

FOR LEASE

1799 HIGHWAY 17 N, SUITE B & C  
MOUNT PLEASANT, SC



OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE



High Profile Retail Space | Mount Pleasant Towne Centre Outparcel | 3,850 - 8,186 SF | Drive-Thru | Traffic Light

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LAND AND INVESTMENT REAL ESTATE

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1799 HIGHWAY 17 N  
MOUNT PLEASANT, SC

ASKING RENT:	\$60/SF
LEASE TYPE:	NNN
TOTAL BUILDING SF	12,071 +/-SF
TI ALLOWANCE:	Negotiable
PARKING:	32 Spaces
YEAR BUILT:	2012
YEAR RENOVATED	2020
PARCEL NUMBER	558-00-00-392

SPACES AVAILABLE

Unit	Square Footage	Lease Rate
B	3,850 SF	\$60/SF Annually
C	4,336 SF (Drive Thru)	\$60/SF Annually
8,186 SF Total		

[WWW.OSWALDCOOKE.COM](http://WWW.OSWALDCOOKE.COM)



OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE

# AERIAL



The Haven Apartments  
438 Units

HOME 2  
SUITES BY HILTON

Thicket Apartments  
128 Units

P.F. CHANG'S

FIRST WATCH  
JO'S A BANK

SOUTH STATE BANK

MARBLE SLAB ICE CREAMERY

TRADER JOE'S

Bank of America

TACO BELL

Huntington Bank

45,300 VPD

LONGHORN STEAKHOUSE

GAP Bath Works BARNES & NOBLE

Hampton Inn

Walgreens

CHASE

ULTA BEAUTY RACK ROOM SHOES  
lululemon  
WHITE HOUSE | BLACK MARKET  
Copper Penny  
chico's  
ATHLETA

MIX by Copper Penny OLD NAVY  
tcbY CAVA

REGAL CINEMAS

Residence Inn Marriott

WHITE HORSE AUTO WASH

BALLARD DESIGNS

Isle of Palms Connector

Indigo Square Shopping Center  
KREI COOP San Miguel  
corepower AT&T  
YOGA  
BOXCAR BETTY'S  
JEFF'S Bagel Run

SITE

Talbots

ARHAUS your home

belk Palmetto Moon

Hwy 17 N

Wild Birds Unlimited Nature Shop

belk

FIVE GUYS BURGERS and FRIES  
FITNESS EQUIPMENT  
FedEx Office

LOWE'S

Great Clips  
Orchid Massage & Reflexology

Oswald Cooke & Associates is proud to present a newly renovated retail opportunity in the heart of Mount Pleasant. The property offers a total of 8,186 square feet, including a highly desirable drive-thru lane with double drive thru lane potential. Suite B comprises 3,850 square feet, while Suite C offers 4,336 square feet. The building underwent a complete renovation in 2020 and is ideally positioned as an outparcel to Mount Pleasant Towne Centre—the premier retail destination within the submarket. This location benefits from strong regional draw, serving not only Mount Pleasant but also the surrounding communities of Awendaw, Isle of Palms, and Sullivan's Island, all of which rely on this corridor as a primary shopping hub. Situated at the signalized intersection of U.S. Highway 17 (45,300 VPD) and Market Center Boulevard, the site offers exceptional visibility and access. It is located directly across from Indigo Square, a vibrant mixed-use development featuring hotel, multifamily, and retail components. The immediate trade area is anchored by a strong lineup of national retailers and restaurants, including Arhaus, Ballard Designs, Old Navy, Gap, Barnes & Noble, Lowe's, CAVA, Starbucks, First Watch, Walgreens, and Chase Bank, among many others—creating a dynamic and high-traffic retail environment.

# AERIAL

The Haven Apartments  
438 Units

HOME 2  
SUITES BY HILTON



CACTUS CAR WASH

Huntington Bank

CHASE

Indigo Square Shopping Center

REI CO-OP  
San Miguel  
corepower YOGA  
AT&T  
BOXCAR BETTY'S  
JEFF'S Bagel Run

IHOP

SITE



LONGHORN STEAKHOUSE

45,300 VPD

BURTONS GRILL & BAR

sleep number

HWY 17 N

FIVE GUYS BURGERS and FRIES  
CHARLESTON FITNESS EQUIPMENT  
FedEx Office

BALLARD DESIGNS

FIRST WATCH  
JPS A BANK

GAP  
Bath Body Works  
BARNES & NOBLE  
MIX by Copper Canyon  
OLD NAVY  
tobyCAVA

SHULER VETERINARY CLINIC

Canes CHICKEN FINGERES

Talbots

LOVESAC

ARHAUS your home

LOWE'S

Great Clips  
Orchid Massage & Reflexology

belk

ULTA BEAUTY RACK ROOM SHOES  
lululemon  
WHITE HOUSE | BLACK MARKET  
Comme des Garçons  
chico's  
ATHLETA

Palmetto Moon  
belk

REGAL CINEMAS

# AERIAL



45,300 VPD



SITE

Hwy 17 N

BALLARD  
DESIGNS

Indigo Square Shopping Center

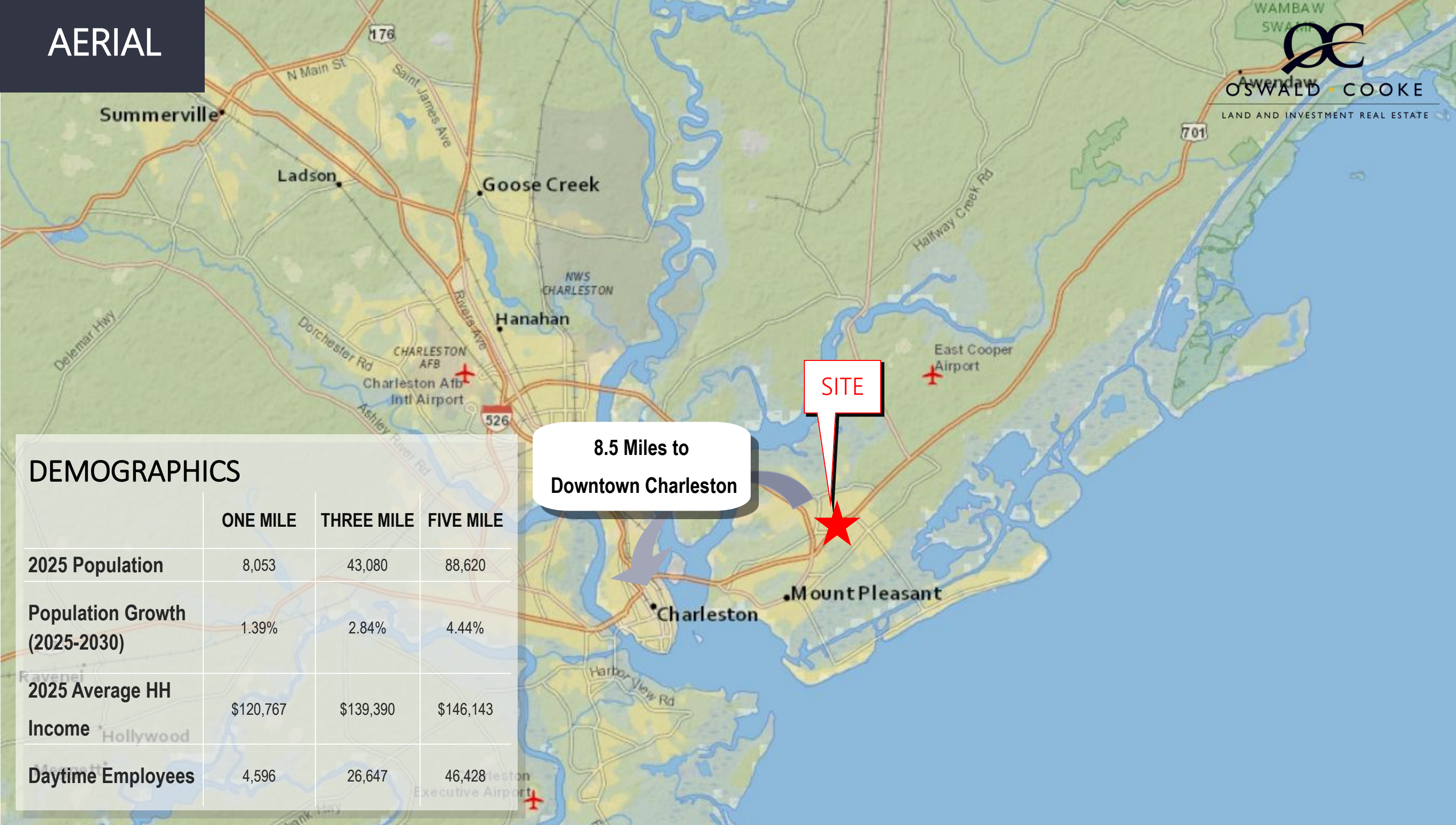


The Jewelry Exchange®



LOVESAC

# AERIAL



## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2025 Population	8,053	43,080	88,620
Population Growth (2025-2030)	1.39%	2.84%	4.44%
2025 Average HH Income	\$120,767	\$139,390	\$146,143
Daytime Employees	4,596	26,647	46,428

**8.5 Miles to  
Downtown Charleston**

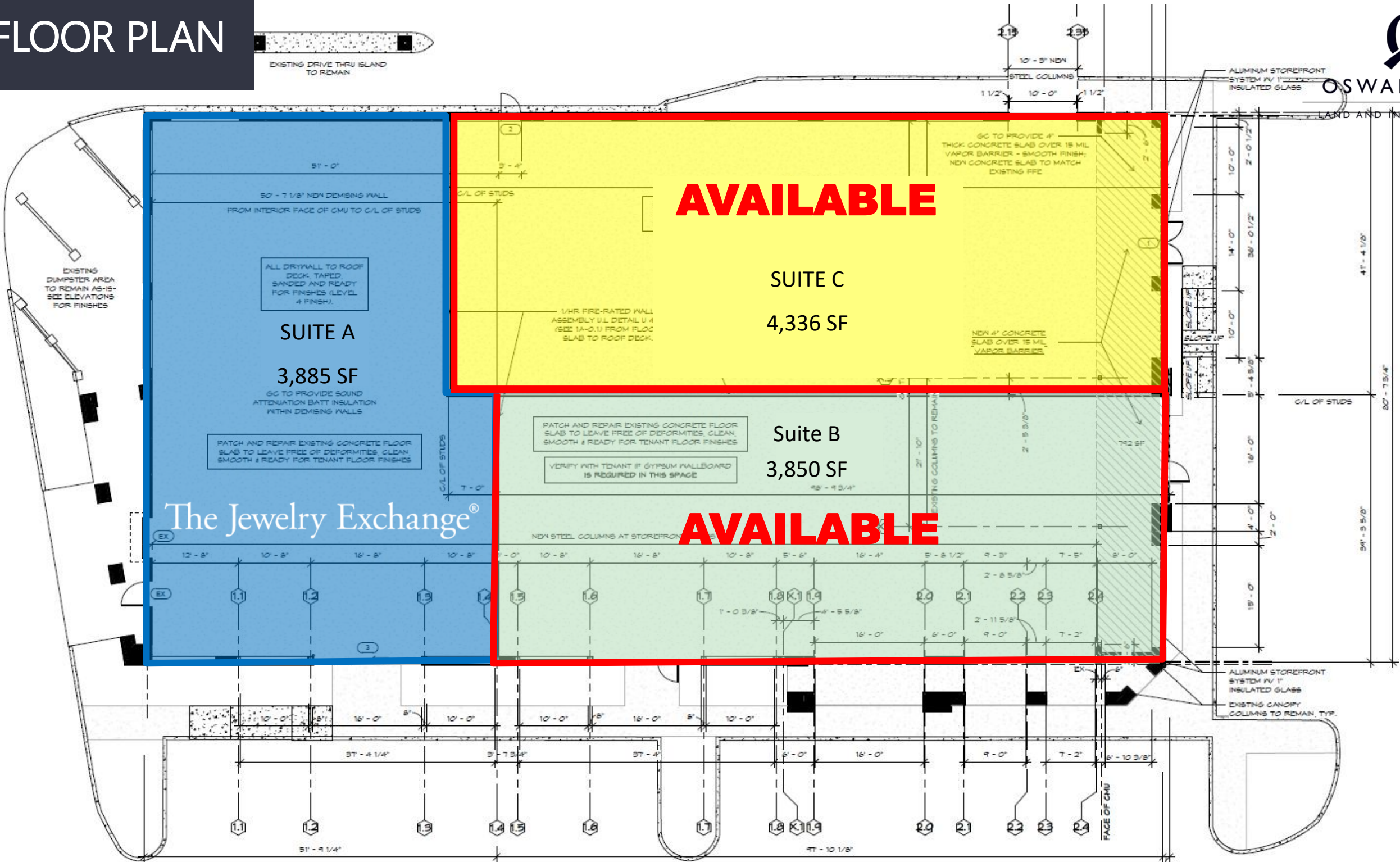
**SITE**

# FLOOR PLAN



OSWALD COOKE

LAND AND INVESTMENT REAL ESTATE



The Jewelry Exchange®

**AVAILABLE**

SUITE C  
4,336 SF

Suite B  
3,850 SF

**AVAILABLE**

Highway 17 N Frontage

\* The plans are preliminary designs and subject to change.

11 5/8"

# SITE PHOTOS



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# ABOUT CHARLESTON MSA

## Population Growth

- The Charleston–North Charleston MSA has nearly **870,000 residents as of 2024**, reaching an all-time high.
- This region’s population has grown **rapidly over recent years**, consistently outpacing many U.S. metros and is projected to reach ~1 million residents by the early 2030s.
- The metro area’s population growth rate is **about three times the U.S. average**, driven by strong in-migration and job opportunities.

## Job & Workforce Growth

- Overall employment in the Charleston MSA has been expanding, adding tens of thousands of workers annually with strong labor force growth.
- From June 2024 to June 2025, the Charleston metro added about 17,600 jobs, ranking it among the top U.S. metro areas for employment growth rate (~4.1%).
- Civilian labor force figures show continued expansion, with labor force numbers rising year-over-year.

## Tourism

In 2024, tourism delivered a record **\$14.03 billion** in total economic impact to the Charleston region — up about 7 % year-over-year.

The area welcomed approximately **7.9 million visitors in 2024**, fueling hospitality, retail, dining, and entertainment sectors.

Average visitor spending was roughly **\$1,105 per adult**, reinforcing the high-value nature of tourism demand.

Tourism supports tens of thousands of jobs and contributed to a record level of hospitality employment (~54,900 jobs)

## Charleston MSA Largest Employers (#of Employees)

The Boeing Company	9,059
Roper St. Francis Healthcare	7,100
Walmart Inc.	4,300
Trident Health System	3,100
Volvo Car USA LLC	2,400
Mercedes-Benz Vans, LLC	1,800
Robert Bosch LLC	1,800
Breeze Airways (Breeze Aviation Group) Operating Base	1,600
Publix Supermarkets	1,600
Kiawah Island Golf Resort/The Sanctuary at Kiawah	1,400
Harris Teeter Supermarkets	1,350
T-Mobile USA	1,200
Nucor Steel	1,000
Scientific Research Corporation (SRC)	1,000

**For more information contact:**

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