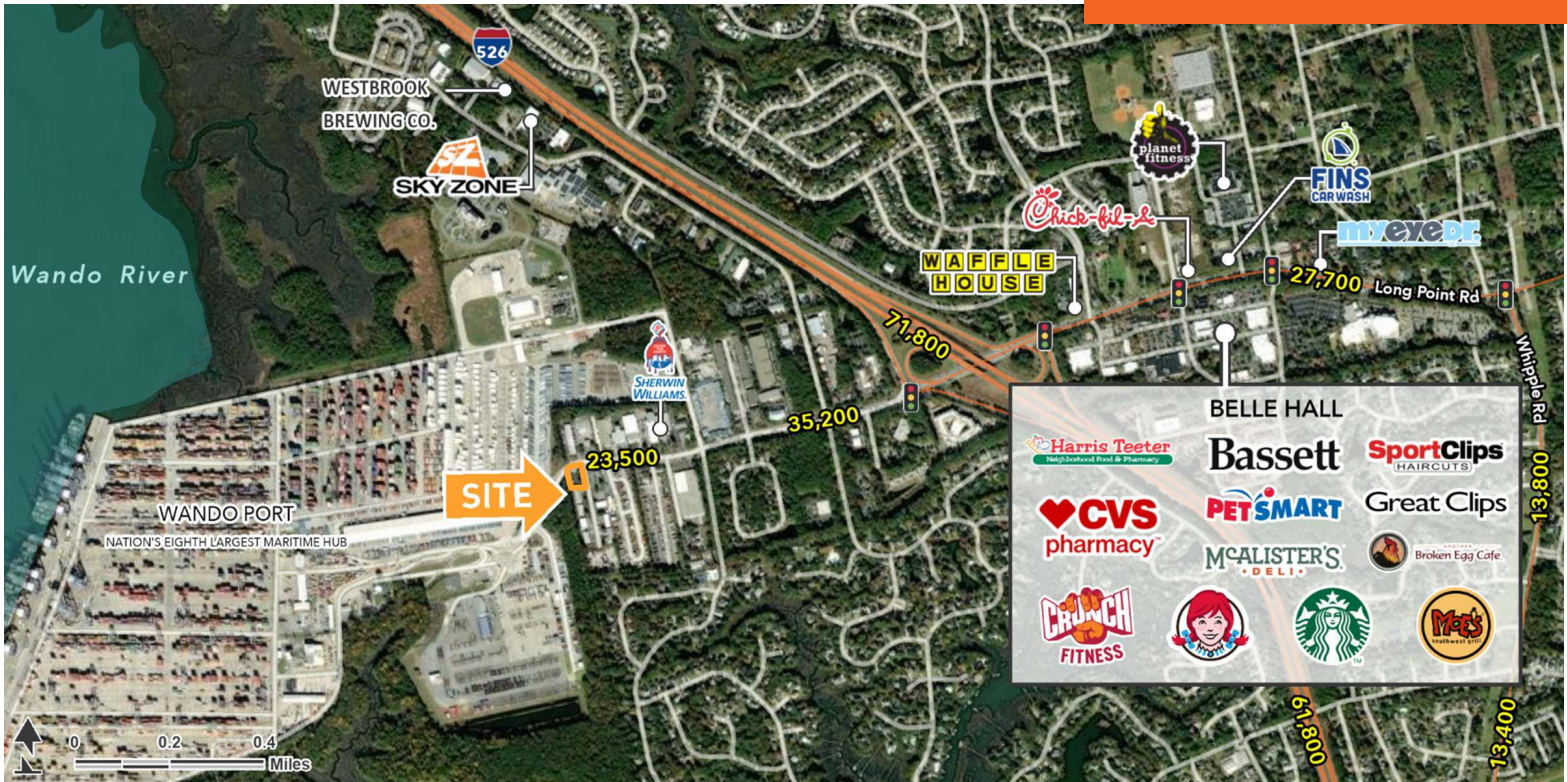


# MOUNT PLEASANT FLEX WAREHOUSE

517 A LONG POINT RD, MOUNT PLEASANT, SC 29464

## FOR SALE & LEASE



### LOCATION DESCRIPTION

Mount Pleasant flex warehouse on Long Point Rd, close to the Wando Port, available for Sale or Lease

### PROPERTY HIGHLIGHTS

- 8,100 SF fully conditioned warehouse on 0.8 Acres
- Property includes approximately one half AC of land for parking or a laydown yard
- Building features five large roll up doors for drive in capability: two 16 ft doors and three 12 ft doors
- Clear ceiling heights are 22 ft at eaves and 30 ft at the peak of the A Frame and consists of 500 SF mezzanine
- Zoned Industrial (Mount Pleasant Overlay District) within 1 mile of both 526 and Wando Welch Terminal
- Traffic Counts: 23,500 AADT on Long Point Rd | 71,800 AADT on I-526



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Total Population	6,716	46,480	90,385
2024 Daytime Population	4,832	34,171	59,749
2024 Average Household Income	\$203,775	162,445	166,121



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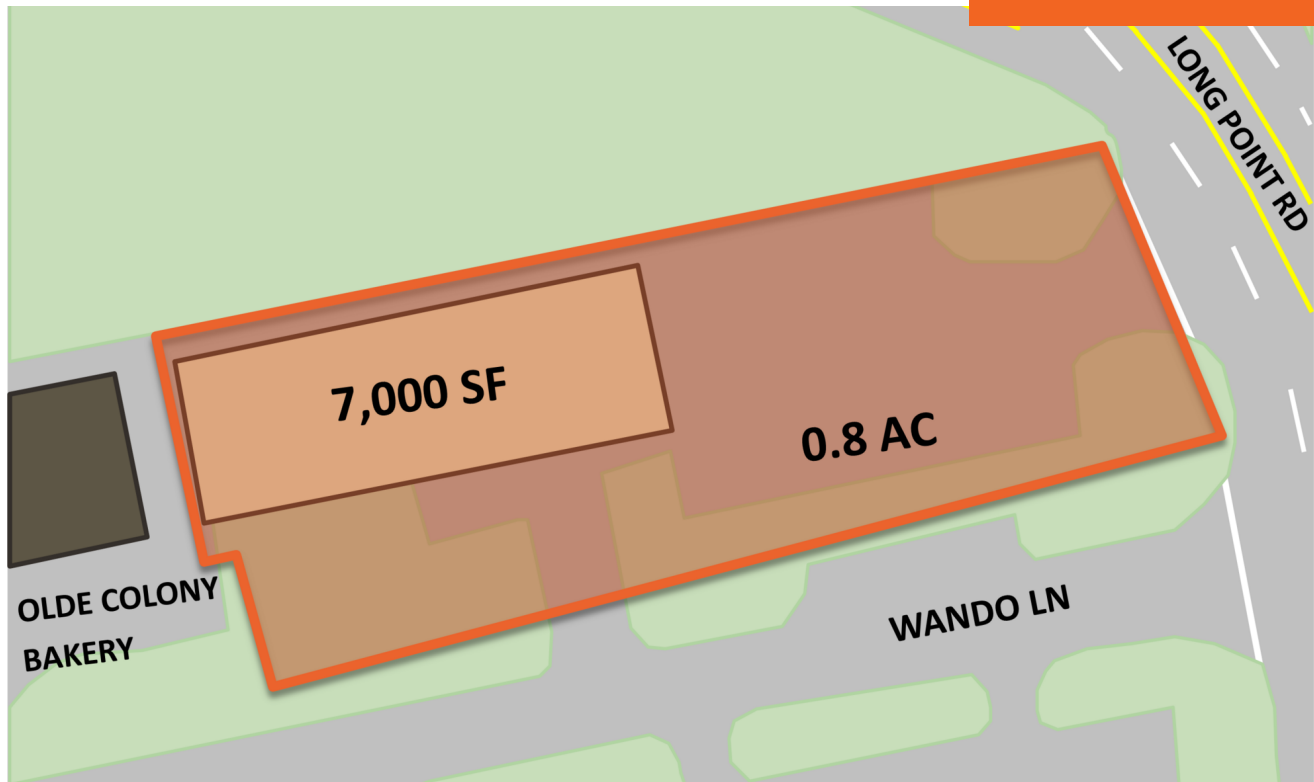
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