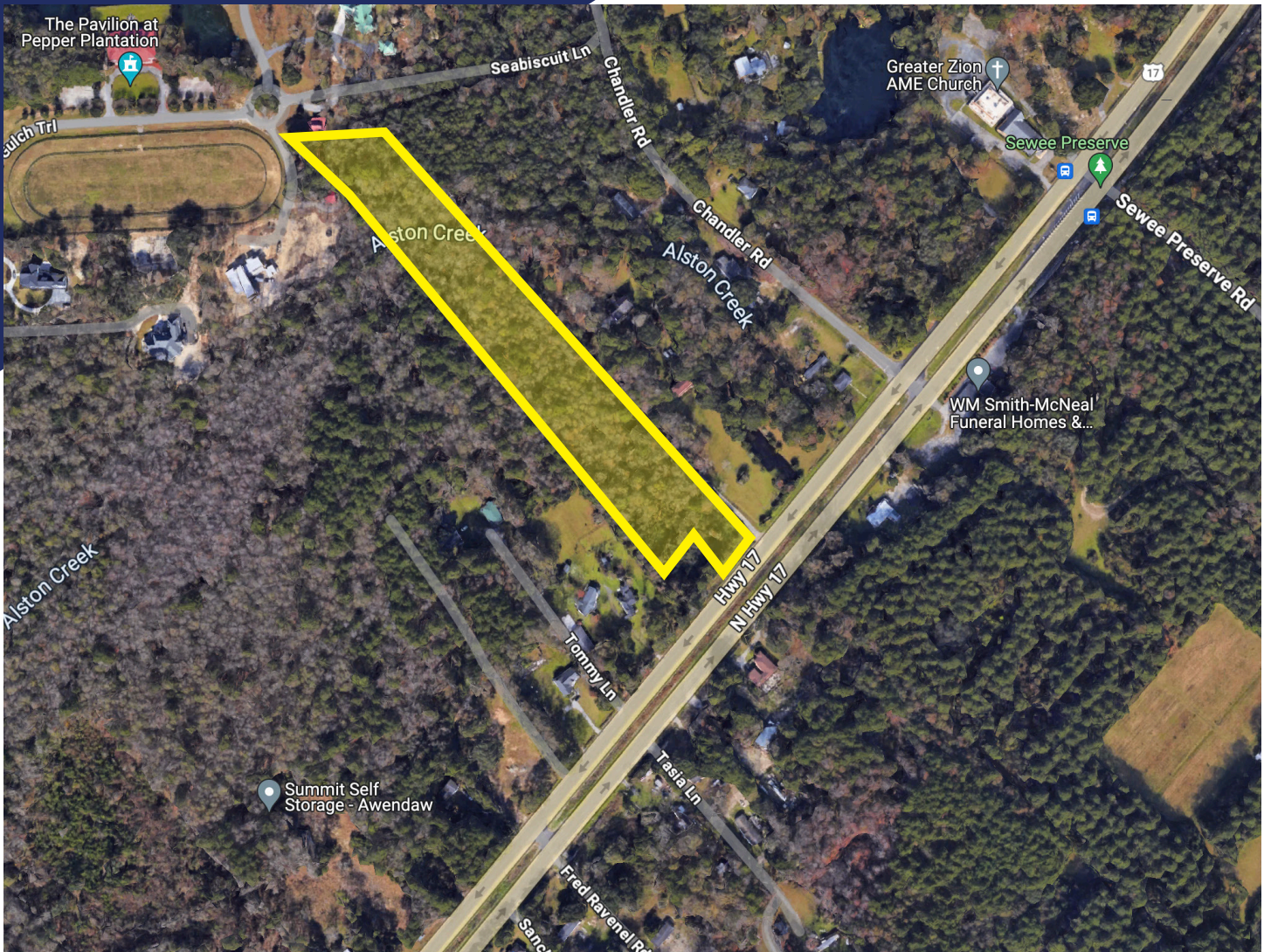


FOR LEASE

0 Hwy 17 N | Mount Pleasant, SC



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC



OFFERING SUMMARY

Lease Rate: \$100,000 - \$180,000
Total Available: 4.6 Acres
TMS #: 615-00-00-071,072
Sub Type: Shopping Center
County: Charleston County
Zoning: Charleston - PD -
Planned Development

PROPERTY OVERVIEW

FOR LEASE OR FOR SALE 195 FEET OF HWY 17 ROAD FRONTAGE LAND USE REGULATIONS 1. List of Allowed Uses The uses in this section will be allow as by right uses. The following uses are meant to facilitate flexibility in the realization of this development, both from a basis of need and functionality, and from that of future possibility: UTILITIES AND WASTE-RELATED USES - all utilities that are necessary and associated with the development of this property shall be allowed by right.



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC

0 Hwy 17 N | Mount Pleasant, SC 29464

James A. Dingle • jdingle@cbcatlantic.com

LIST OF ALLOWED USES

FOOD SERVICES AND DRINKING PLACES

- Catering Services
- Restaurant, General (to include a Bar and Lounge)
- Outdoor Dining

SUPPORT ACTIVITIES FOR AGRICULTURE

- Agricultural Sales or Services
- Roadside Stands

MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS

- Historical Sites
- Small Libraries or Archives
- Museums

RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS

- Social Club or Lodge

OFFICES

- Administrative or Business Office
- Professional Office

RETAIL SALES

- Food Sales
- Liquor, Beer, or Wine Sales
- Retail Sales or Services, General Gullah Cuisine PD
- Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products
- Duplicating or Quick Printing Services
- Furniture, Cabinet, Home Furnishings, or Related products store
- Private Postal or Mailing service
- Tobacconist
- Sweet grass Basket Stands

RETAIL OR PERSONAL SERVICES

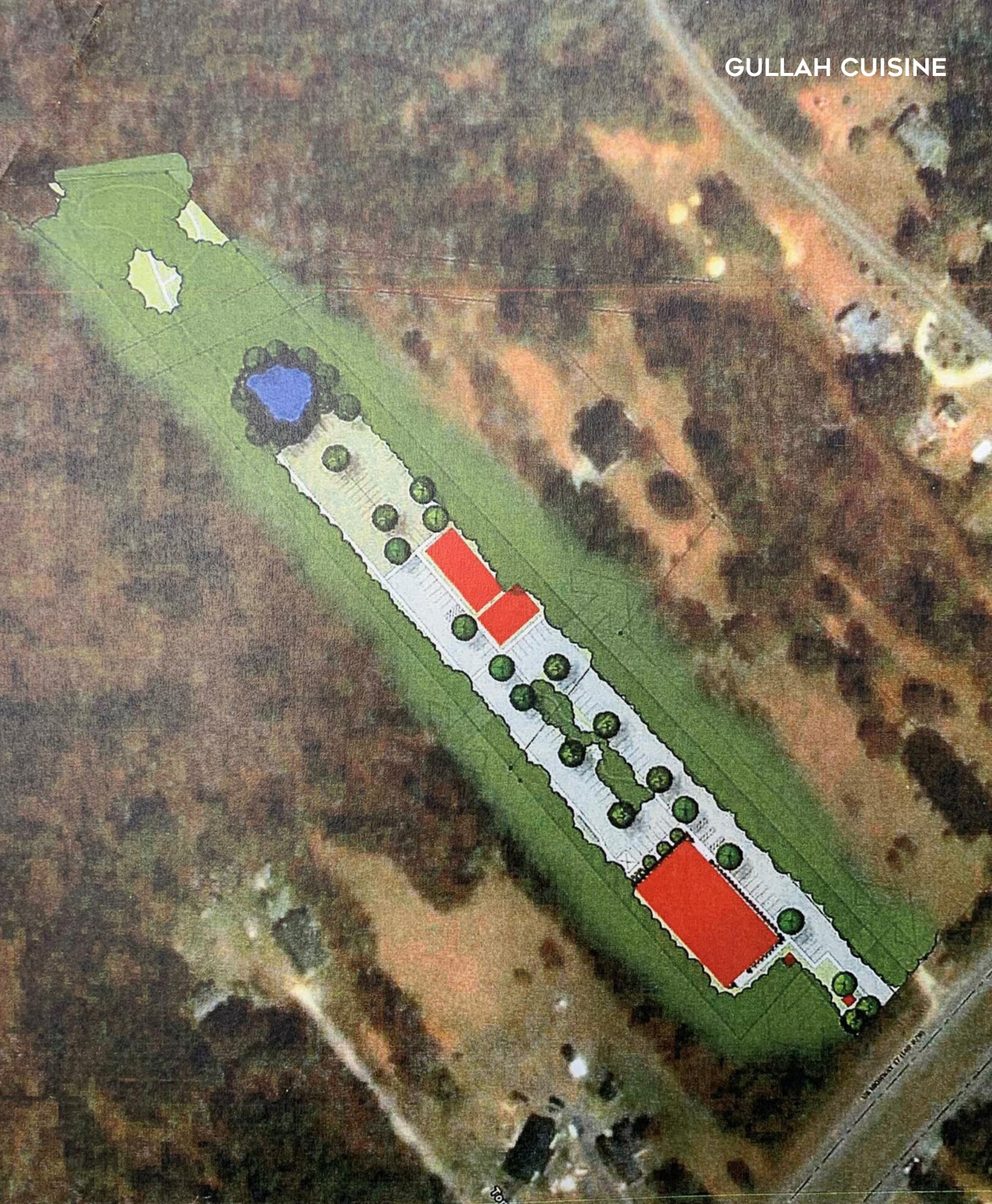
- Consumer Convenience Service
- Drycleaners
- Tailors or Seamstresses
- Hair, Nail, or Skin Care Service
- Personal Improvement Services

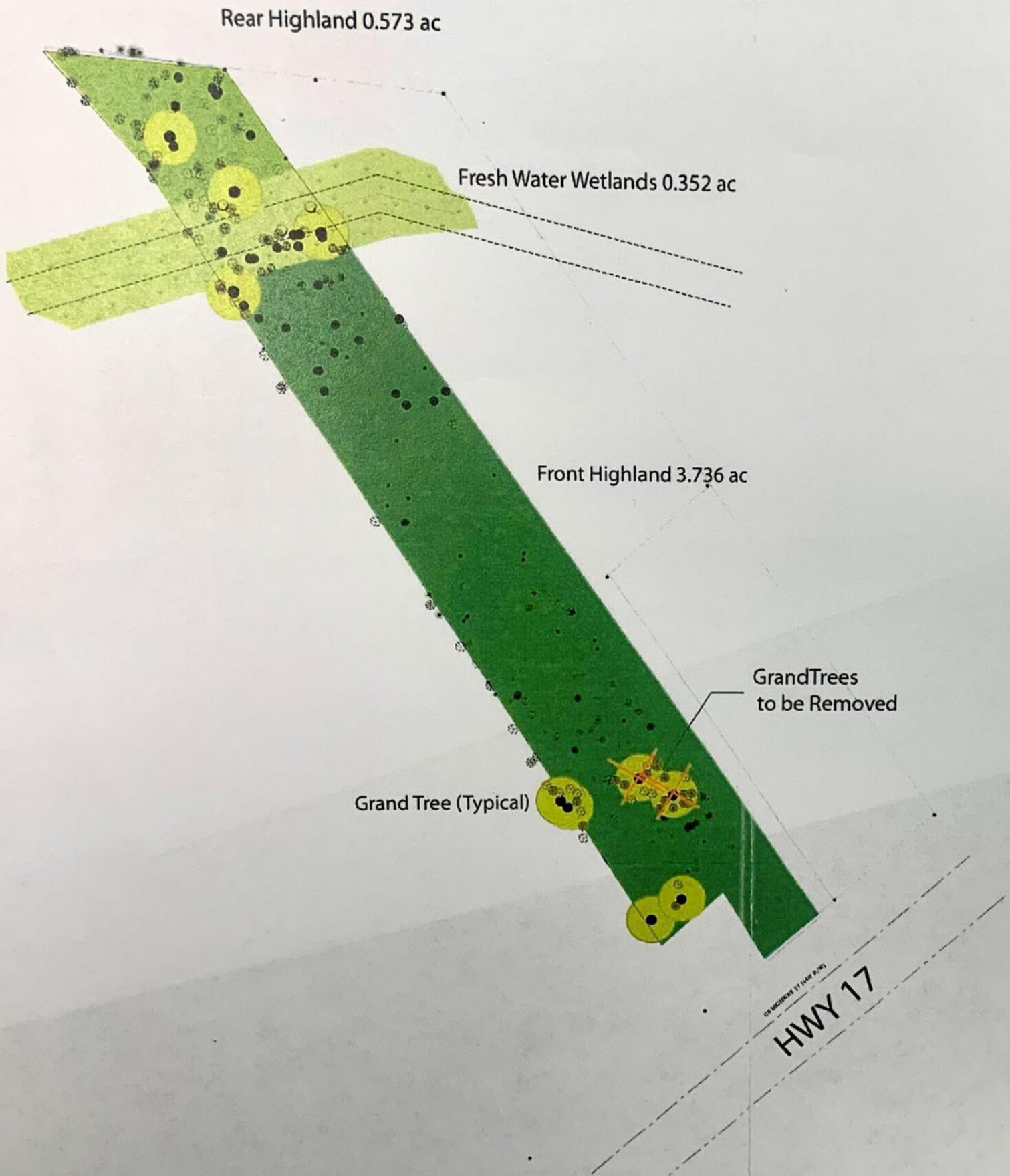
OTHER USES

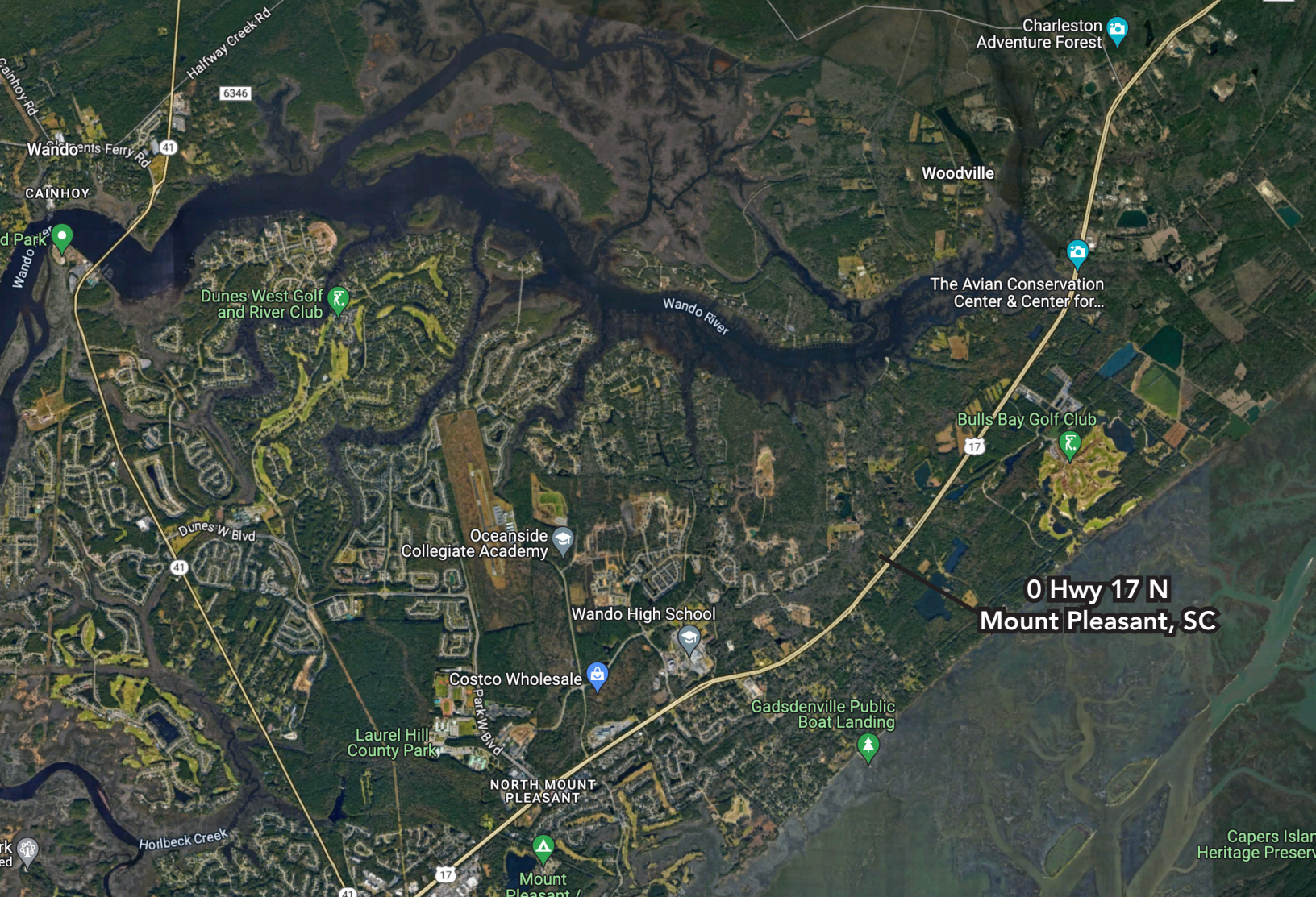
- Resource Extraction
- Common Open Space and Management



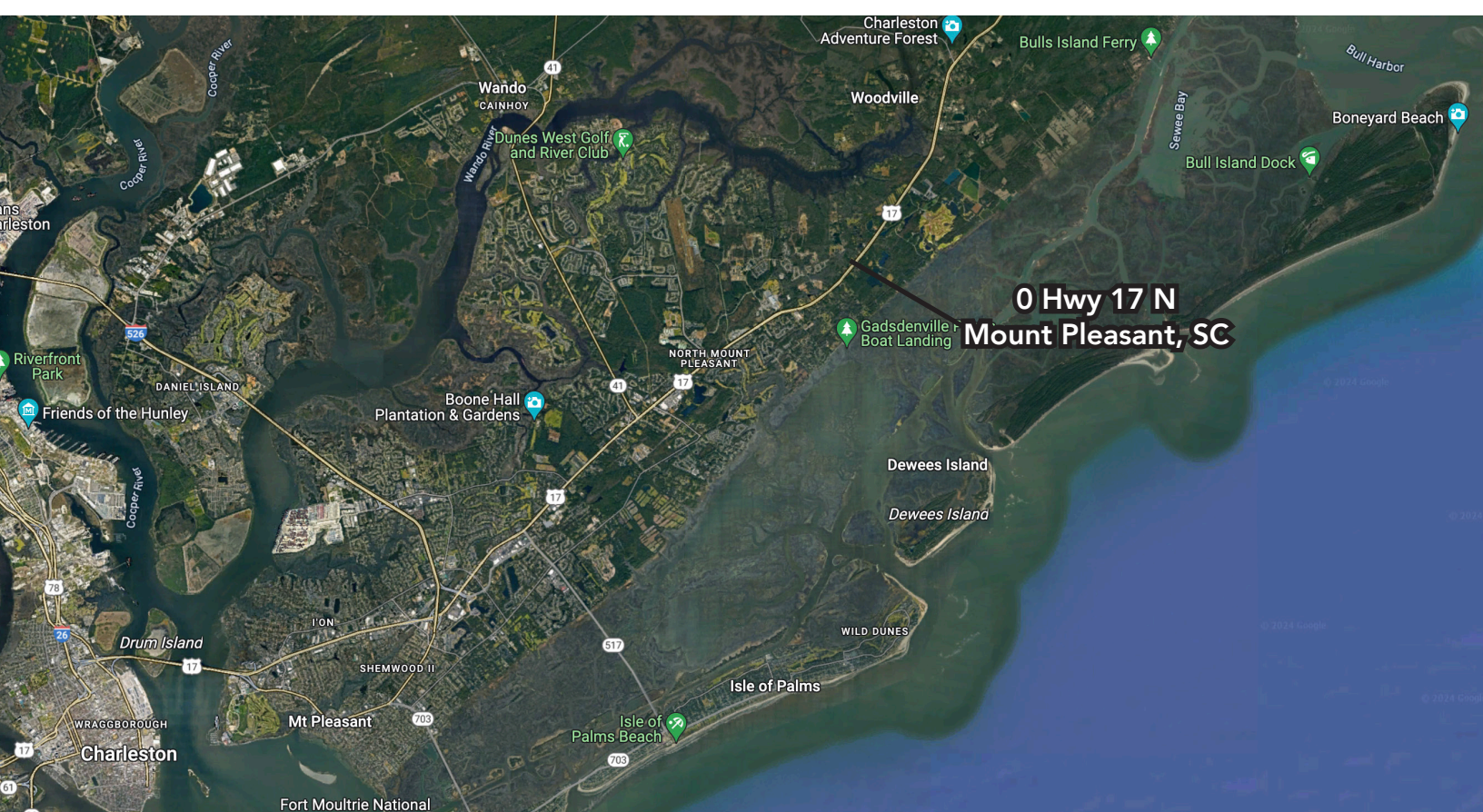
GULLAH CUISINE







**0 Hwy 17 N
Mount Pleasant, SC**



**0 Hwy 17 N
Mount Pleasant, SC**

Demographics

	1 Mile	3 Mile	5 Mile
Total Population:	1,599	16,195	37,267
Total Households:	576	6,087	13,817
Average HH Income:	\$135,839	\$163,504	\$161,185



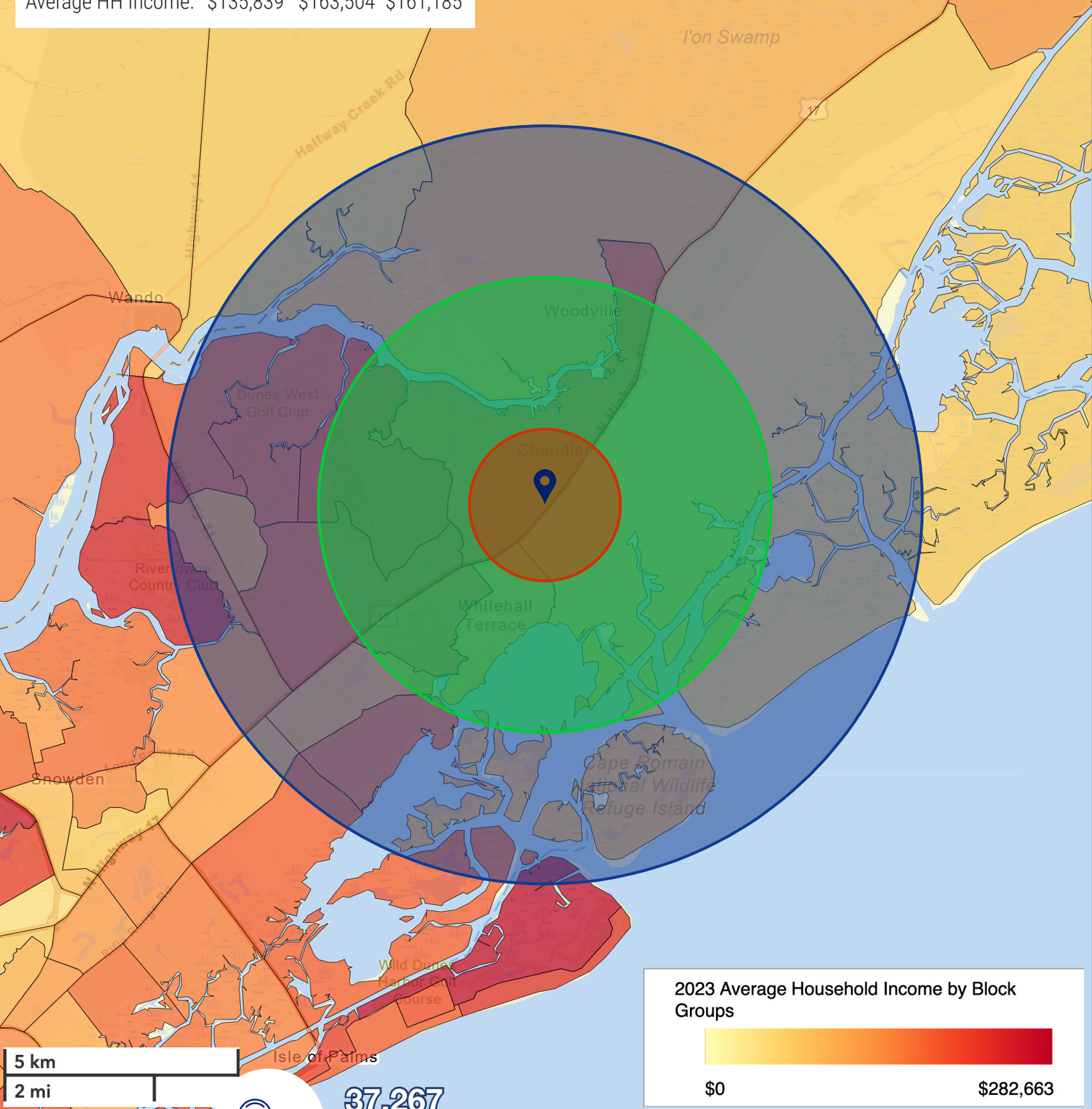
822

Businesses within 5 Miles



7,838

Employees within 5 Miles

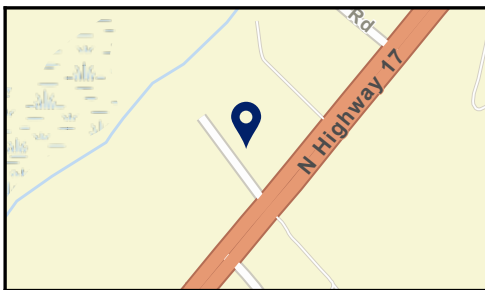
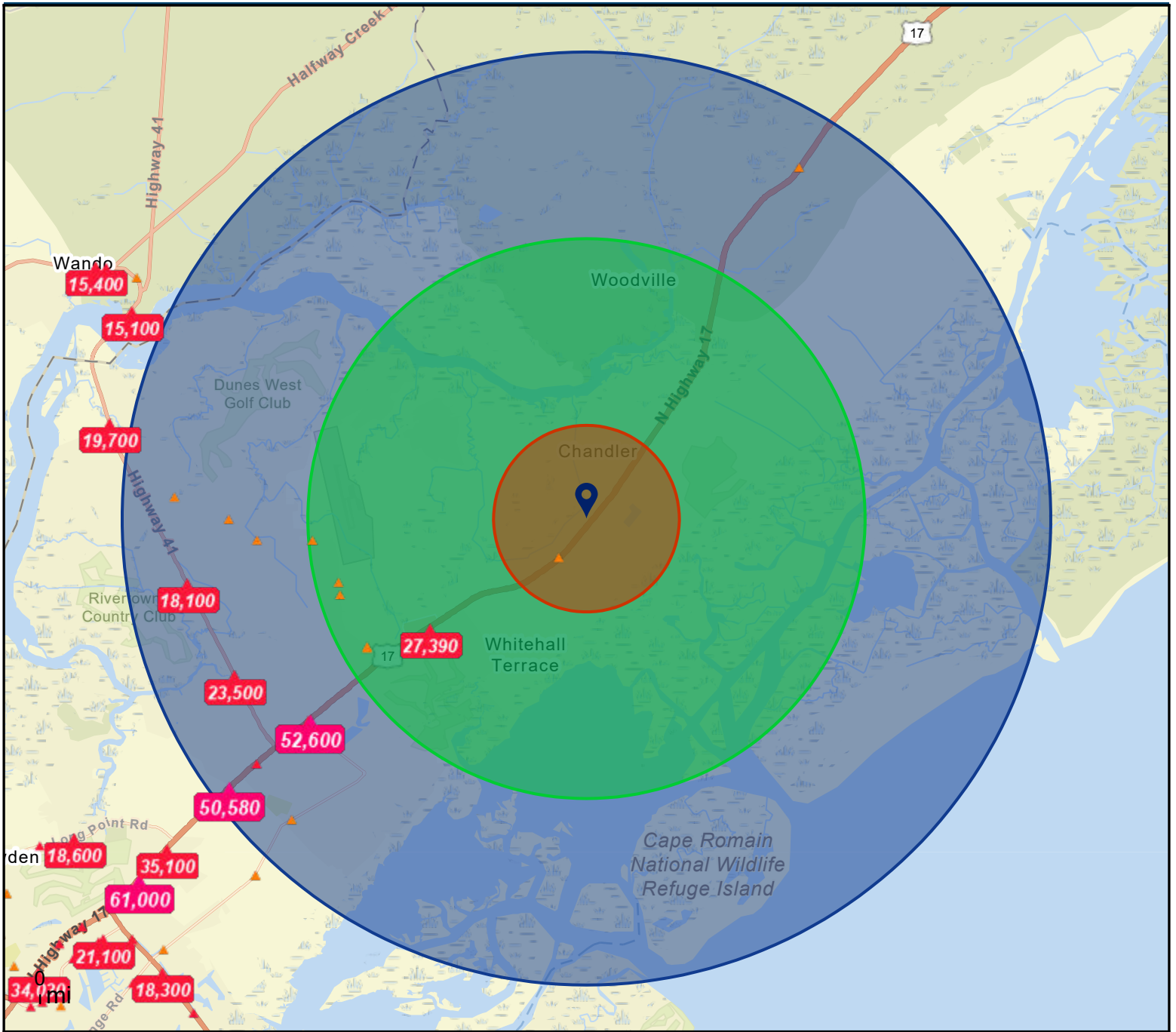


37,267

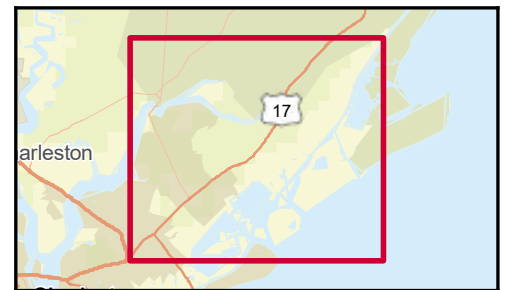
Population within 5 Miles



All demographics based on Esri forecasts for 2023



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q3 2023).

February 12, 2024



James A. Dingle
Senior Broker
(C) 843.822.4311
jdingle@cbcatlantic.com

Greater Zion
AME Church

Alston Creek

Seabiscuit Ln

Chandler Rd

Chandler Rd

Alston Creek

Hwy 17

N Hwy 17

Tommy Ln

3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbcatlantic.com | cbcretailatlantic.com



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.

Fred Ravenel Rd

San

W
Fu