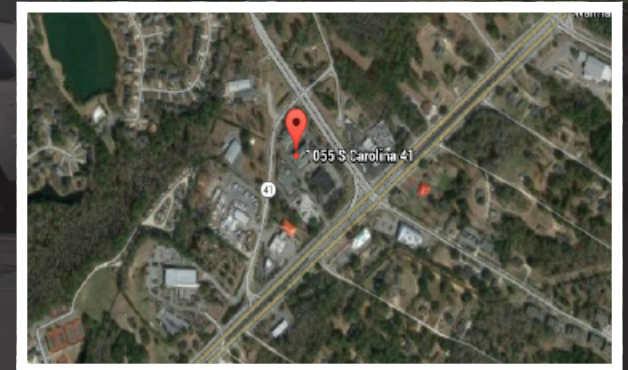


AVAILABLE - FOR LEASE STATION 41

1055 HIGHWAY 41

MT. PLEASANT, SC 29464



LOCATION

Other Shops include



OFFERED BY



(843) 856-4600  
[www.belklucy.com](http://www.belklucy.com)

Blair Belk, CCIM  
 blair.belk@belklucy.com  
 (843) 606-5449 — direct office  
 (843) 709-9292 — mobile

AND

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

**PROPERTY DESCRIPTION**

Belk | Lucy is pleased to present the exclusive listing for Station 41. This mixed-use development is comprised of three attractive buildings and features an eclectic mix of tenants. Station 41 has access to Highway 41 and Highway 17 and is flanked by CVS and Sonic.

**AREA DESCRIPTION**

The Town of Mount Pleasant is an affluent South Carolina coastal community which is part of the 745,000-person Charleston, SC Metropolitan Statistical Area. The town is one of the fastest-growing municipalities in the Southeast and the state’s fourth-largest municipality. 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.



**LEASING OPPORTUNITIES**

Suite 700	4,169 sf	\$20.00/sf NNN
Suite 600	2,686 sf	\$22.00sf/NNN
Cam, Taxes, and Ins.		\$5.85/sf

**DEMOGRAPHICS (3-MILE)**

Population	35,955
Households	13,383
Avg. HH Income	\$105,085
Traffic Count: Hwy 17	35,400 vpd
Traffic Count: Hwy 41	18,300 vpd

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