

FOR SALE

Coleman Boulevard - Old Mount Pleasant
Investment Income
Residual Land Redevelopment Opportunity



5,900 SF Office Building • Fully Leased • Additional Land • Historic Coleman Boulevard

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.

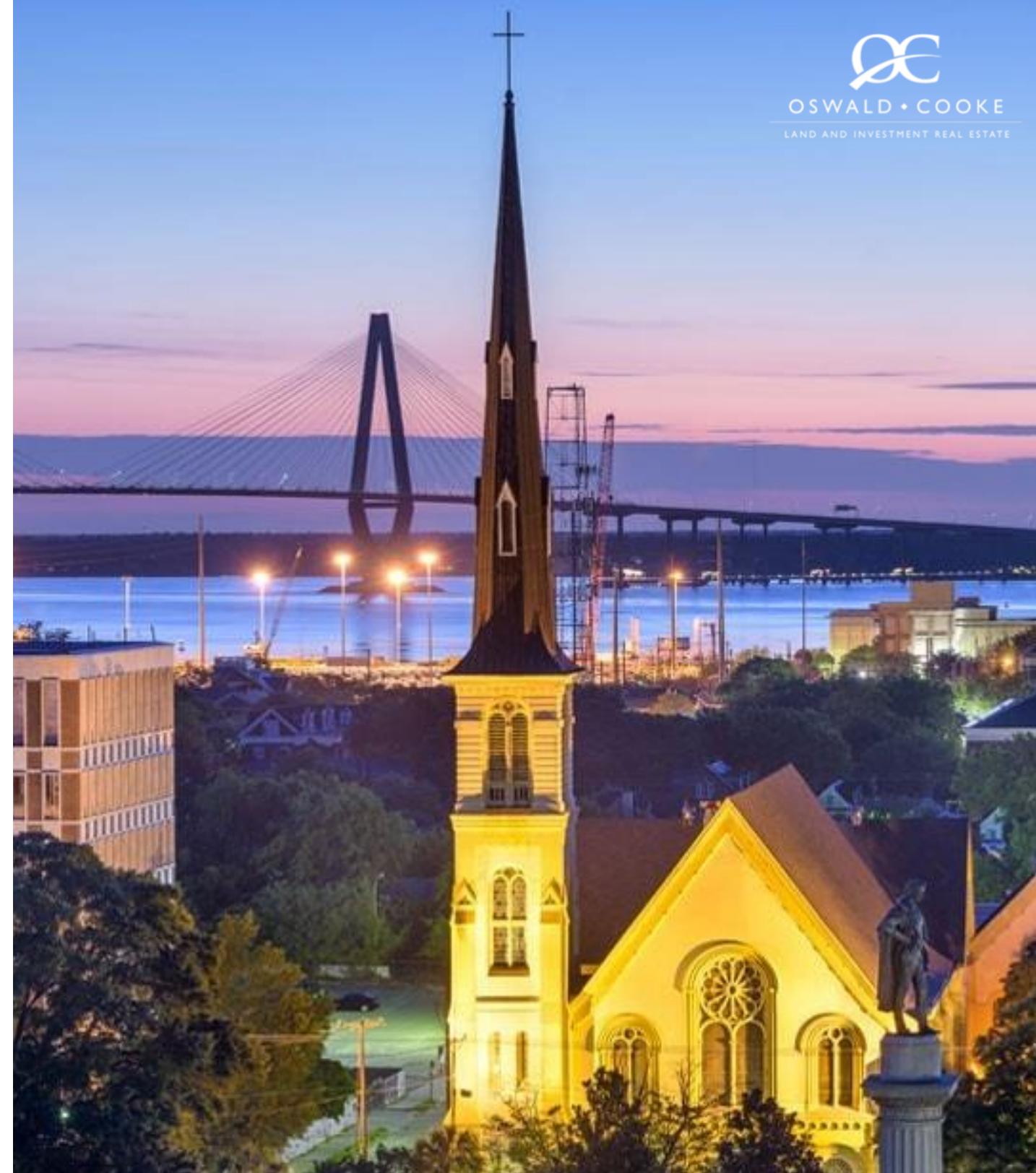
©2020, Oswald Cooke & Associates, LLC

Edward Oswald

O - 843.388.5650

C - 843.810.3453

edward.oswald@oswaldcooke.com



409 COLEMAN BOULEVARD MOUNT PLEASANT, SC

Oswald Cooke & Associates is pleased to offer 409 Coleman Boulevard in Mount Pleasant, SC for sale. The offering includes 2 parcels that total .56 acres and a 5,900 SF office building with 25 parking spaces. The fully leased building has multiple tenants. A new roof is being installed.

Mount Pleasant is home to the highest income, education and housing demographics in the greater Charleston market. The subject site is located along the coveted Coleman Boulevard corridor between Shem Creek and Interstate 526. Tenants within a mile include Wells Fargo, GDC Interiors, Half Moon Outfitters, Pages Okra Grill, Oops, Bank of America, Dunkin Donuts, Taco Bell and many more. The building is within walking distance of the Old Village Historic District, a charming area to go on walks. The Waterfront Park is a short drive and is ideal to go for a walk, bike ride, lunch and more.

PRICE	\$2,800,000
BUILDING SIZE	5,900 SF
SALE TYPE	Investment or Owner User
NOI	See Broker for Details
TOTAL LOT SIZE	.56 Total Acres
PARKING	25 Spaces
YEAR BUILT	1983
YEAR RENOVATED	2017
TMS	532-01-00-145 532-01-00-144
ZONING	AB (Boulevard Overlay)
MUNICIPALITY	Town of Mount Pleasant
ROFR	Yes (5 Business Days)





MOULTRIE PLAZA

baby bloomers

STEVEN SHELL LIVING

Bottles
BEVERAGE SUPERSTORE

Señor Tequila Mexican Restaurant & Cantina

ppg

Wild Birds Unlimited Nature Shop



COLEMAN PUBLIC HOUSE

BENNY Palmetto's
HOME OF THE SOUTHERN SLICE

Shem Creek Marina



GOLD'S GYM

STARBUCKS COFFEE

BUTCHER & THE BOAR

MOZZO delicatessen

BITS of LACE FINE LINGERIE



Coleman Blvd.

Shem Creek

Water's Edge

VICKERY'S Bar & Grill

SALTWATER ON-SHORE CREEK COWBOYS

TAVERN & TABLE

Shem Creek

37-100 VD



Old Village Historic District

SITE



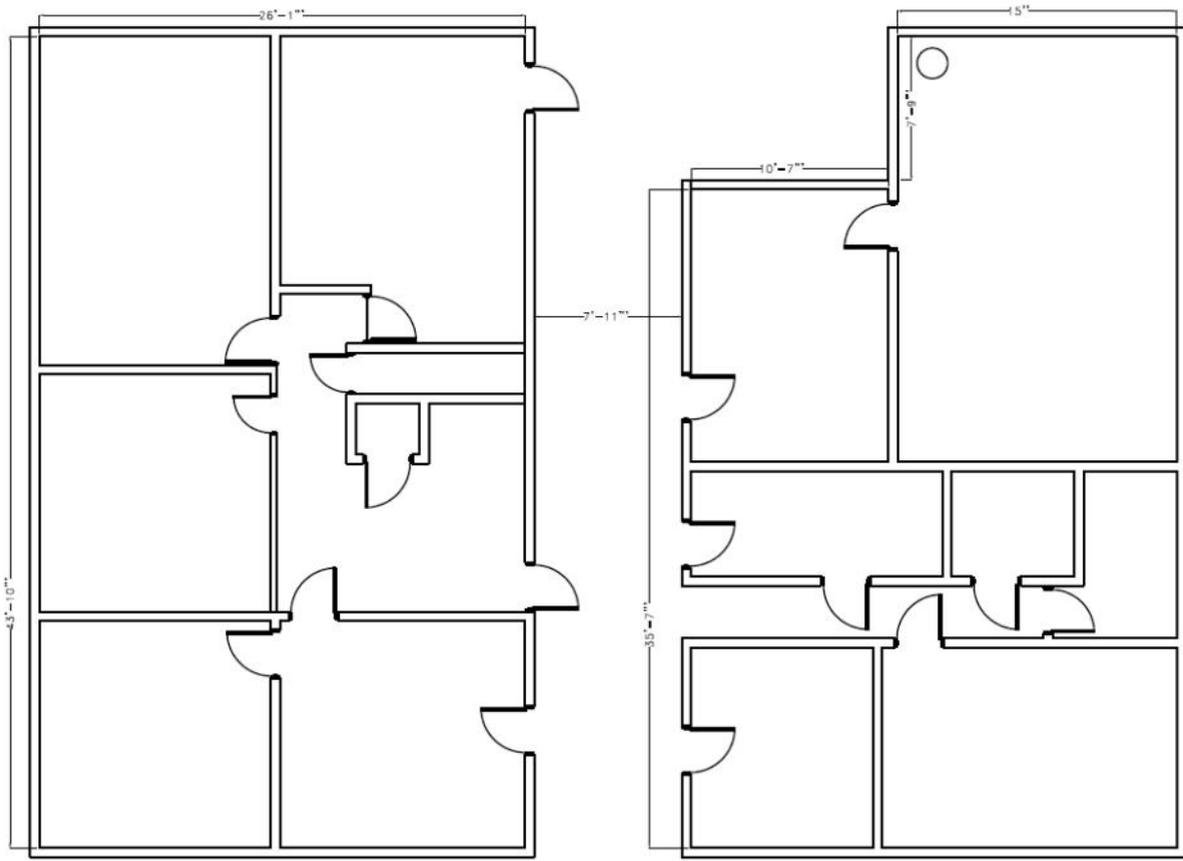
Moultrie Middle School

Mount Pleasant Farmers Market

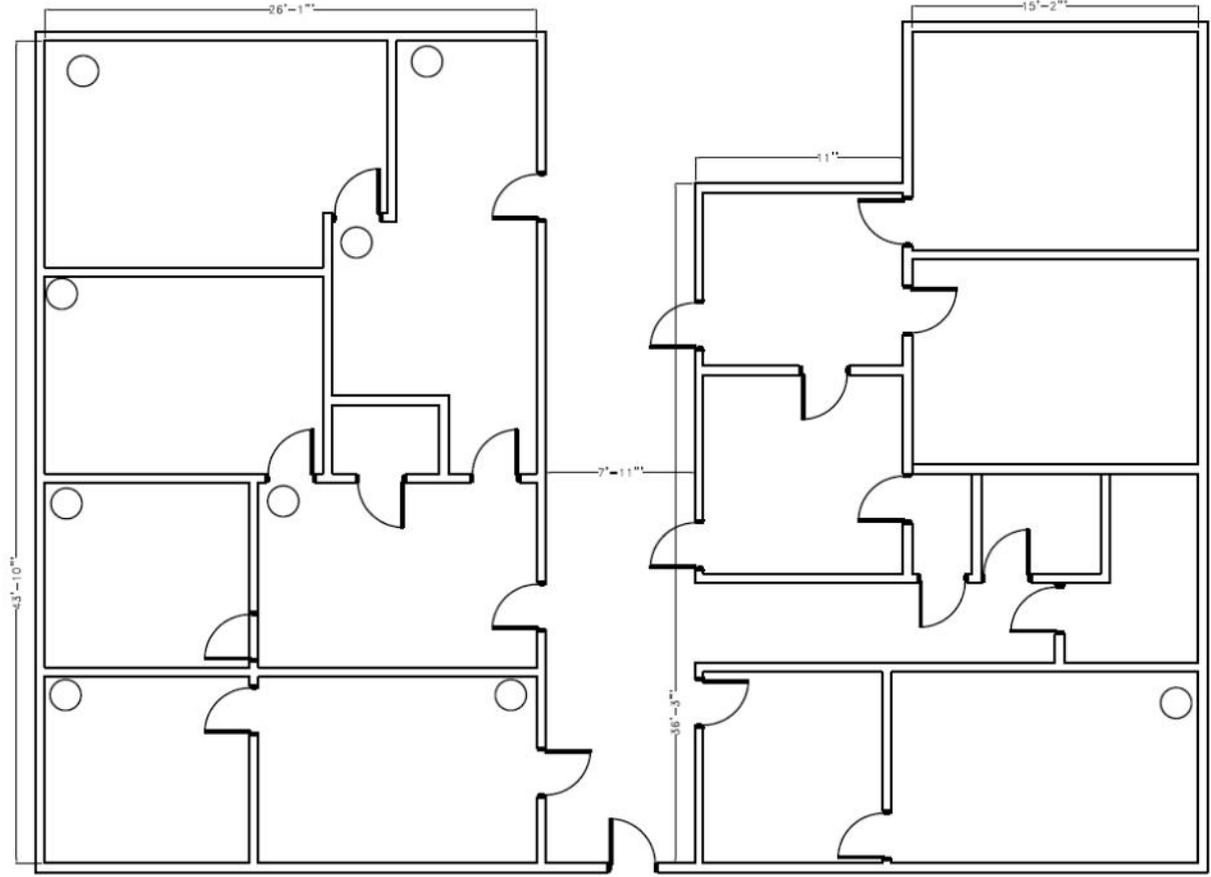
Cooper River

FLOOR PLAN

FIRST FLOOR



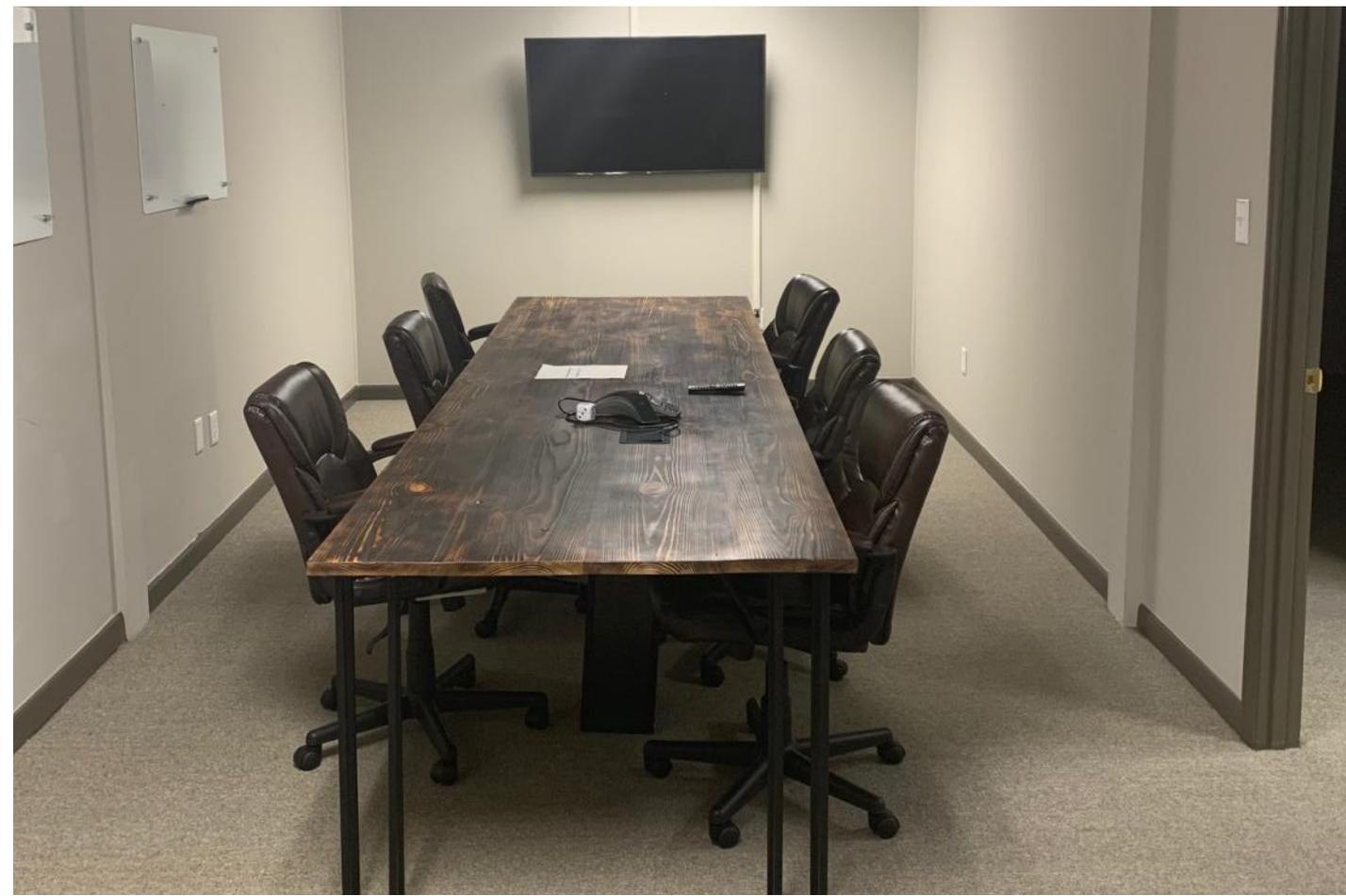
SECOND FLOOR



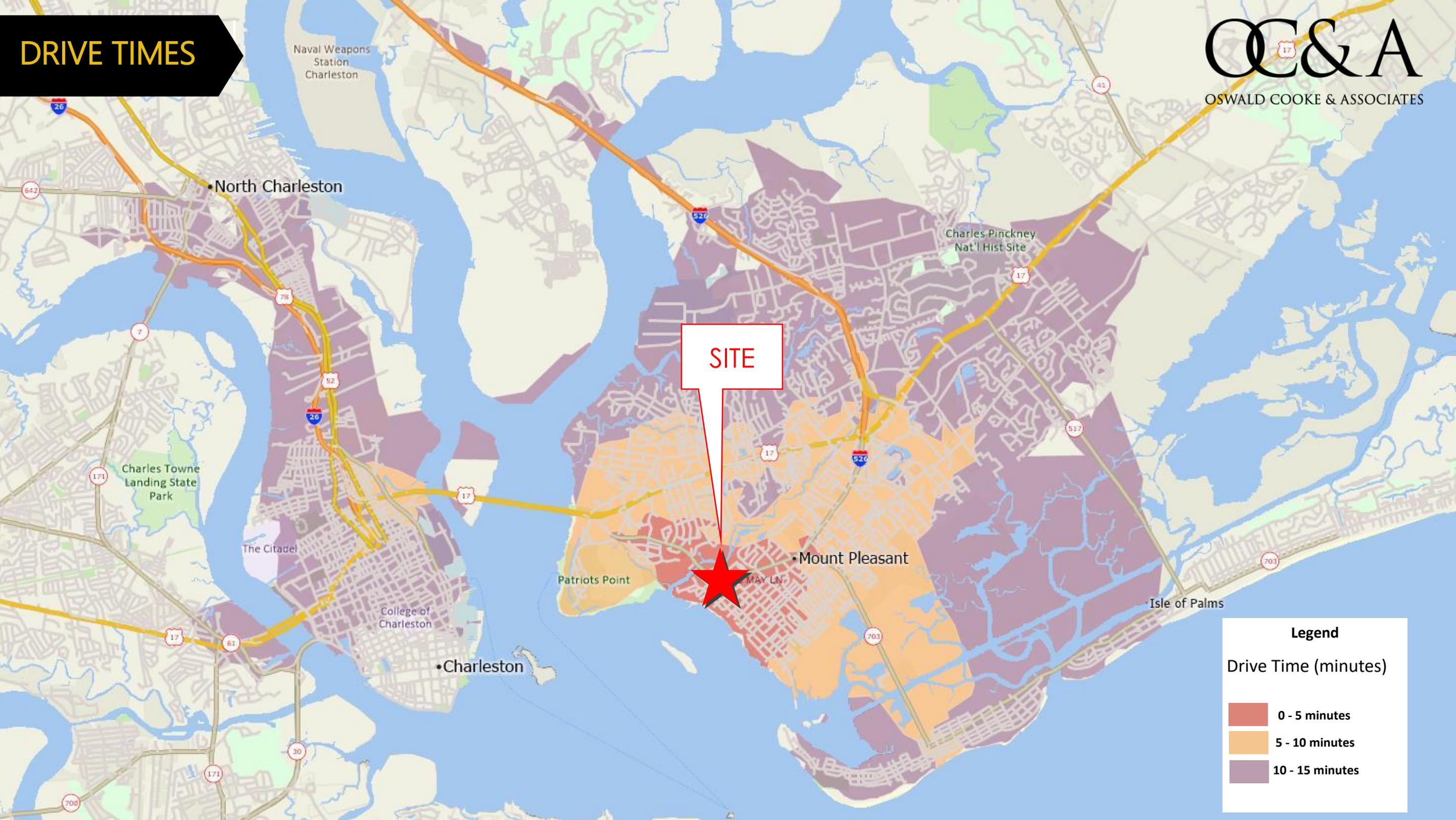
EXTERIOR PHOTOS



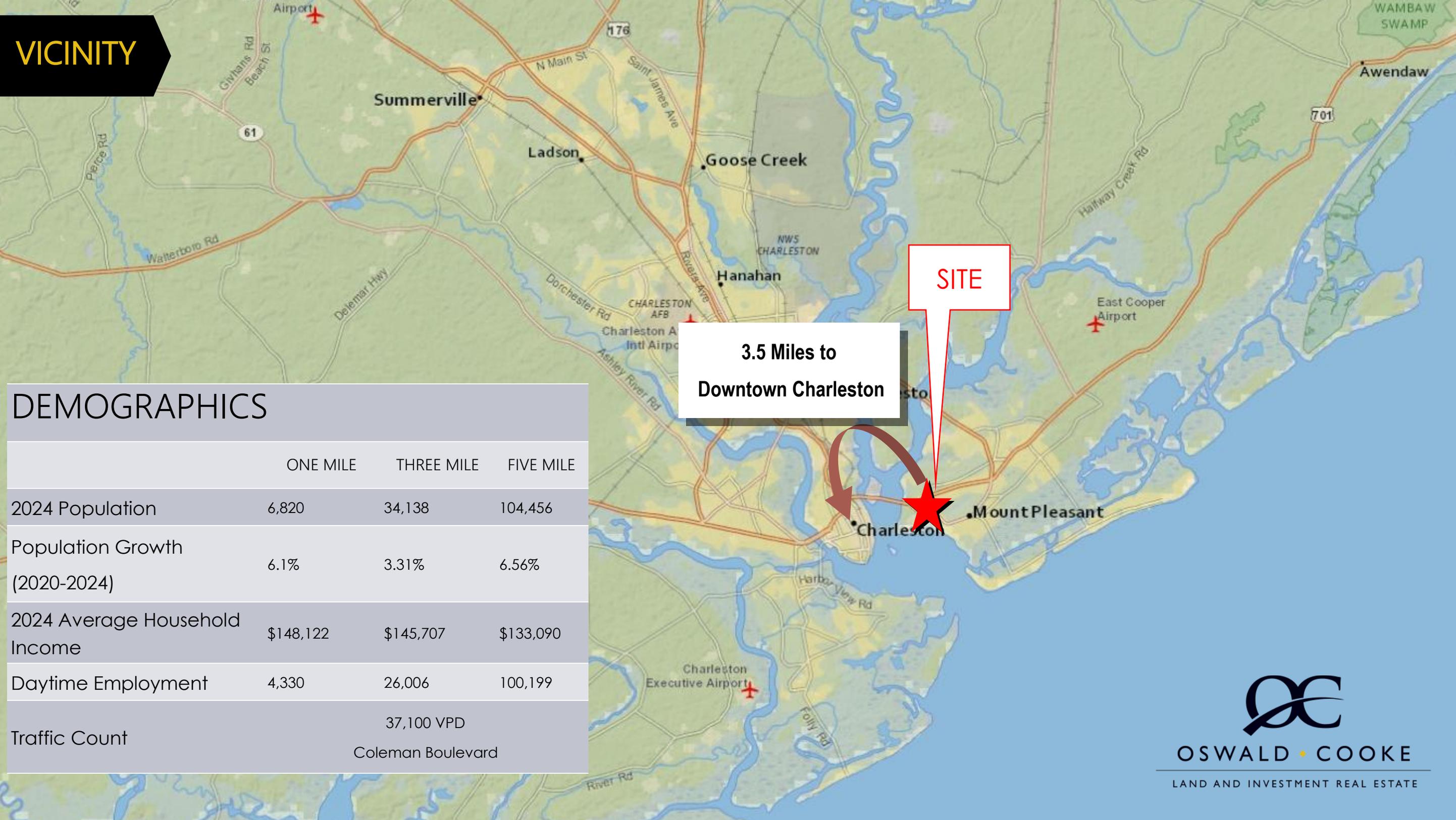
INTERIOR PHOTOS



DRIVE TIMES



VICINITY



SITE

**3.5 Miles to
Downtown Charleston**

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	6,820	34,138	104,456
Population Growth (2020-2024)	6.1%	3.31%	6.56%
2024 Average Household Income	\$148,122	\$145,707	\$133,090
Daytime Employment	4,330	26,006	100,199
Traffic Count	37,100 VPD Coleman Boulevard		

ABOUT MOUNT PLEASANT

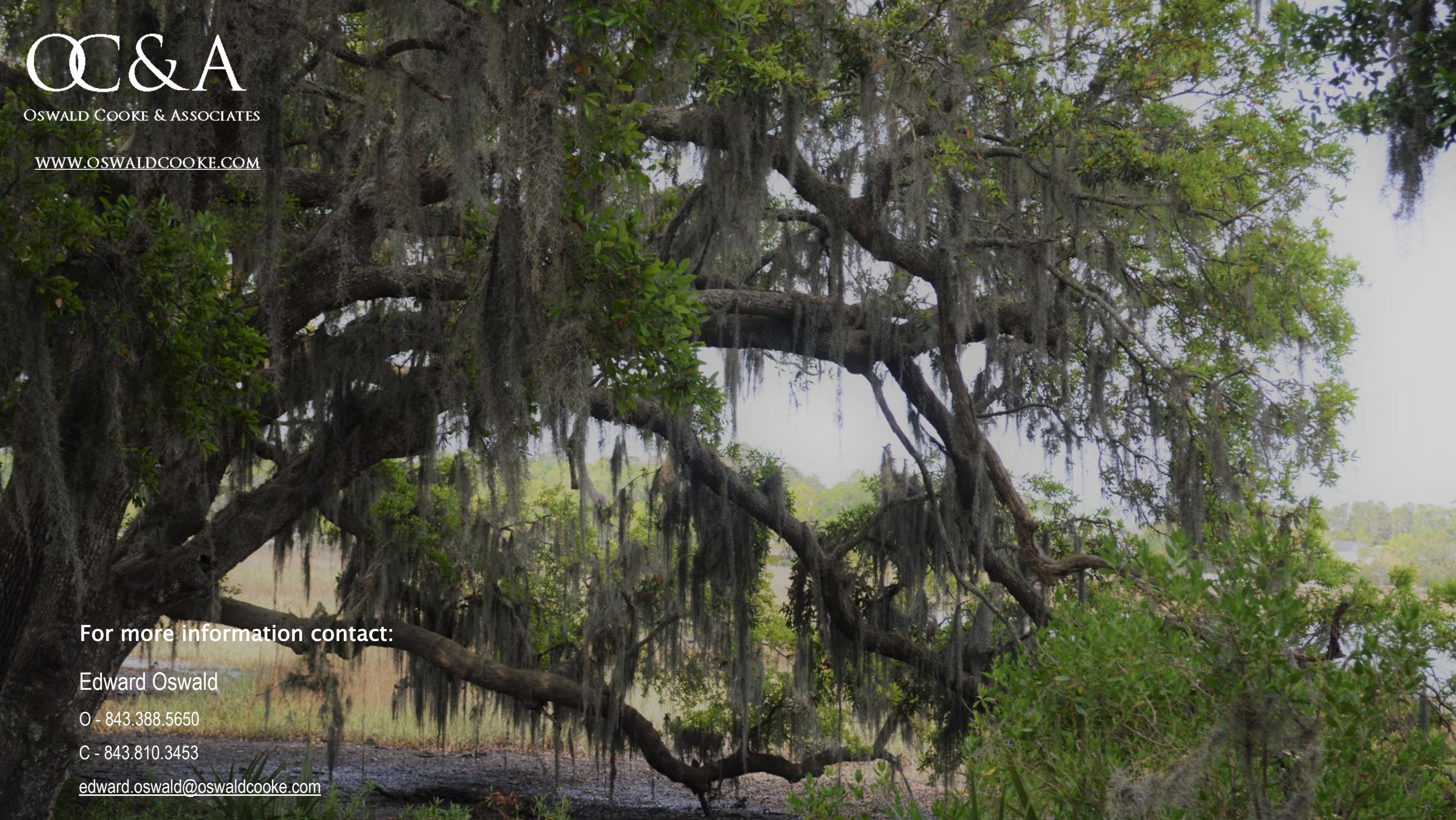
The labor market of the Charleston Region and the Town of Mount Pleasant is diversified and strong. The supply, quality, and cost of labor are very competitive in comparison to surrounding metro areas. A significant pool of talent exists in the region and continues to attract new talent each year.

The employment base of the Town of Mount Pleasant is one of the fastest growing in the Charleston Region. Substantial numbers of competitively priced employees, with a variety of skills, training, and high educational attainment, are available to new, expanding, or relocating business and industry. The Town's large outbound commuting workforce provides fertile ground for new companies located within the Town to attract professional, managerial and technical personnel. Many residents would readily accept positions in the Town at competitive salary levels to end or minimize the daily trek.

The dynamic growth and economic diversity of the Town of Mount Pleasant and Charleston Region over the last two decades is due in part to its strategic location and transportation access to well over 60% of the nation's population and industrial base. Centrally located within the major growth of the Southeast United States, the Town of Mount Pleasant offers an ideal location to reach major metropolitan and manufacturing centers in the South, Mid-Atlantic, Northeast and Midwest. With an integrated highway system, a growing international airport and the second busiest container port along the Atlantic and Gulf coasts, businesses located in the Town and Charleston Region benefit from highly efficient access to marketplaces – by land, by air and by sea.

* Information courtesy of www.comeonovermp.com

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)



OC&A

OSWALD COOKE & ASSOCIATES

WWW.OSWALDCOOKE.COM

For more information contact:

Edward Oswald

O - 843.388.5650

C - 843.810.3453

edward.oswald@oswaldcooke.com