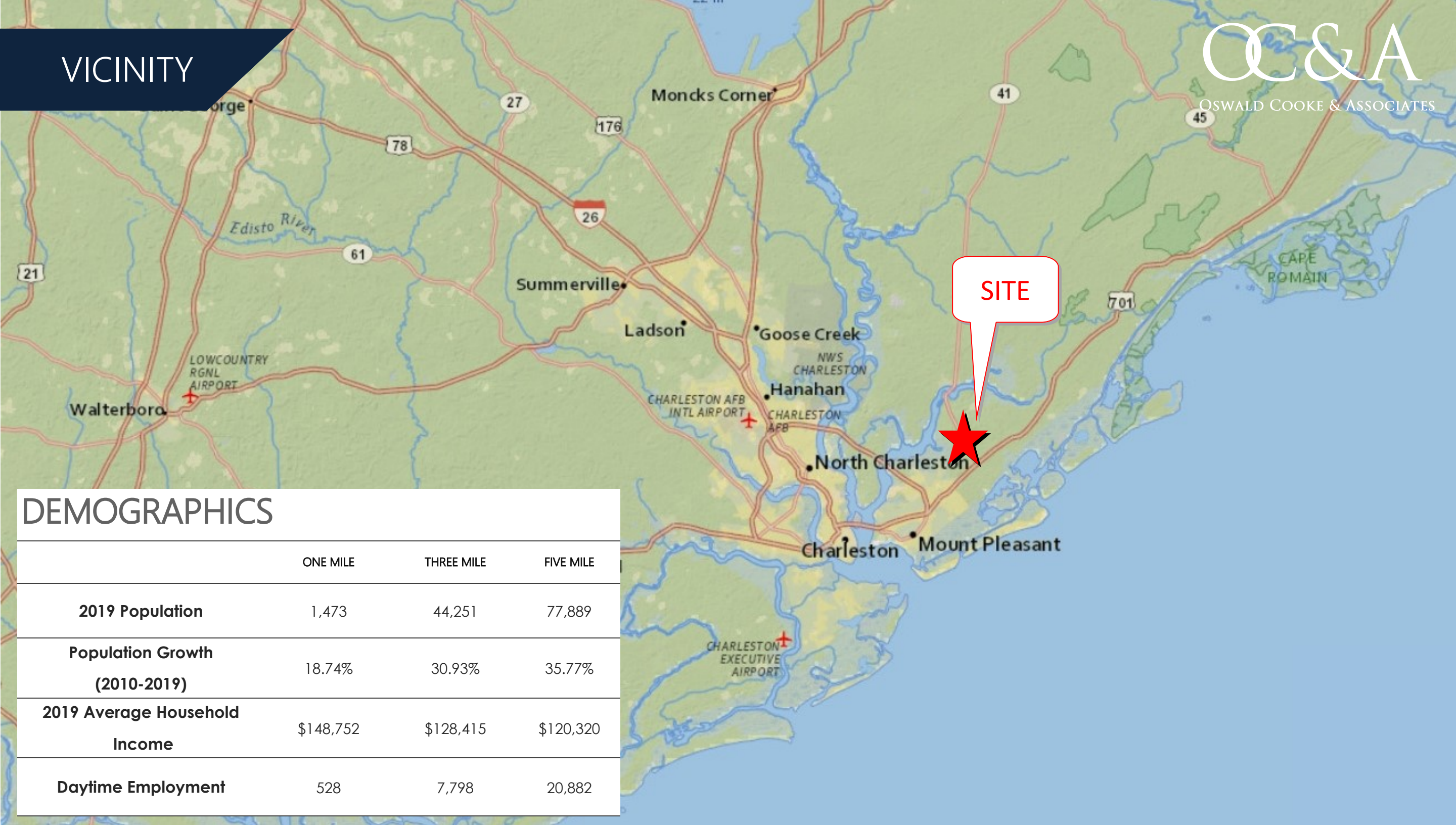
Sullivan's Island

Johns Island

James Island

Folly Beach





# VICINITY

	ONE MILE	THREE MILE	FIVE MILE
2019 Population	1,473	44,251	77,889
Population Growth (2010-2019)	18.74%	30.93%	35.77%
2019 Average Household Income	\$148,752	\$128,415	\$120,320
Daytime Employment	528	7,798	20,882



# ABOUT CHARLESTON

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

Charleston is becoming a prime location for information technology jobs and corporations and has experienced some of its highest growth in this sector between 2011 and 2012 due in large part to the Charleston Digital Corridor located just 10 - 15 minute drive away from the subject property. The CDC is a creative effort to attract, nurture and promote Charleston's knowledge economy by facilitating a business, physical and social environment where technology companies thrive.

*\*Information courtesy of Charleston Regional Development Alliance*

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Kapstone (1,000)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)



For more information contact:

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