

AVAILABLE - FOR LEASE

CAROLINA PARK

355 FAISON ROAD MT. PLEASANT, SC 29466

RETAIL BUILDING



Nearby amenities include:



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

**PROPERTY INFORMATION**



**CAROLINA PARK**

- Excellent opportunity to serve the North Mount Pleasant area
- Capitalize on high growth area and dense population
- Benefit from high visibility and convenient location across from Costco Wholesale
- Space delivered in vanilla box condition and ready for Tenant's upfit
- Enjoy excellent synergy from successful area businesses including Roper St. Francis, Costco, CVS, The Front Porch Coffeehouse, Sweetgrass Pharmacy, The Great Greek, High Tide Orthodontics, BKedSHoP, Mozzo and many more.

**LEASING OPPORTUNITIES**

Size	up to 4,800sf
Rate	\$40 - \$42.00/sf NNN
CAM, Taxes, Ins. (est.)	\$8.00/sf

**DEMOGRAPHICS (3-MILE)**

Population	32,290
Households	12,000
Avg. HH Income	\$161,510

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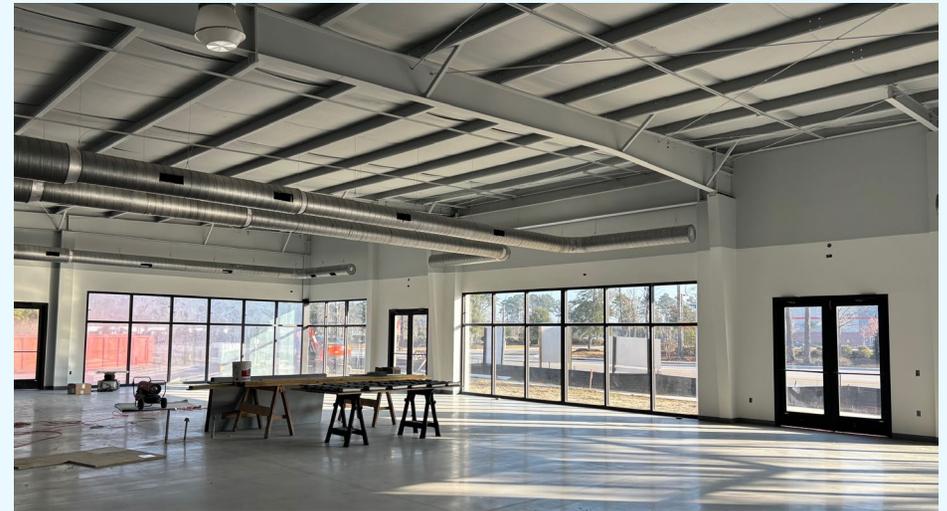
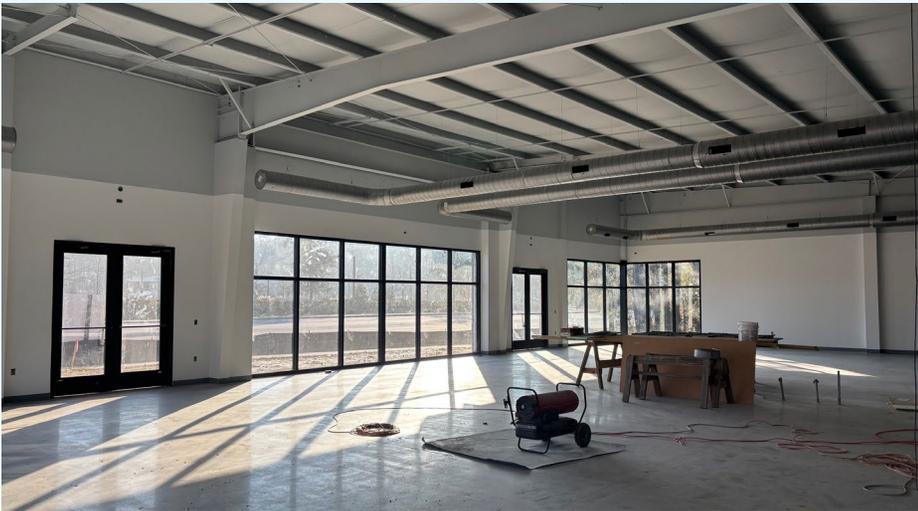
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ADDITIONAL PHOTOS



OFFERED BY



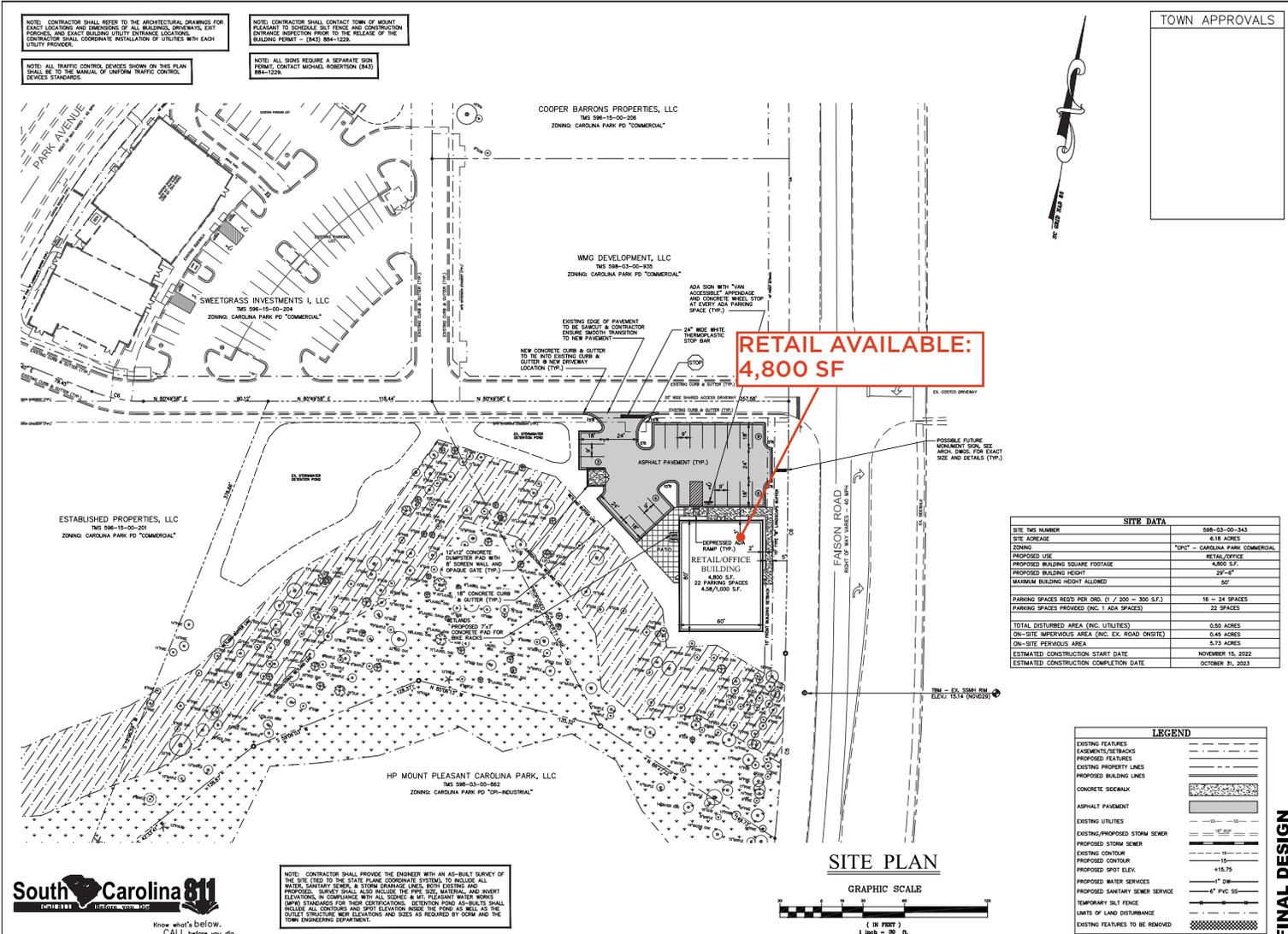
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SITE PLAN



TOWN APPROVALS

**EMPIRE ENGINEERING LLC**

CIVIL & STRUCTURAL CONSULTING ENGINEERS  
590 Lone Tree Drive Suite 101  
Mt. Pleasant, S.C. 29464  
Phone: (843) 308-0800  
email: idurante@empireeng.com

**CAROLINA PARK CPC - 7**  
FAISON ROAD, TOWN OF MT. PLEASANT, SOUTH CAROLINA  
TMS: 598-03-00-343  
CAROLINA PARK DEVELOPMENT, LLC

REVISION	SCHEDULE	BY	DATE

DESIGNED: T.M.D.  
DRAWN: T.M.D.  
CHECKED: T.M.D.  
JOB NUMBER: 22-020  
DATE: AUGUST 17, 2022  
SCALE: 1" = 30'

**C-1**



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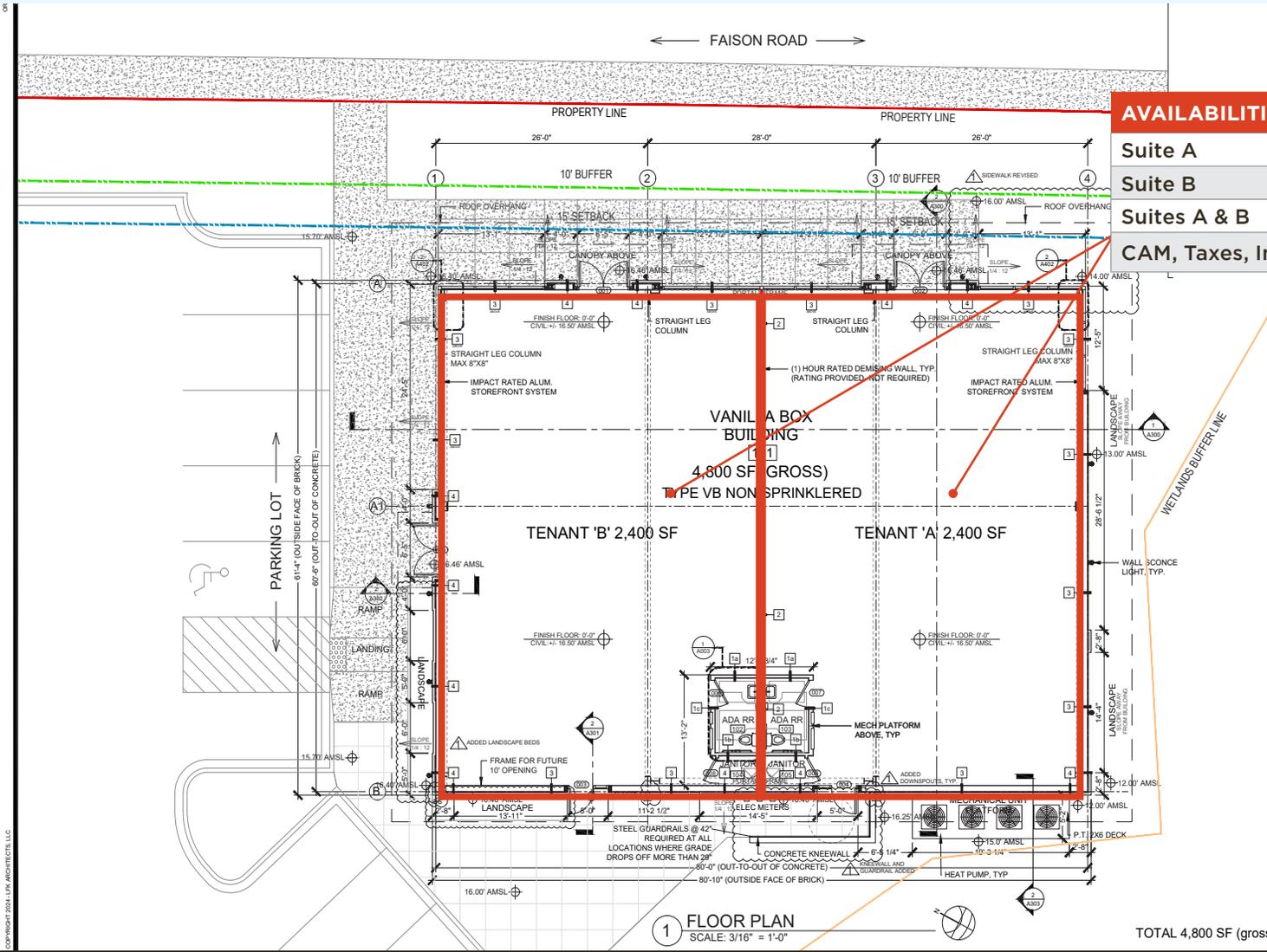
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DEMISING LAYOUT OPTION A

AVAILABILITIES		
Suite A	2,400 sf	\$42.00/sf NNN
Suite B	2,400 sf	\$42.00/sf NNN
Suites A & B	4,800 sf	\$40.00/sf NNN
CAM, Taxes, Ins.		\$8.00/sf



TOTAL 4,800 SF (gross) SCALE 3/16" = 1'-0"

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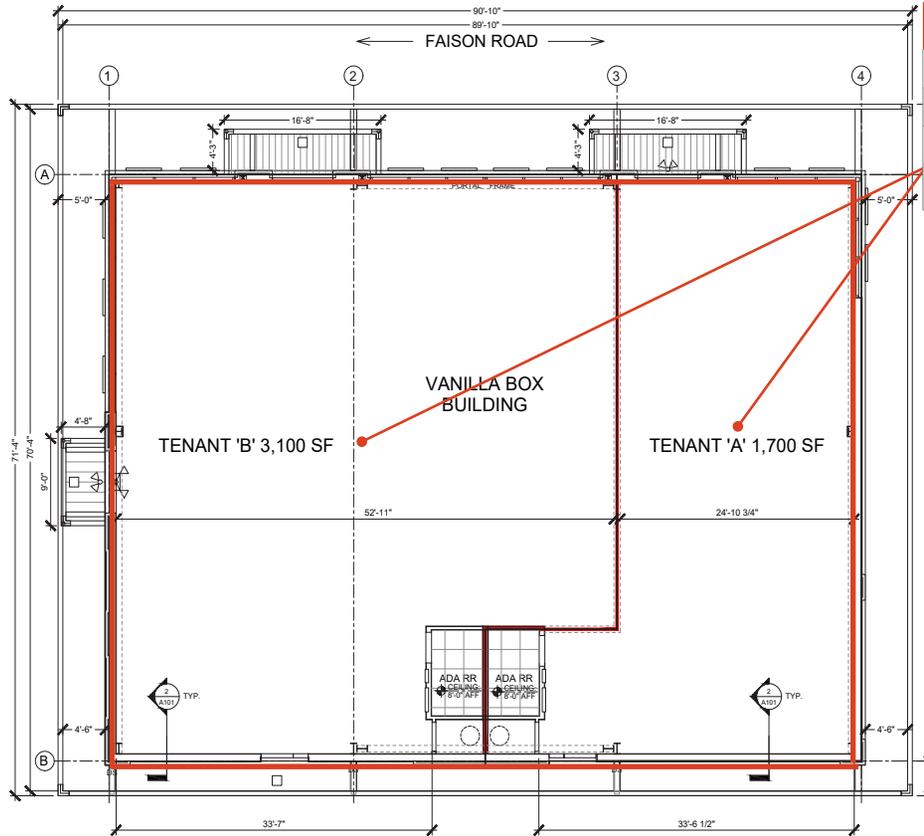
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**DEMISING LAYOUT OPTION B**



AVAILABILITIES		
Suite A	1,700 sf	\$42.00/sf NNN
Suite B	3,100 sf	\$42.00/sf NNN
Suites A & B	4,800 sf	\$40.00/sf NNN
CAM, Taxes, Ins.		\$8.00/sf

1 PROPOSED FLOOR PLAN - UPDATED DEMISING WALL  
SCALE: 3/16" = 1'-0"

TOTAL 4,800 SF (gross) SCALE 3/16" = 1'-0"

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AREA DEMOGRAPHICS

#3

Fastest growing city in South Carolina



\$171,983

AVERAGE ANNUAL HOUSEHOLD INCOME

\*NORTH MOUNT PLEASANT

TOP NEIGHBORHOODS INCLUDING:

- CAROLINA PARK (2,763 UNITS)
- DUNES WEST (5,291 UNITS)
- PARK WEST (3,142 UNITS)
- RIVERTOWNE (2,100 UNITS)
- CHARLESTON NATIONAL (820 UNITS)



+35,000

RESIDENTS

\*NORTH MOUNT PLEASANT



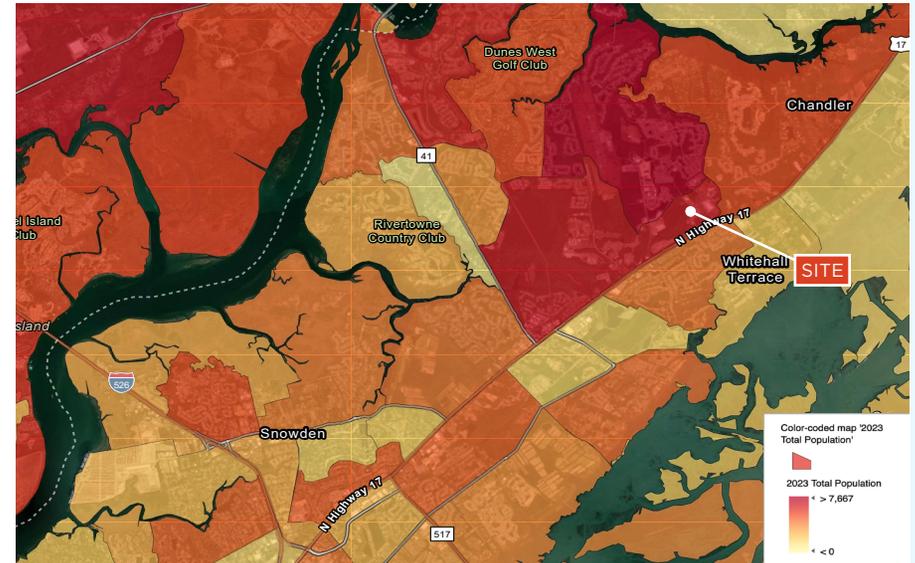
\$118,978

AVERAGE DISPOSABLE INCOME

\*NORTH MOUNT PLEASANT



POPULATION DENSITY



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