

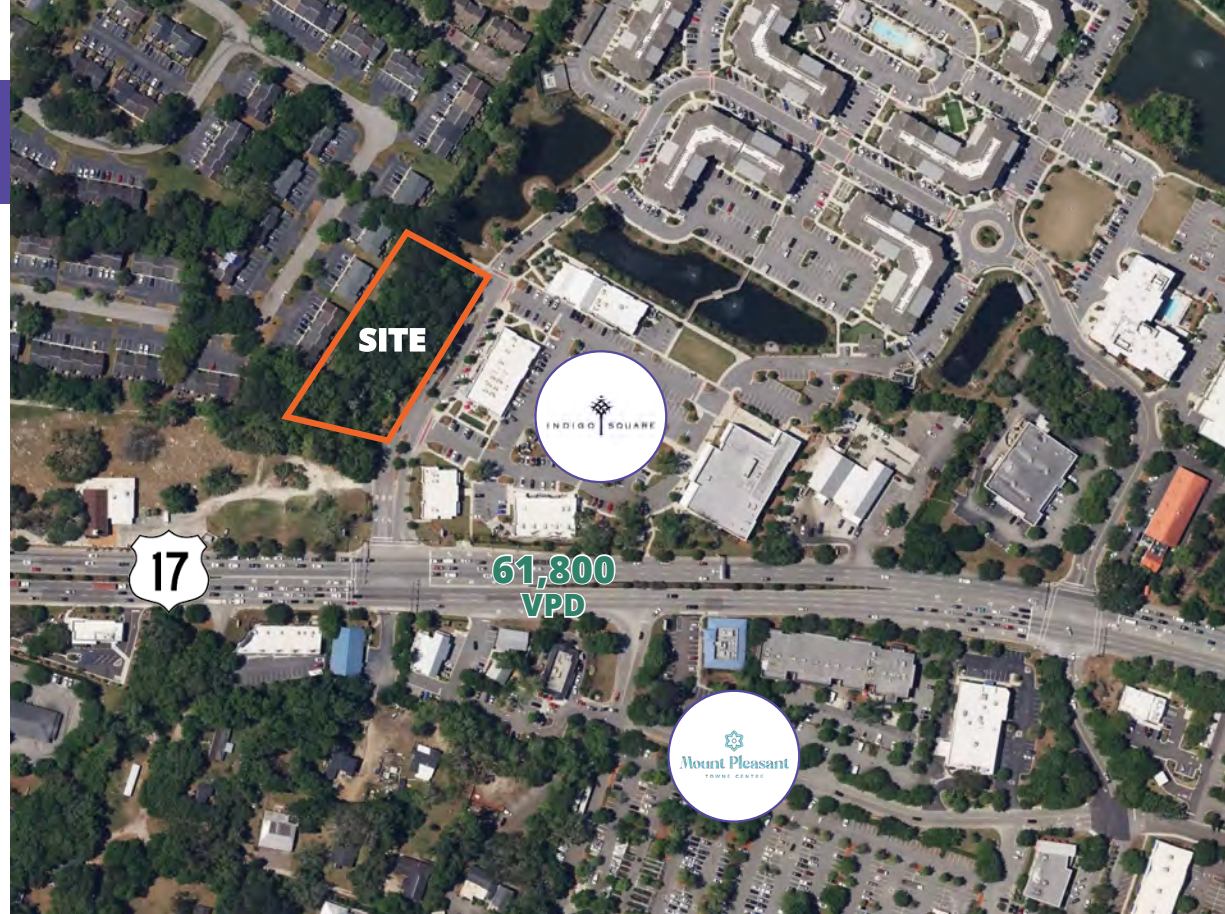
Retail/Office | Land for lease

1734 N Highway 17,
Mount Pleasant, SC 29464

Offering Summary

Lot Size:	± 1 Acre
Leasable SF:	46,114.70 SF
TMS#:	5580000161
Zoning:	PD-Planned Development
Municipality:	Town of Mount Pleasant
Listing Type:	Lease
Lease Price:	\$95,000/year*

*First year rent to be paid in advance at rent commencement. Minimum 10 year ground lease.



Property highlights

Exceptionally unique retail land lease opportunity

- Located at Highway 17 – N and Indigo Market Drive, in the heart of Mount Pleasant's retail shopping district, and between I-526 and Isle of Palms Connector
- The site is surrounded by some of the strongest demographics in the Charleston area and is bolstered by powerful tourism and retail expenditures. Easy access to the entire Charleston MSA.

Location	Population	Average Household Income
Mount Pleasant	95,232	\$152,777
Charleston Peninsula	36,867	\$109,524
Daniel Island	17,833	\$178,388
Sullivan's Island	1,943	\$226,605
Isle of Palms	4,452	\$221,284

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Potential land uses

Retail, restaurant, medical, or general office

[View PUD documents here](#)

Guidelines and restrictions

Site is a part of the The Indigo Square Planned Development. Prohibited uses on this parcel include car wash, self-storage, gas station, drive-through, and businesses that sell off-premise consumption of alcohol, tobacco, and other related products.

- Maximum allowable building sf – 4,000 sf
- 15 ft buffer and 8ft wood stockade fence required adjacent to the Wando East Townhomes

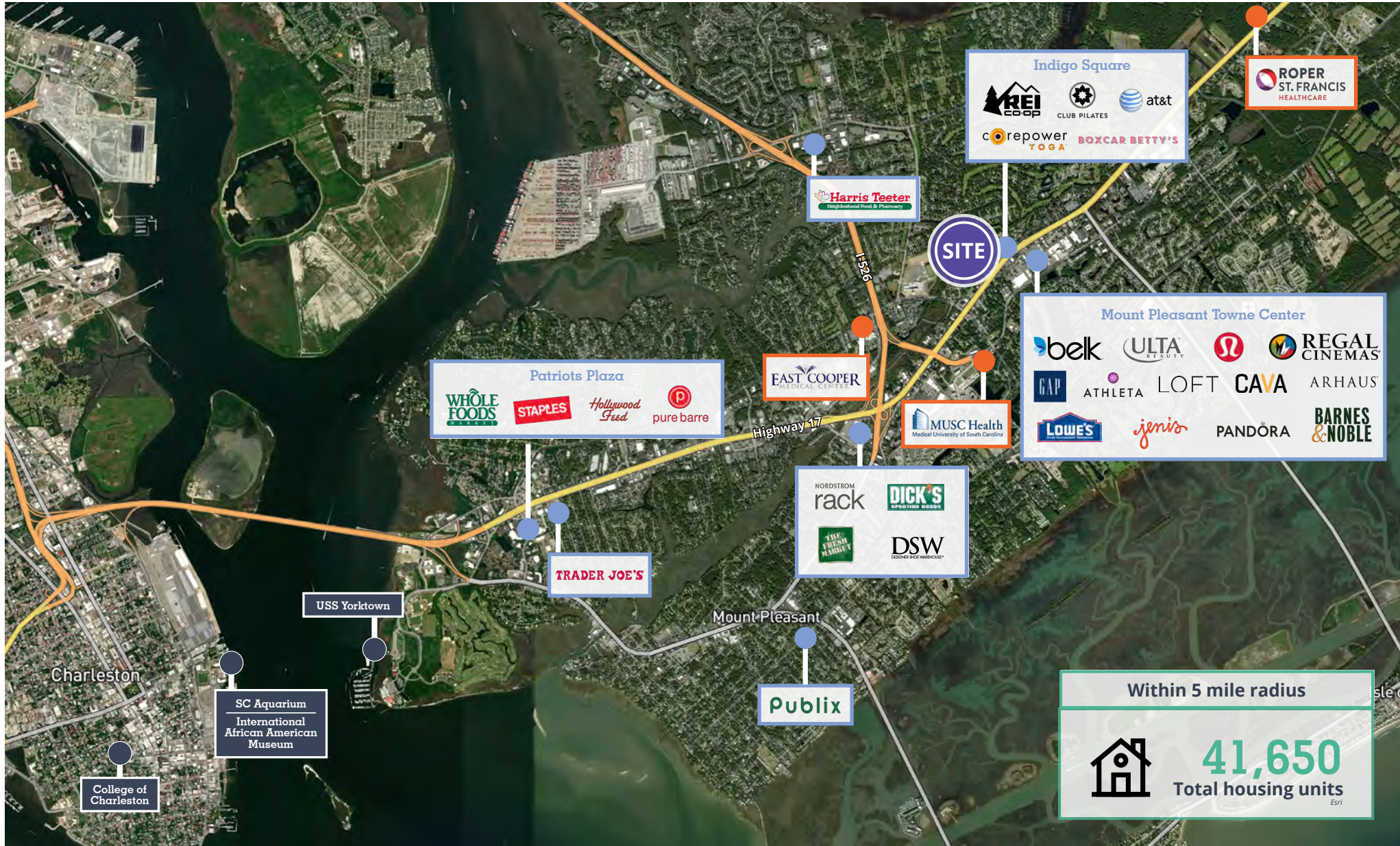
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Located in the heart of Mount Pleasant

Directly adjacent to Indigo Square, an 8-acre lifestyle center anchored by REI, with 51,000 SF of retail, multi-family units, and a Home2Suites hotel

Across US Hwy 17 from Mount Pleasant Towne Center - the premier, 500,000 SF Charleston lifestyle center

Accessible to the entire Charleston market with Highway 17 and Interstate 1-526



Demographics

Surrounded by some of the strongest demographics in the Charleston area and is bolstered by powerful tourism and retail expenditures.



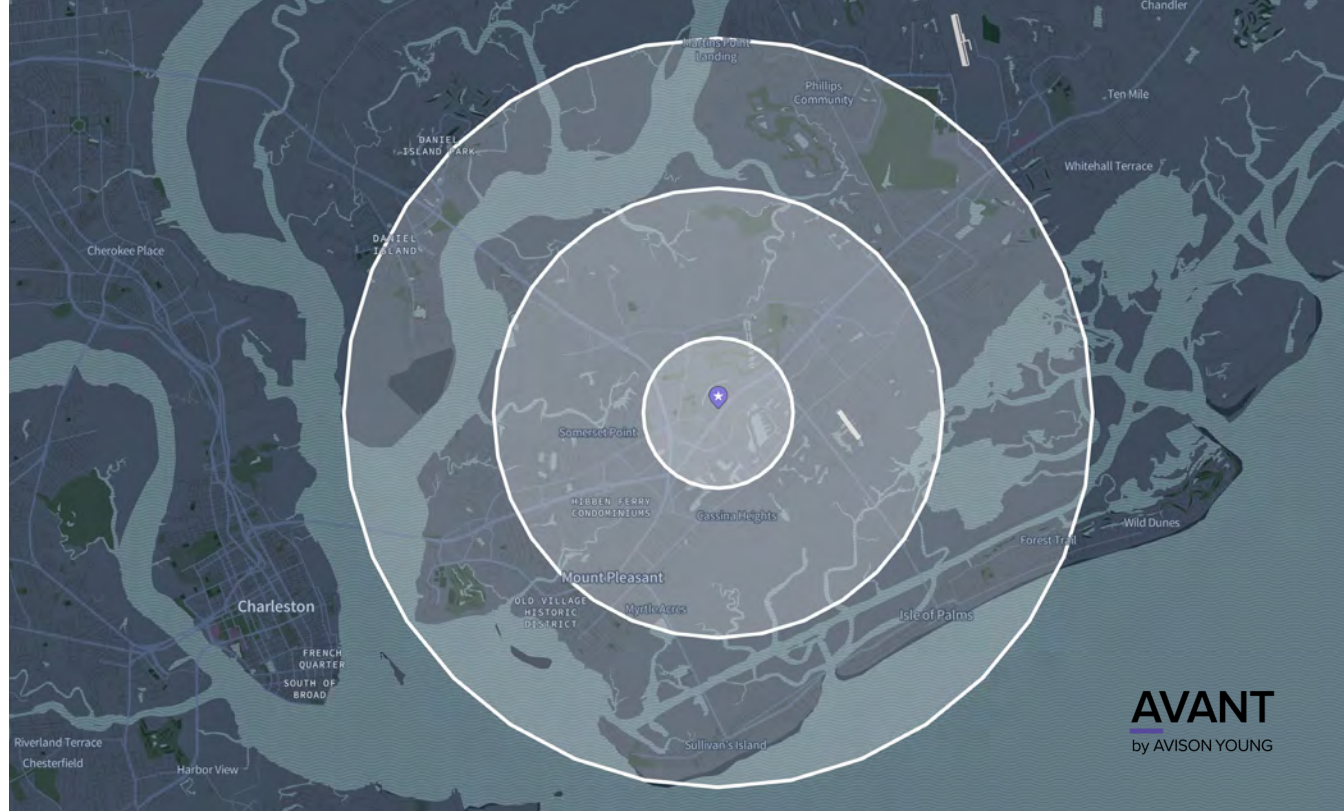
Traffic Counts
Vehicles per day
61,000
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Median Home Sales Price
Mount Pleasant
\$1,000,000
Trident Association of Realtors | April 2024



Total Businesses
within 5 miles
4,936
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by AVISON YOUNG

	1 mile	3 miles	5 miles
Total Population	8,193	48,019	85,563
Median Age	41.7	42.2	42.4
Total Households	3,911	20,904	36,344
Average Household Income	\$114,830	\$139,423	\$149,980
Average Household Size	2.06	2.26	2.33
Percent Owner Households	70%	66%	71.3%
Median Home Value	\$467,339	\$519,053	\$566,867

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