

FOR LEASE - FIRST FLOOR RETAIL/OFFICE SPACE

725 COLEMAN BOULEVARD, SUITE 112
MOUNT PLEASANT • SOUTH CAROLINA 29464



CARLMICHAEL HARRISON, COMMERCIAL BROKER
843.514.3847 • charrison@thebeachcompany.com
320 Broad Street, Suite 600 • Charleston • South Carolina 29401

BEACH
COMMERCIAL
A DIVISION OF THE BEACH COMPANY



► HIGHLIGHTS

- Located on Coleman Boulevard in the heart of Mount Pleasant
- Approximately 3,021 sf Class A retail/office space
- Within walking distance of many shops, banks, and restaurants
- Signage and window frontage on Coleman Boulevard
- Ample parking in garage and on street
- Formerly Blue Sky Endurance
- Town of Mount Pleasant
- Lease price is \$35 psf NNN
- Tax No. 532-02-00-035
- South Carolina Commercial MLS #31003795

PROPERTY OFFERING

► OFFERING SUMMARY

Beach Commercial, a Division of The Beach Company, as the exclusive agent to market this property, is pleased to offer this spacious Class A retail/office space of approximately 3,021 sf located at The Boulevard on Coleman Boulevard in the heart of Mount Pleasant, South Carolina.

► EXCLUSIVE LISTING AGENT

Carl Michael Harrison, Commercial Broker
843.514.3847
charrison@thebeachcompany.com

BEACH COMMERCIAL
a Division of The Beach Company
320 Broad Street, Suite 600
Charleston, SC 29401

www.beachcommercialre.com

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 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



► 725 COLEMAN BOULEVARD, SUITE 112 MOUNT PLEASANT, SC 29464

The Boulevard is a vibrant mixed-use community in the heart of Mt. Pleasant, combining apartments and retail spaces. Designed to foster a sense of connection, it brings together shop owners, residents, and restaurateurs, with walking and biking as the preferred ways to get around. It's formerly home to Blue Sky Endurance, along with tenants such as Stox & Co., a full-service spa; and Barre South, a fitness studio.

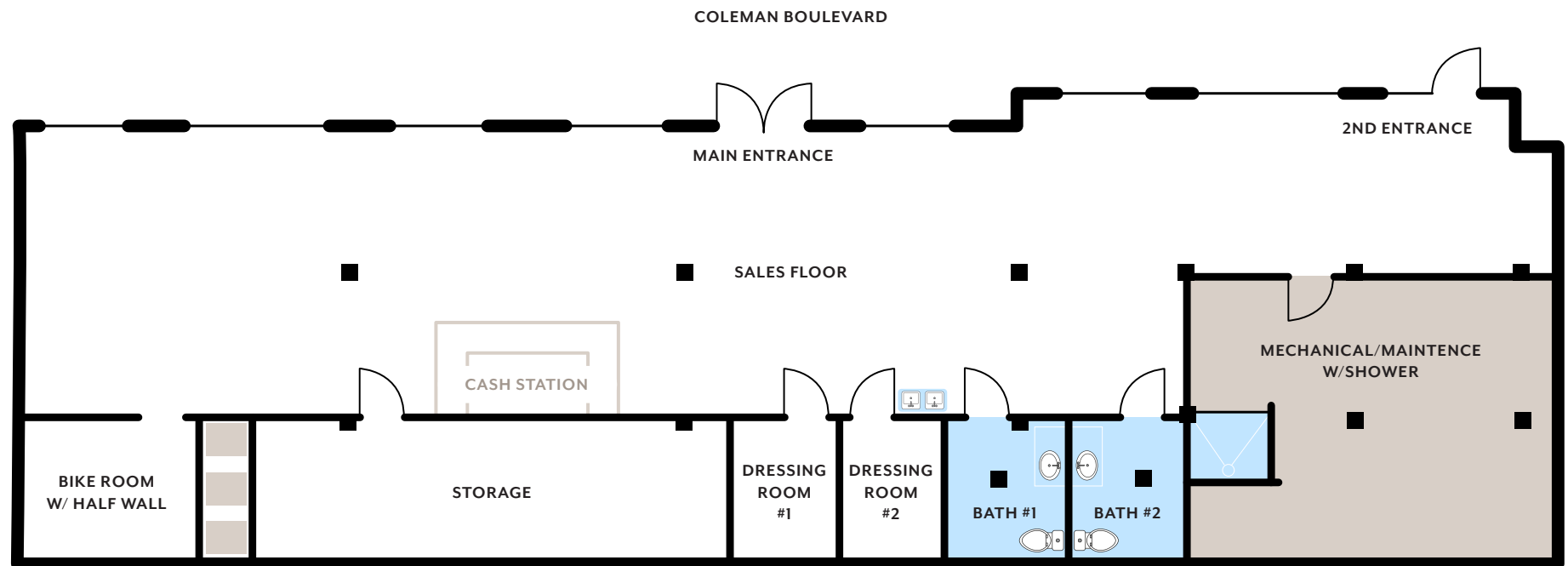


► MARKETING STATISTICS SPECIFICALLY FOR ZIP CODE 29464

Demographics as of 2023:

- Total population 43,649
- Median Household Income \$104,366
- Median Age 42.3
- Households 29,681
- 19,796 Daily Commuters
- Coleman Boulevard Daily Vehicle Count of \pm 25,600

FLOOR PLAN

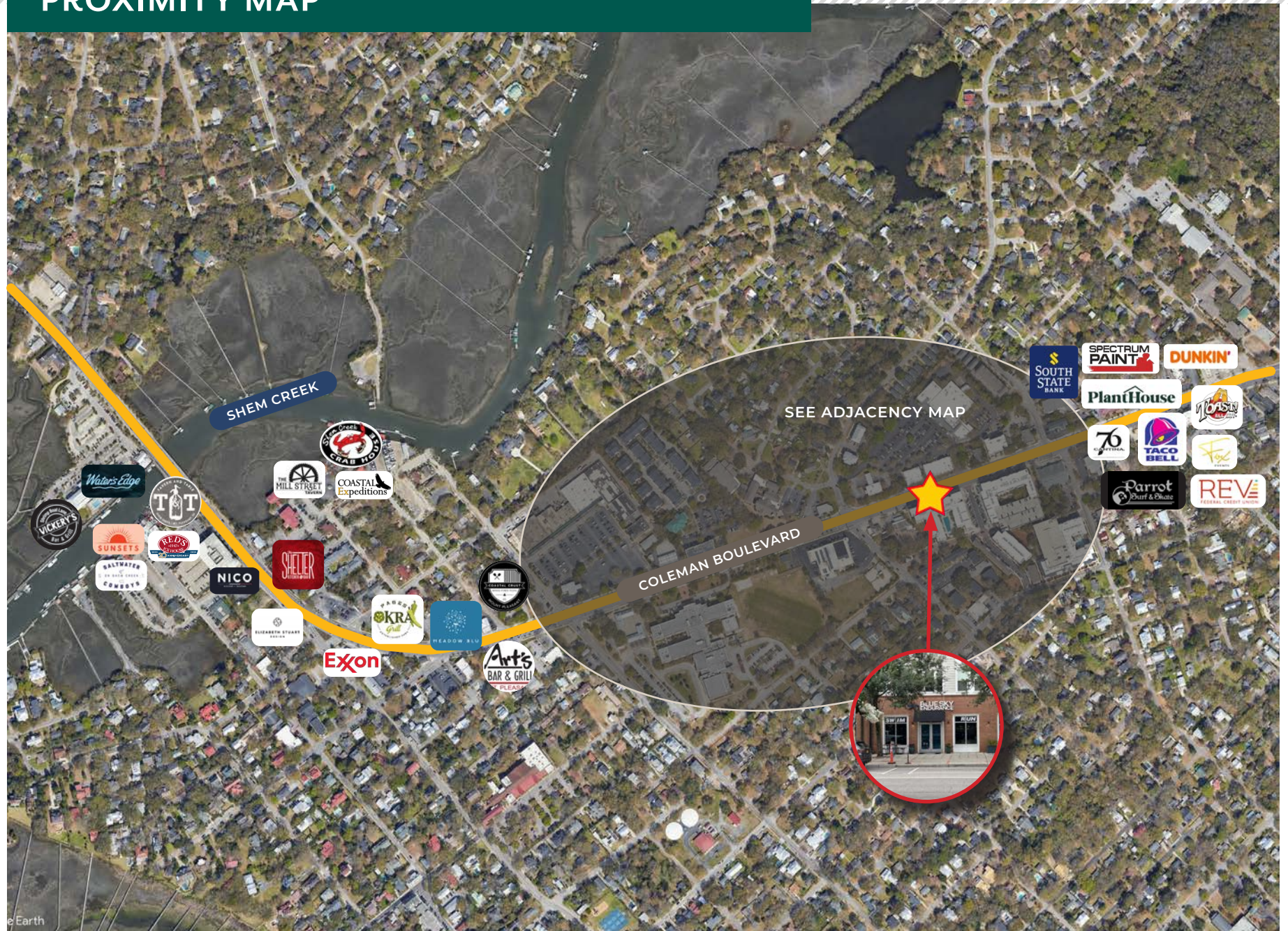


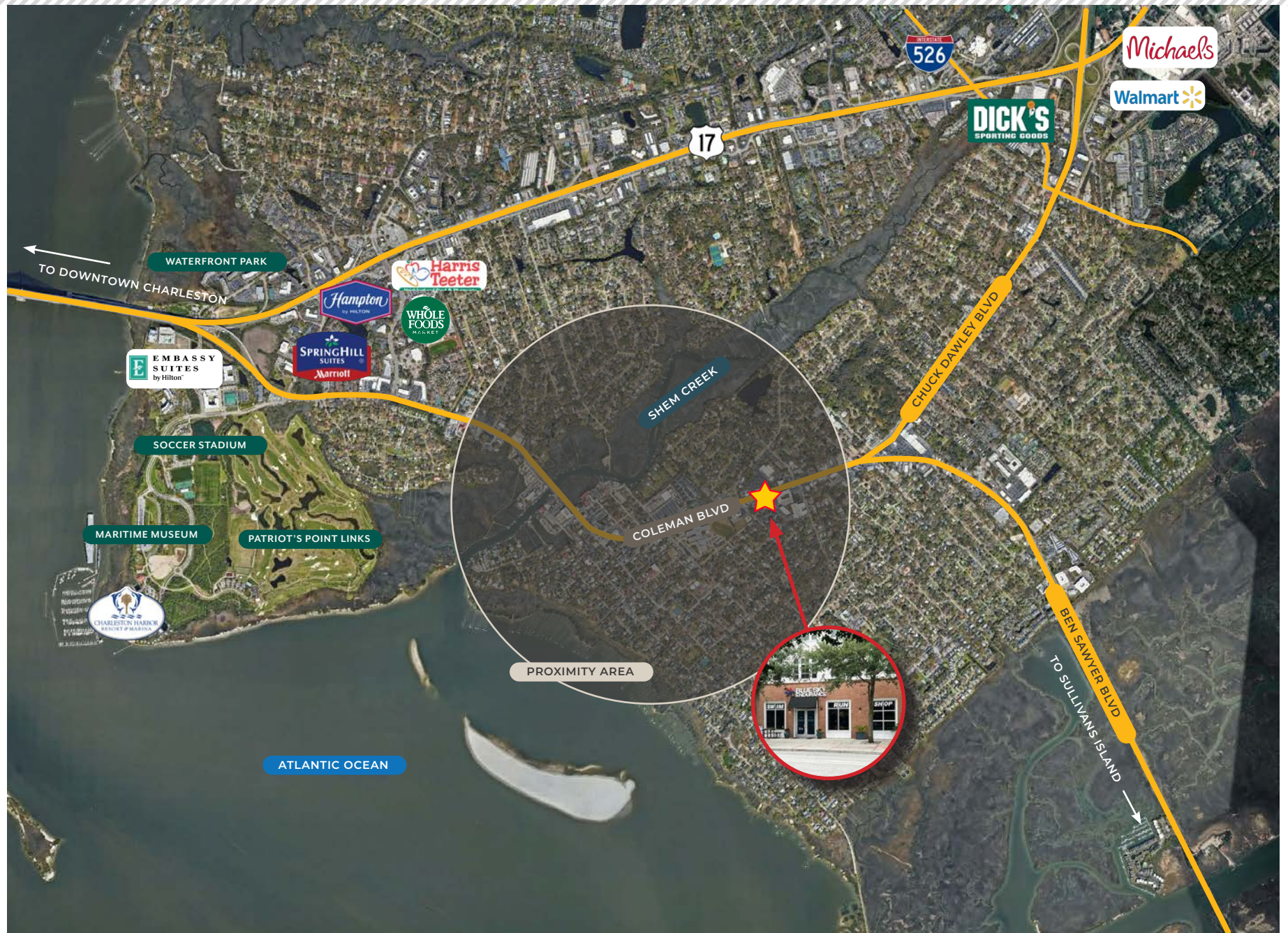
THE BOULEVARD APARTMENTS

ADJACENCY MAP



PROXIMITY MAP





ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

