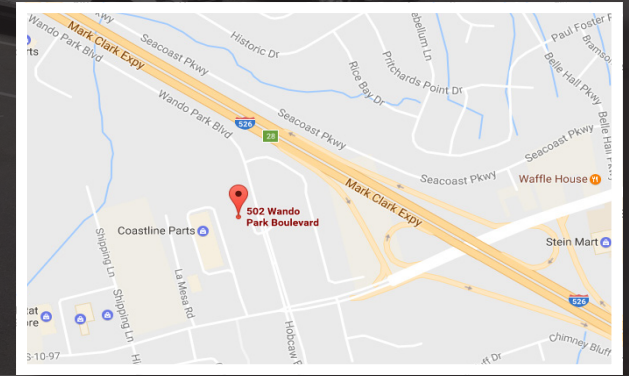


AVAILABLE - FOR LEASE

502 WANDO PARK BOULEVARD

MT. PLEASANT, SC 29464

FLEX SPACE



Nearby Retailers



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

Kevin Shields
 kevin.shields@belklucy.com
 (843) 936-1715 — direct office
 (843) 593-7119 — mobile

PROPERTY INFORMATION

PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for 502 Wando Park Boulevard. This 21,540sf flex facility is perfectly positioned off of well traveled Long Point Road. The attractive and well-maintained center features nice landscaping and oversize rollup doors. Situated on 2.3 acres of light industrial zoned land, this site provides convenient access to I-526 and the Wando terminal.

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 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 101/102	4,380 SF	\$20.00/sf NNN
CAM, Taxes, and Ins. (est.)		\$5.86/sf

DEMOGRAPHICS (5-MILE)

Population	92,753
Households	40,092
Avg. HH Income	\$162,024

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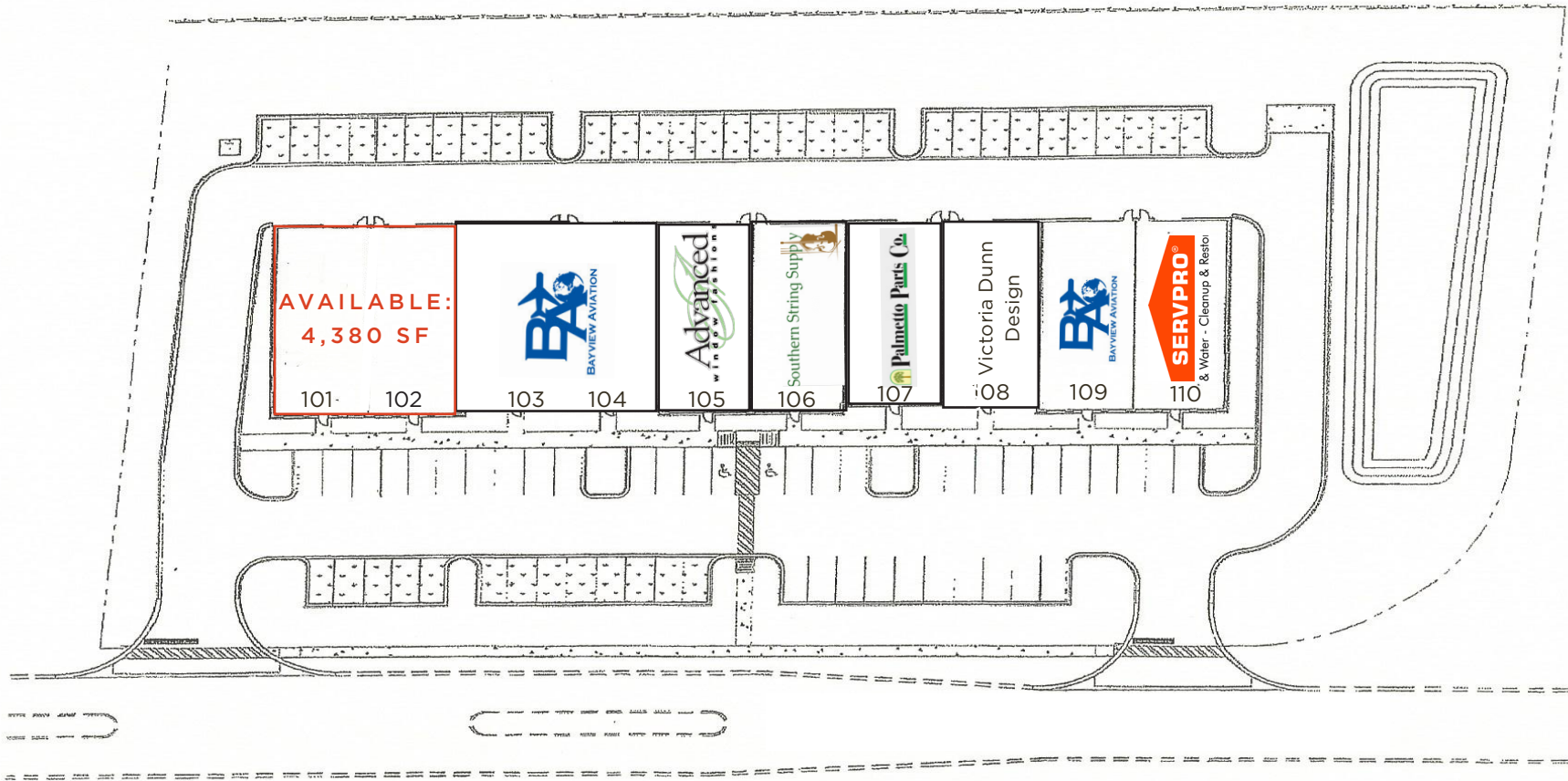
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SITE PLAN



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