

AVAILABLE - FOR LEASE

BOWMAN PLACE PHASE II, BUILDING E

1356 OLD GEORGETOWN RD MT. PLEASANT, SC

RETAIL | OFFICE

Shop. Dine. Work. Play.

VEHICLES PER DAY: 81,200

BUILDING E

DICK'S
SPORTING GOODS

NORDSTROM rack

DICK'S
SPORTING GOODS
NORDSTROM rack
THE FRESH MARKET
DSW

Retailers include:



NORDSTROM
rack

DSW



xfinity

J.CREW
FACTORY

theVitamin
Shoppe

OFFERED BY

belk
lucy

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BUILDING E

BOWMAN PLACE - PHASE II

Belk | Lucy is pleased to present the exclusive listing for Building E of Bowman Place, one of Mt. Pleasant's freshest retail destinations.

- 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 existing retail traffic
- Benefit from easy ingress and egress and convenient location at intersection of I-526 and Hwy 17 (Johnnie Dodds Blvd)

PROPERTY INFORMATION



DEMOGRAPHICS (5-MILE)

Population	78,868
Households	35,281
Avg. HH Income	\$172,365
Traffic Count (Hwy 17)	81,200 VPD
Traffic Count (Bowman Rd)	20,500 VPD

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BUILDING E PLAN

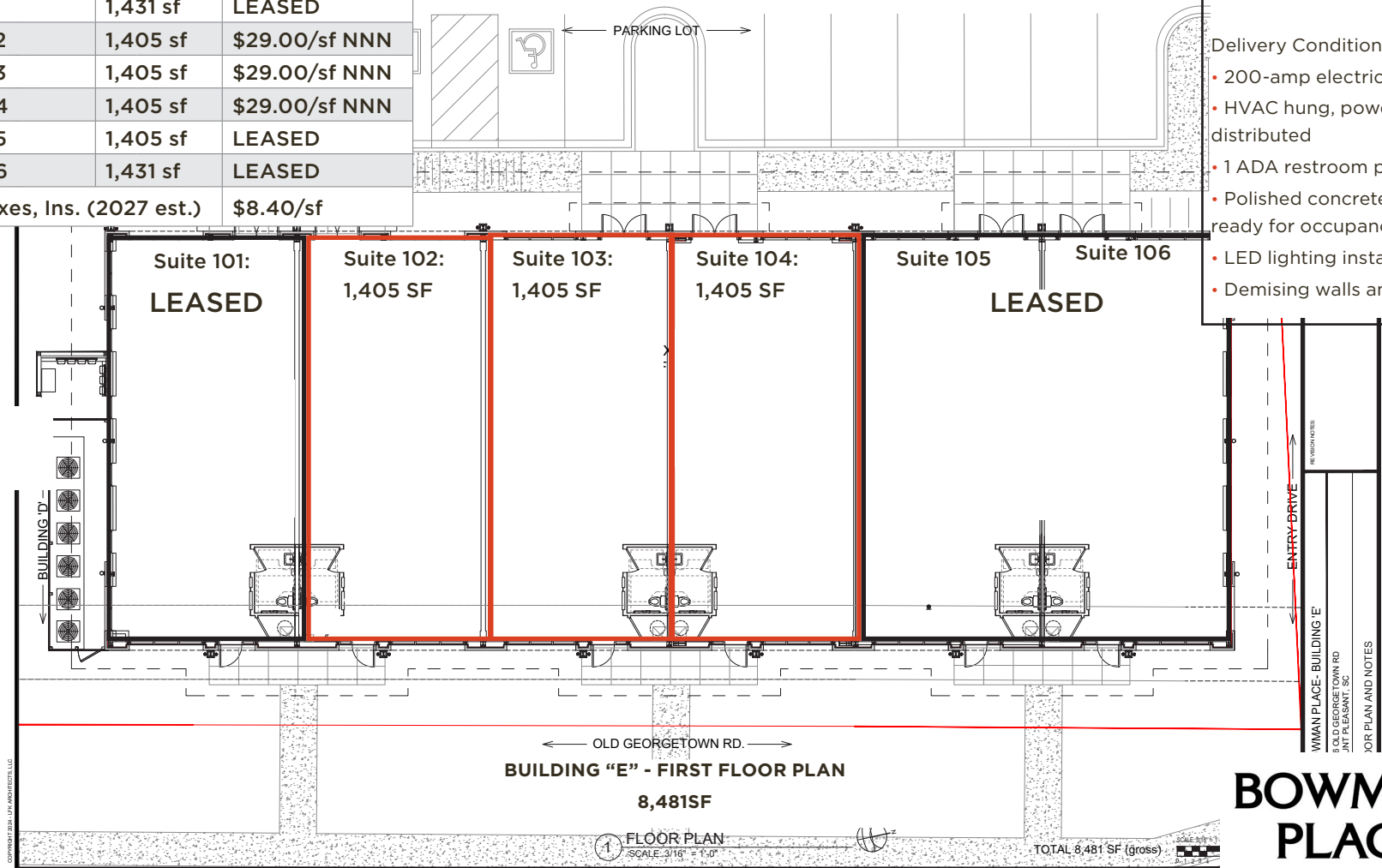
AVAILABILITIES

Suite 101	1,431 sf	LEASED
Suite 102	1,405 sf	\$29.00/sf NNN
Suite 103	1,405 sf	\$29.00/sf NNN
Suite 104	1,405 sf	\$29.00/sf NNN
Suite 105	1,405 sf	LEASED
Suite 106	1,431 sf	LEASED
CAM, Taxes, Ins. (2027 est.)		\$8.40/sf

PROJECTED DELIVERY:
OCTOBER 2026

Delivery Condition:

- 200-amp electrical panel
- HVAC hung, powered and distributed
- 1 ADA restroom per bay
- Polished concrete floor ready for occupancy
- LED lighting installed
- Demising walls and outlets



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AERIAL



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DEMOGRAPHICS

	2025
Average Daily Traffic Highway 17	81,200
Average Daily Traffic Bowman Rd	20,500
Avg Household Income (Mount Pleasant)	\$165,424
Population (Mount Pleasant)	95,604

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