

AVAILABLE - FOR LEASE **CAROLINA PARK**

N HIGHWAY 17 & GREYTHORNE DR. MT. PLEASANT, SC 29466



RETAIL | OFFICE

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AVAILABLE

HIGHWAY 17 NORTH: 55,300 VPD

Nearby amenities
include:



OFFERED BY



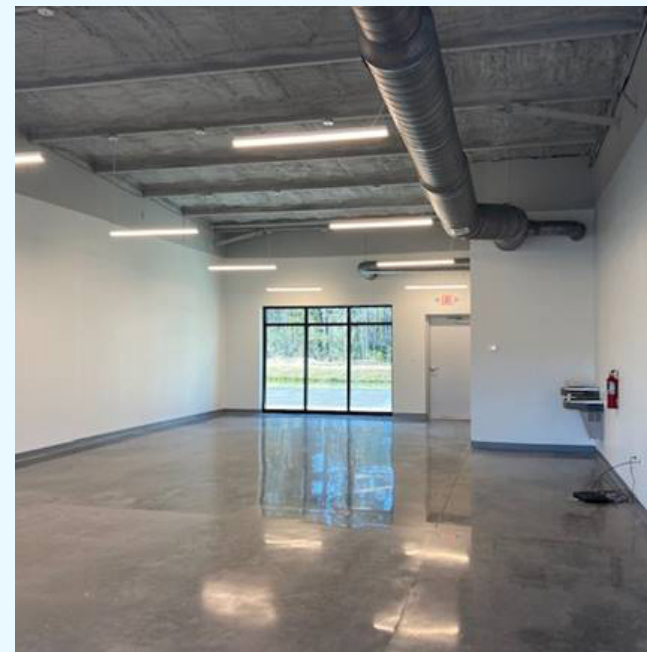
(843) 856-4600
www.belklucy.com

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



- Excellent opportunity to serve the North Mount Pleasant area
- Capitalize on high growth area and dense population
- Benefit from high visibility on well travelled Highway 17 North (55,300 VPD)
- Ready for Occupancy January 2026
- Spaces 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, and many more.

LEASING OPPORTUNITIES

Suite 101	2,590 sf	\$38.00/sf NNN
Suite 100	2,110 sf	\$38.00/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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RENDERINGS



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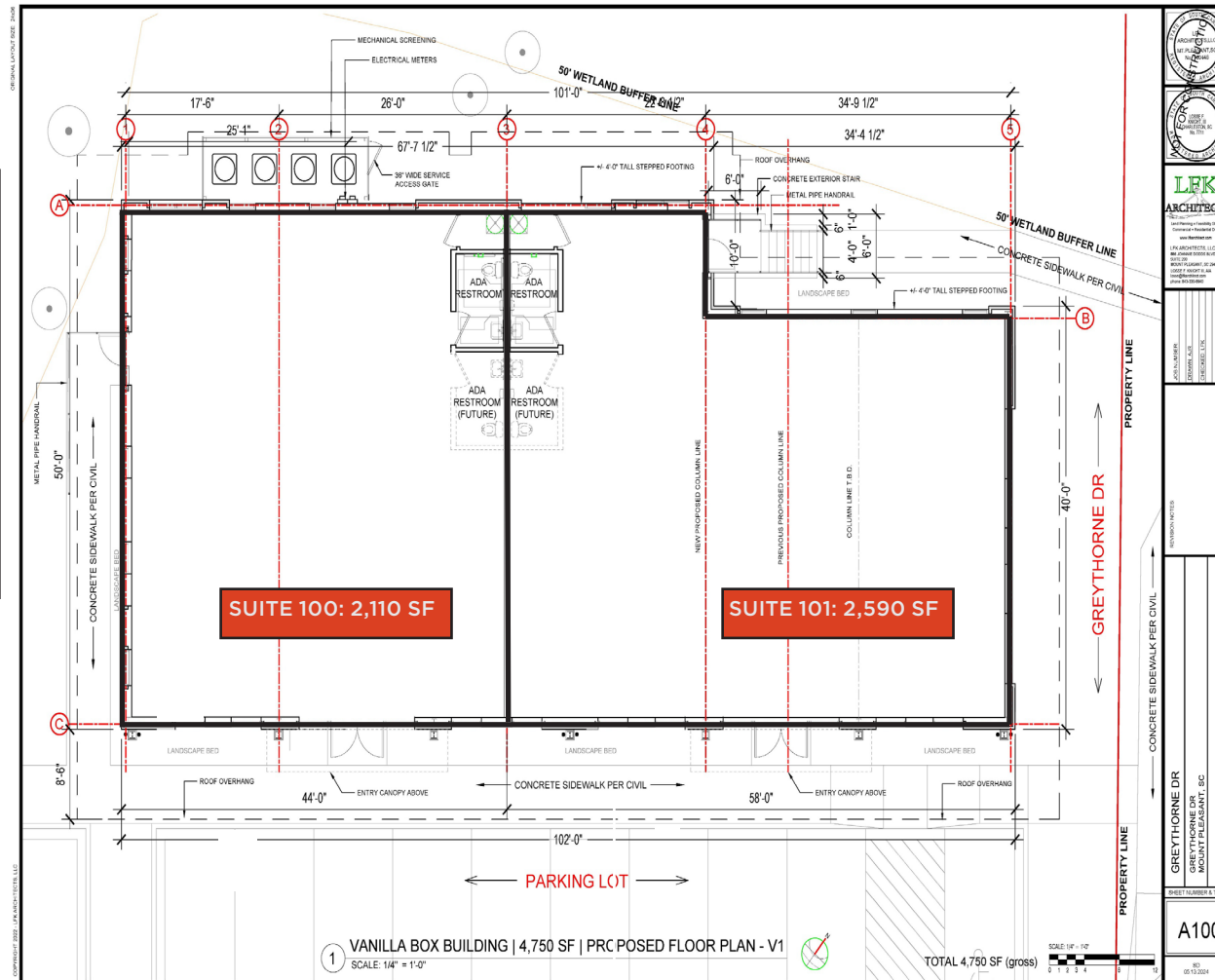
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SITE PLAN

PROJECTED DELIVERY:
JANUARY 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





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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

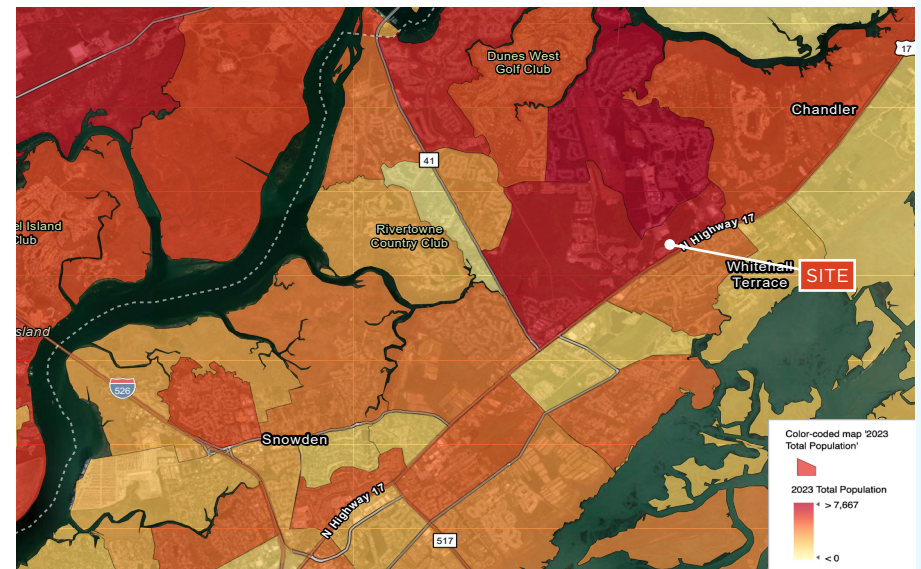


\$118,978

AVERAGE DISPOSABLE
INCOME

*NORTH MOUNT PLEASANT

POPULATION DENSITY



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