

AVAILABLE - FOR LEASE

1233 BEN SAWYER BOULEVARD, SUITE 700

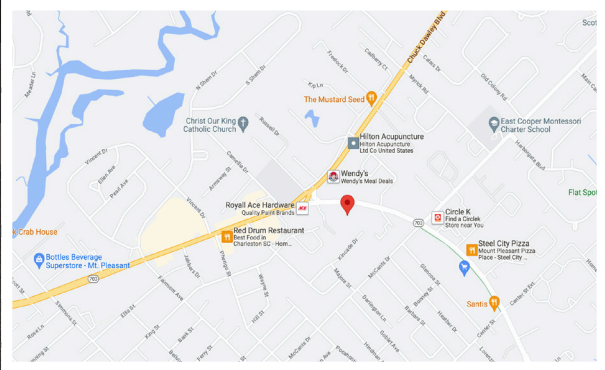
MT. PLEASANT, SC 29464

OFFICE SUITE



ALLISON THERAPEUTICS, LLC
Feeding & Speech-Language Pathology

L ABEYE
/lub • bel/



Nearby Amenities:



LOCATION

OFFERED BY



(843) 856-4600
www.belklucy.com

Trey Lucy
trey.lucy@belklucy.com
(843) 606-5455 — direct office
(843) 566-2867 — mobile

AND

Blair Belk, CCIM
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(843) 606-5449
(843) 709-9292 — mobile

PROPERTY INFORMATION

PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for 1233 Ben Sawyer Boulevard, Suite 700. Ideally located on highly sought after Ben Sawyer Boulevard, this center boasts convenient access, excellent visibility, and ample parking. The available executive suites have access to shared restrooms and shared exterior entrance. Nearby amenities include Harris Teeter, CVS, Dunkin Donuts, Cantina 76, Red Drum, and Mozzo Deli, just to name a few.

AREA DESCRIPTION

The Town of Mount Pleasant is an affluent South Carolina coastal community which is part of the 800,000-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 fastest-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 700	98 sf	\$600/mo Full Service
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DEMOGRAPHICS (3-MILE)

Population	41,257
Households	18,566
Avg. HH Income	\$146,229
Traffic Count	22,000 VPD

OFFERED BY



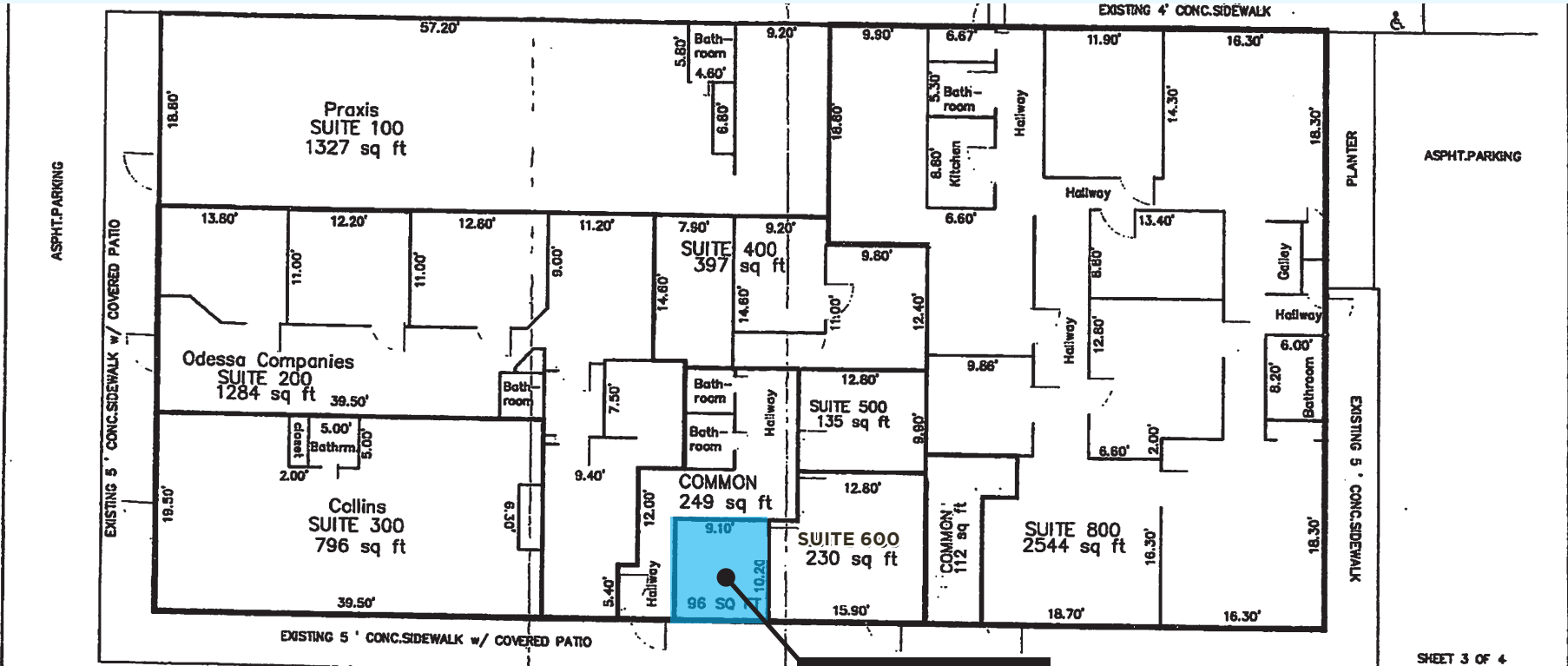
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SITE PLAN



SHEET 3 OF 4

I, hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments, projections, or setbacks affecting the property other than those shown.

JAMES T. REID, S.C., P.L.S. No. 17228
 P.O. BOX 20182
 CHARLESTON, S.C. 29413
 PHONE: (843) 367-1412



THE INTENT OF THIS PLAN IS TO SHOW THE SUITES, A BLVD. THE BOUNDARY LINE IS THE CENTER OF MUTUAL PARTY WALL

GRAPHIC SCALE



(IN FEET)
 1 inch = 10 ft.

**AVAILABLE:
 SUITE 700: 98 SF
 \$600/MONTH FS**

area calculated using outside wall thickness of 0.50' -based on center of wall and interior wall thickness of 0.35'

**EXECUTIVE SUITES/HORIZONTAL PROPERTY REGIME
 DRAWING SHOWING A
 FLOORPLAN OF AN OFFICE BUILDING
 TRACT C**

**LOT 4 & 5
 PREPARED FOR
 JIM WILSON
 LOCATED AT 1233 BEN SAWYER BLVD.
 TOWN OF MT. PLEASANT
 CHARLESTON COUNTY SOUTH CAROLINA
 DATE: MAY 17, 2006 SCALE: 1" = 10'**

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