

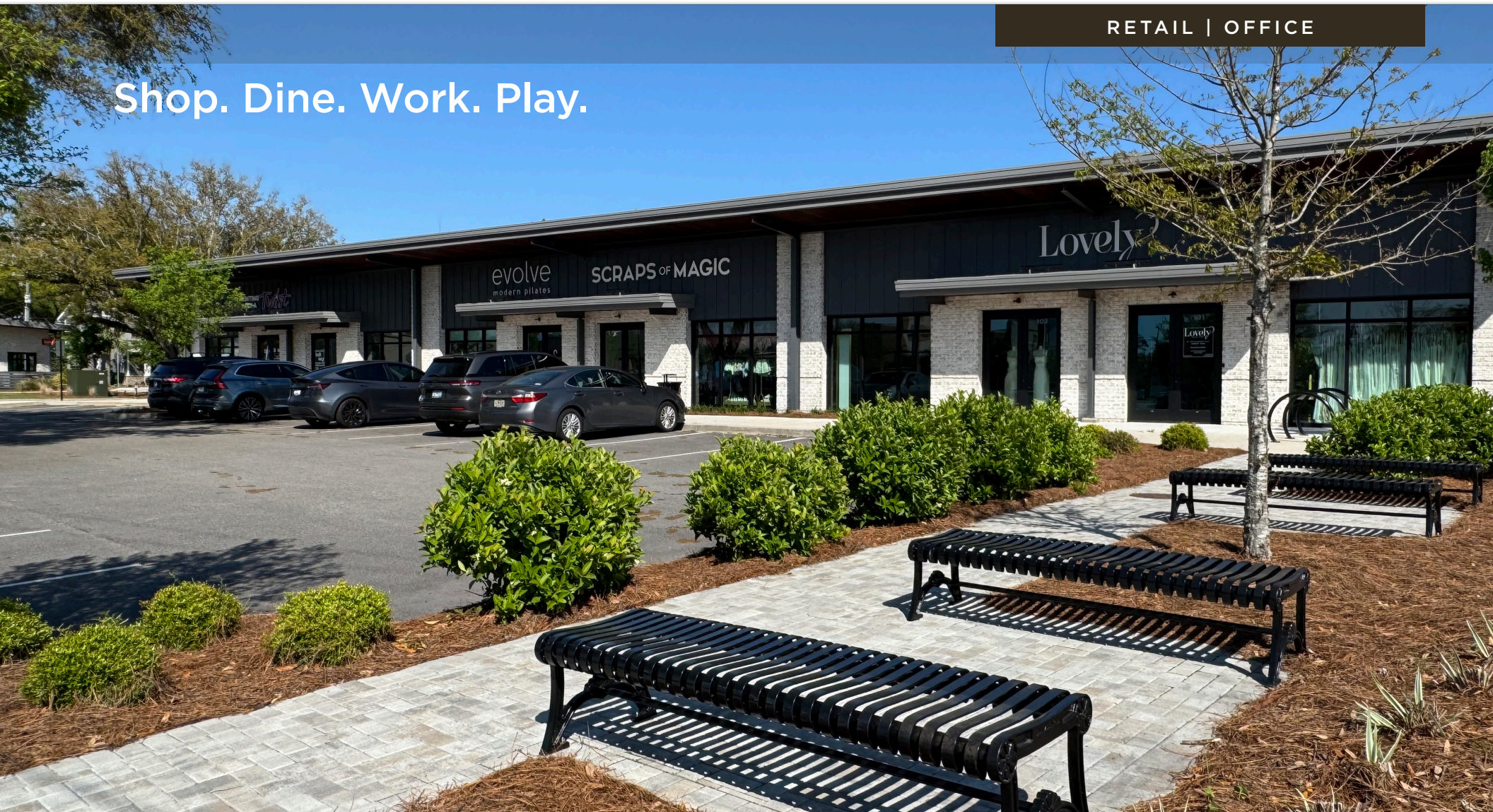
AVAILABLE - FOR LEASE

**BOWMAN PLACE PHASE II, BUILDING A**

1336 BOWMAN ROAD MT. PLEASANT, SC

RETAIL | OFFICE

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Trey Lucy

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BUILDING A

### BOWMAN PLACE - PHASE II

Belk | Lucy is pleased to present the exclusive listing for the second phase of Bowman Place, one of Mt. Pleasant's freshest retail destinations. Bowman Place Phase II is a first-class project offering opportunities for both retail and office.

- Join awesome tenant mix including Dick's Sporting Goods, Nordstrom Rack, DSW, The Fresh Market, J.Crew Factory, Two Cumberland, Kairos Mediterranean, Vitamin Shoppe, and XFinity
- Capitalize on high visibility and existing retail traffic from Phase I
- Benefit from easy ingress and egress and convenient location at intersection of I-526 and Hwy 17 (Johnnie Dodds Blvd)
- Meet your business needs and wants with forward-thinking buildings

### PROPERTY INFORMATION



### AVAILABILITIES

Suite 105	1,237 sf	\$33.00/sf NNN
CAM, Taxes, Ins. (est.)		\$7.75/sf

### DEMOGRAPHICS (5-MILE)

Population	77,230
Households	33,489
Avg. HH Income	\$160,145
Traffic Count (Hwy 17)	81,200 VPD
Traffic Count (Bowman Rd)	19,300 VPD

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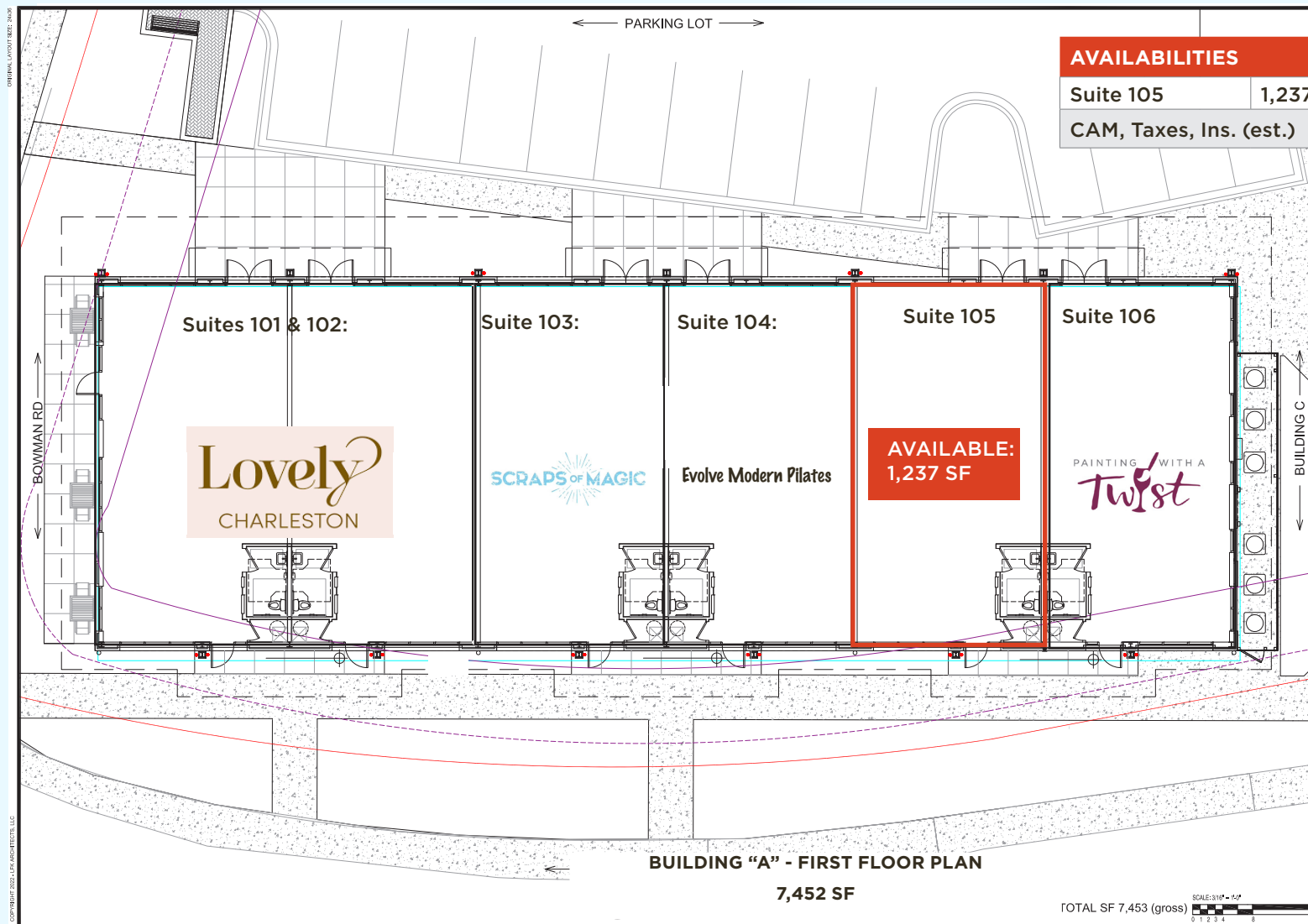
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## BUILDING A PLAN



## AVAILABILITIES

Suite 105	1,237 sf	\$33.00/sf NNN
CAM, Taxes, Ins. (est.)		\$7.75/sf

# BOWMAN PLACE

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## TRAFFIC COUNT MAP

	2014	2024	% Increase
Average Daily Traffic Highway 17	41,800	81,200	94%
Average Daily Traffic Bowman Rd	10,300	19,300	87%
Avg Household Income (Mount Pleasant)	\$120,000	\$164,000	37%
Population (Mount Pleasant)	72,379	96,417	33%



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