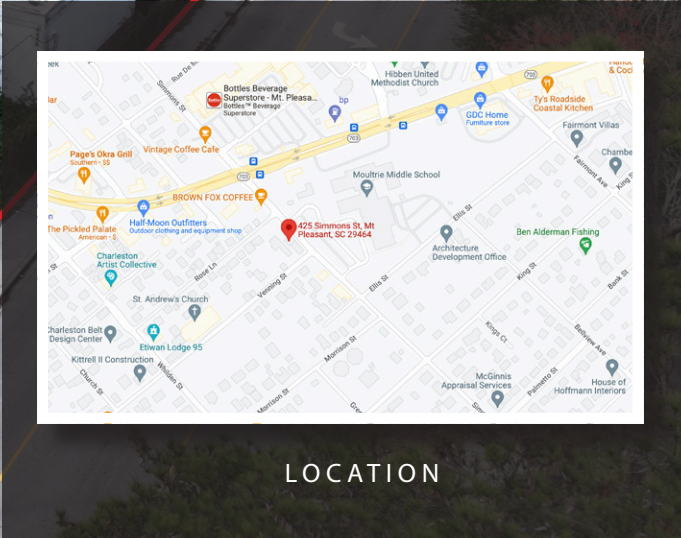


AVAILABLE - FOR SALE

425 SIMMONS STREET

MOUNT PLEASANT, SC 29464



LOCATION

OFFERED BY



(843) 856-4600  
www.belklucy.com

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

AND

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

PROPERTY INFORMATION



PROPERTY DESCRIPTION

Belk | Lucy is pleased to present two properties located on Simmons Street in Mount Pleasant. Parcel 532-01-00-179 is 0.26 acres and includes an approximately 3,662 square foot building. Parcel 532-01-00-178 is approximately 0.20 acres. These properties are located in the SR2-OD Special R-2 overlay district.

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 fastgrowing 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 laidback 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

Size Approximately	0.46 Acres
Price	\$2,100,000

DEMOGRAPHICS (3-MILE)

Population	34,745
Households	15,366
Avg. HH Income	\$161,508

OFFERED BY



(843) 856-4600  
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