


PORTSIDE

 IN THE HEART OF MT. PLEASANT

488-501 LA MESA ROAD
MT PLEASANT, SC 29464



Renovations Underway

Including new park signage,
landscaping, exterior paint,
awnings, and parking lot
enhancements.



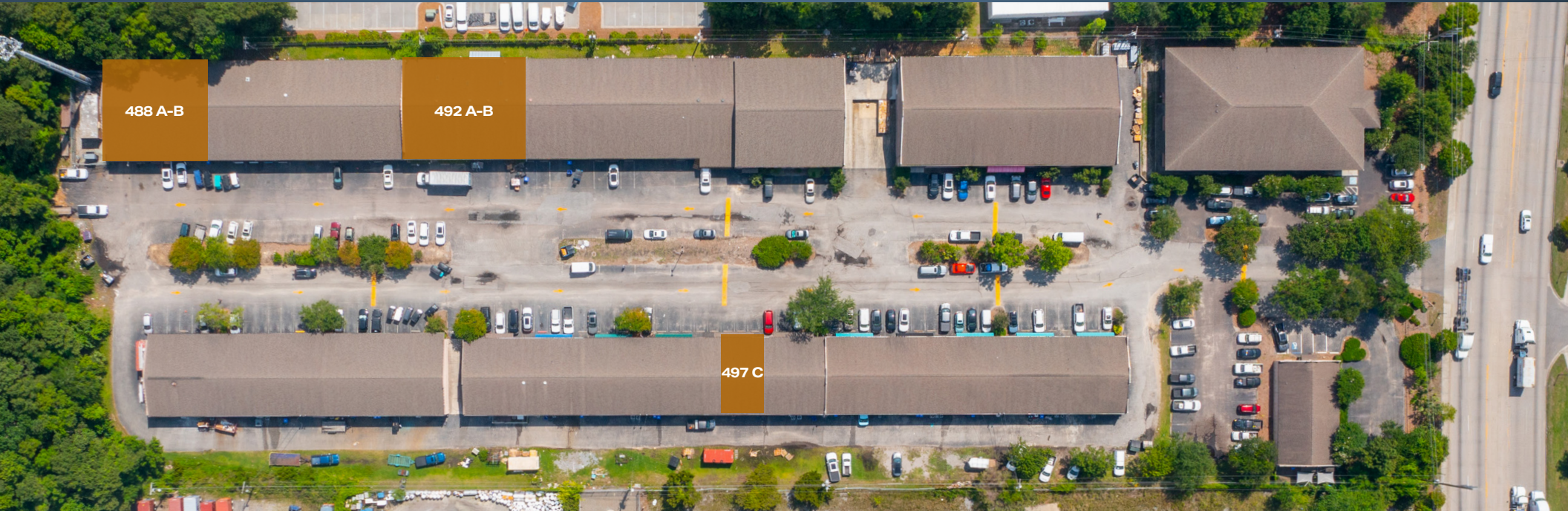
CBRE

RCB
DEVELOPMENT

FLEX SPACE FOR LEASE

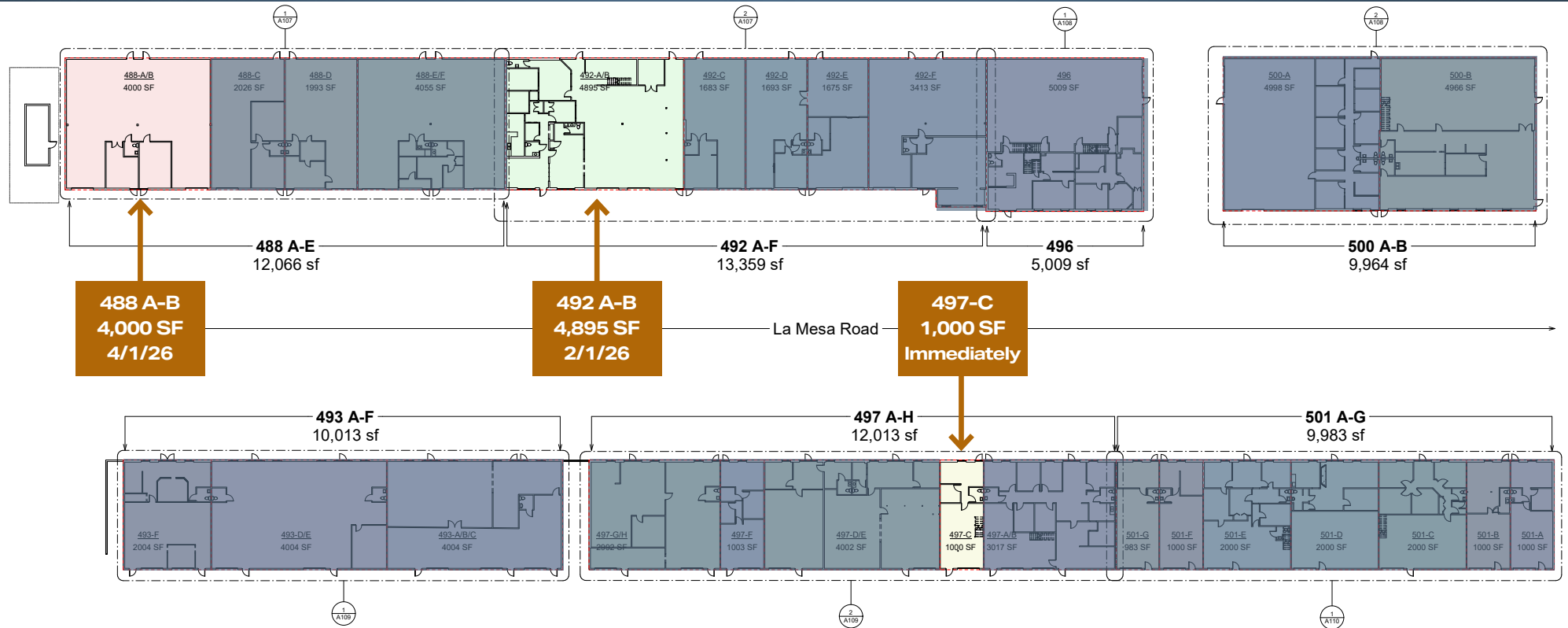
AVAILABILITY

3 SUITES



SUITE	TOTAL SIZE	OFFICE SIZE	DRIVE-IN DOORS	AVAILABILITY
497-C	1,000 SF	393 SF	1	Immediately Available
492 A-B	4,895 SF	1,984 SF	2	Available 2/1/26
488 A-B	4,000 SF	660 SF	2	Available 4/1/26

FLOOR PLANS



PROPERTY RENDERINGS



CENTRALLY LOCATED

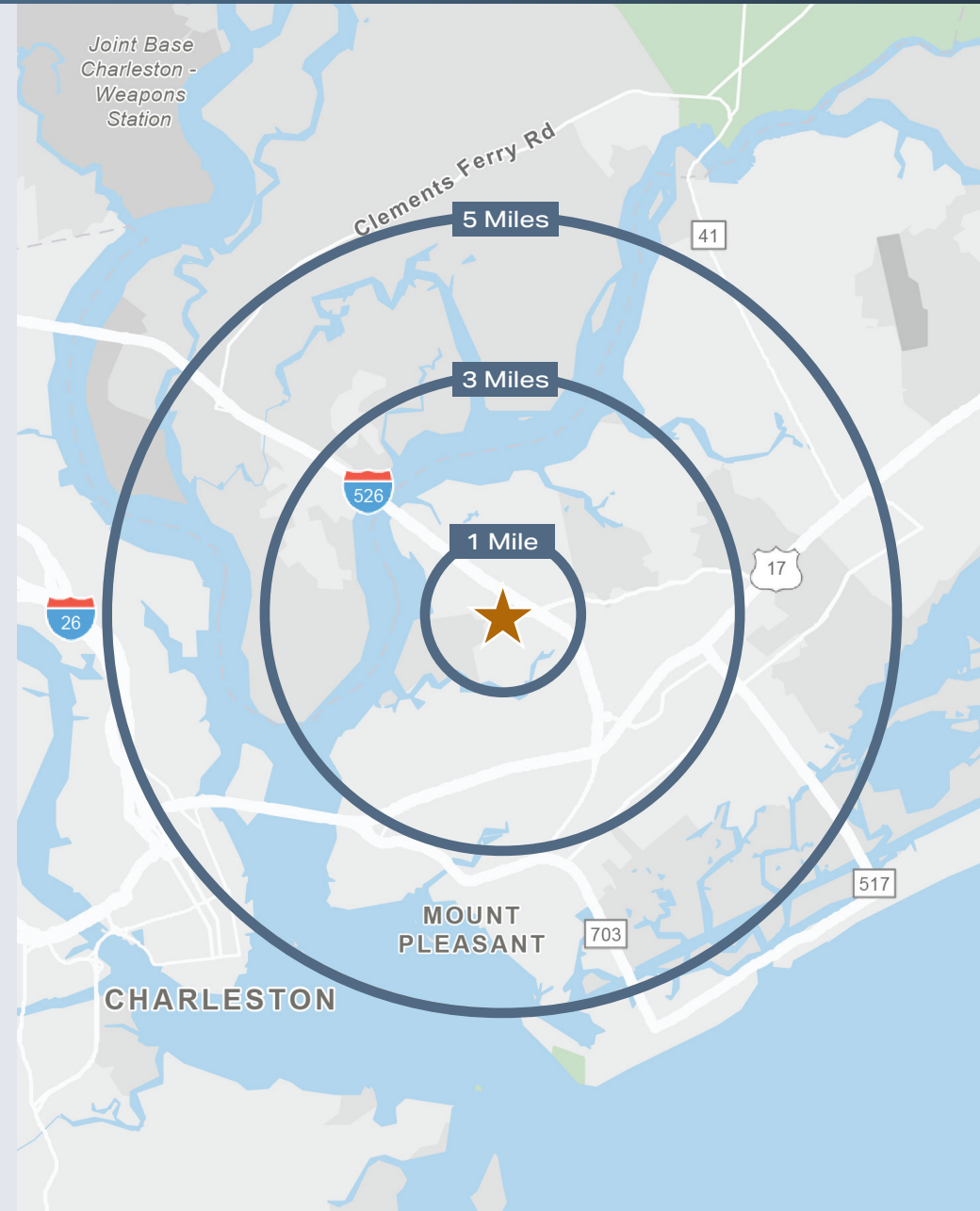
The map illustrates the central location of Port Side, marked with a star and labeled 'PORT SIDE'. It shows a dense network of retail and recreational facilities. Key features include:

- Highways:** I-26, I-95, and US-17 are clearly visible, with traffic volume indicators such as 57,700 VPD, 43,700 VPD, 68,500 VPD, and 23,500 VPD.
- Retail Stores:** Numerous logos for major retailers are scattered across the map, including ACE Hardware, Harris Teeter, CVS Pharmacy, Publix, Walmart, Kohl's, Target, HomeGoods, Total Wine & More, five BELOW, Ashley Furniture, Mattress Firm, Michaels, Marshalls, Petco, Staples, Trader Joe's, Whole Foods Market, Aldi, Goodwill, and The Home Depot.
- Recreational Facilities:** Several golf courses and clubs are marked, including Daniel Island Club, Rivertowne Country Club, Dunes West Golf and River Club, and Bulls Bay Golf Club.
- Other Landmarks:** The Mount Pleasant Regional Airport is shown, along with various other businesses like Planet Fitness, REI, Hobby Lobby, and The Market at Oakland.



DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	6,542	46,861	93,819
2029 Population - Five Year Projection	6,656	48,350	99,486
2020 Population - Census	6,366	44,991	86,752
2010 Population - Census	5,468	36,469	67,765
2020-2024 Annual Population Growth Rate	0.64%	0.96%	1.86%
2024-2029 Annual Population Growth Rate	0.35%	0.63%	1.18%
HOUSEHOLDS			
2024 Households - Current Year Estimate	2,651	20,537	40,336
2029 Households - Five Year Projection	2,756	21,656	43,673
2020 Households - Census	2,555	19,466	36,842
2010 Households - Census	2,076	15,641	28,285
2020-2024 Annual Household Growth Rate	0.87%	1.27%	2.15%
2024-2029 Annual Household Growth Rate	0.78%	1.07%	1.60%
2024 Average Household Size	2.47	2.24	2.3
HOUSEHOLD INCOME			
2024 Average Household Income	\$204,355	\$159,303	\$161,748
2029 Average Household Income	\$235,717	\$181,540	\$182,499
2024 Median Household Income	\$143,978	\$108,837	\$109,844
2029 Median Household Income	\$171,545	\$123,680	\$123,262
2024 Per Capita Income	\$79,835	\$70,103	\$69,985
2029 Per Capita Income	\$93,975	\$81,604	\$80,641
HOUSING UNITS			
2024 Housing Units	2,758	22,592	45,697
2024 Vacant Housing Units	107, 3.9%	2,055, 9.1%	5,361, 11.7%
2024 Occupied Housing Units	2,651, 96.1%	20,537, 90.9%	40,336, 88.3%
2024 Owner Occupied Housing Units	2,117, 76.8%	13,994, 61.9%	26,157, 57.2%
2024 Renter Occupied Housing Units	534, 19.4%	6,543, 29.0%	14,179, 31.0%
EDUCATION			
2024 Population 25 and Over	4,460	34,654	67,440
High School and Associates Degrees	1,184, 26.6%	9,527, 27.4%	20,197, 29.9%
Bachelor's Degree or Higher	3,252, 72.9%	24,398, 70.4%	45,291, 67.2%
PLACE OF WORK			
2024 Businesses	439	3,416	5,808
2024 Employees	4,516	32,001	54,365





RCB Development is a privately held real estate investment and development company headquartered in Charleston, SC. Their team has a substantial track record of discovering risk-adjusted opportunities that maximize return for their investors in the greater Charleston, SC market. Prior to forming RCB Development their team built careers at some of the largest and most well-respected commercial real estate companies in the country. They bring institutional experience, knowledge and management to boutique real estate investing.

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