

AVAILABLE - FOR LEASE

THE SHOPS OF MT. PLEASANT

320 W COLEMAN BLVD. MT. PLEASANT, SC 29464

RETAIL



Co-tenants



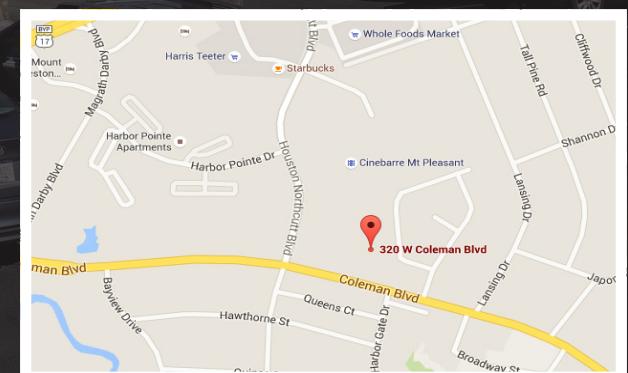
*Swoon*  
a bridal salon

**BenchMark**  
PHYSICAL THERAPY

**kids garden**

**CITRINE**  
SWIM AND SUN BE FREE

LOCATION



OFFERED BY

**belk  
lucy**

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## PROPERTY INFORMATION

### PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for The Shops of Mt. Pleasant. Ideally located at the base of the Ravenel Bridge and Shem Creek on Coleman Boulevard, this center boasts convenient access and excellent visibility. Featuring an impressive mix of quality tenants, this attractive and well-maintained center draws an array of shoppers and diners. Co-tenants include Agaves Cantina, Kids Play Garden, Kinz & Co Salon, Stretch Zone, Swoon Bridal Salon, Tasty Thai and Sushi, Benchmark Physical Therapy, Pitt Street Kids, and Citrine Swim.

### AREA DESCRIPTION

The Town of Mount Pleasant is an affluent South Carolina coastal community which is part of the 850,000-person Charleston, SC Metropolitan Statistical Area. Designated an "All-American City" in 2018, the town is South Carolina's fourth largest municipality. A leader in growth, this flourishing community was recently ranked number one fastest-growing city in the state and number two fast-growing city in the country. Known for its high quality of life, people flock to this charming suburban town for its proximity to area beaches, outdoor activities, shopping and dining amenities, and laid-back atmosphere. Additionally, this dynamic community has proven to be an outstanding location for business, offering a highly desirable lifestyle to attract and retain key employees, while providing an available "highly skilled" regional workforce.



### TERMS AND CONDITIONS

|                           |          |                |
|---------------------------|----------|----------------|
| Suite E                   | 1,200 sf | \$38.00/sf NNN |
| Suite G2                  | 1,554 sf | \$36.00/sf NNN |
| CAM, Taxes, & Ins. (est.) |          | \$7.65/sf      |

### DEMOGRAPHICS (5-MILE)

|                |            |
|----------------|------------|
| Population     | 112,733    |
| Households     | 49,563     |
| Avg. HH Income | \$151,817  |
| Traffic Count  | 37,320 VPD |

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SITE PLAN



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