

AVAILABLE - FOR LEASE

PARK BEND AT CAROLINA PARK

PARK AVE BLVD. MT. PLEASANT, SC 29466

RETAIL | OFFICE



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

PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive leasing opportunities for Park Bend at Carolina Park. This multi-building retail/office/flex project is strategically located within the Carolina Park Master-Planned community.

CAROLINA PARK

- Excellent opportunity to serve the North Mount Pleasant area
- Capitalize on high growth area and dense population
- Benefit from high visibility and convenient location across from Costco Wholesale
- 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, Mozzo and many more.



DEMOGRAPHICS (3-MILE)

Population	32,290
Households	12,000
Avg. HH Income	\$161,510



OFFERED BY



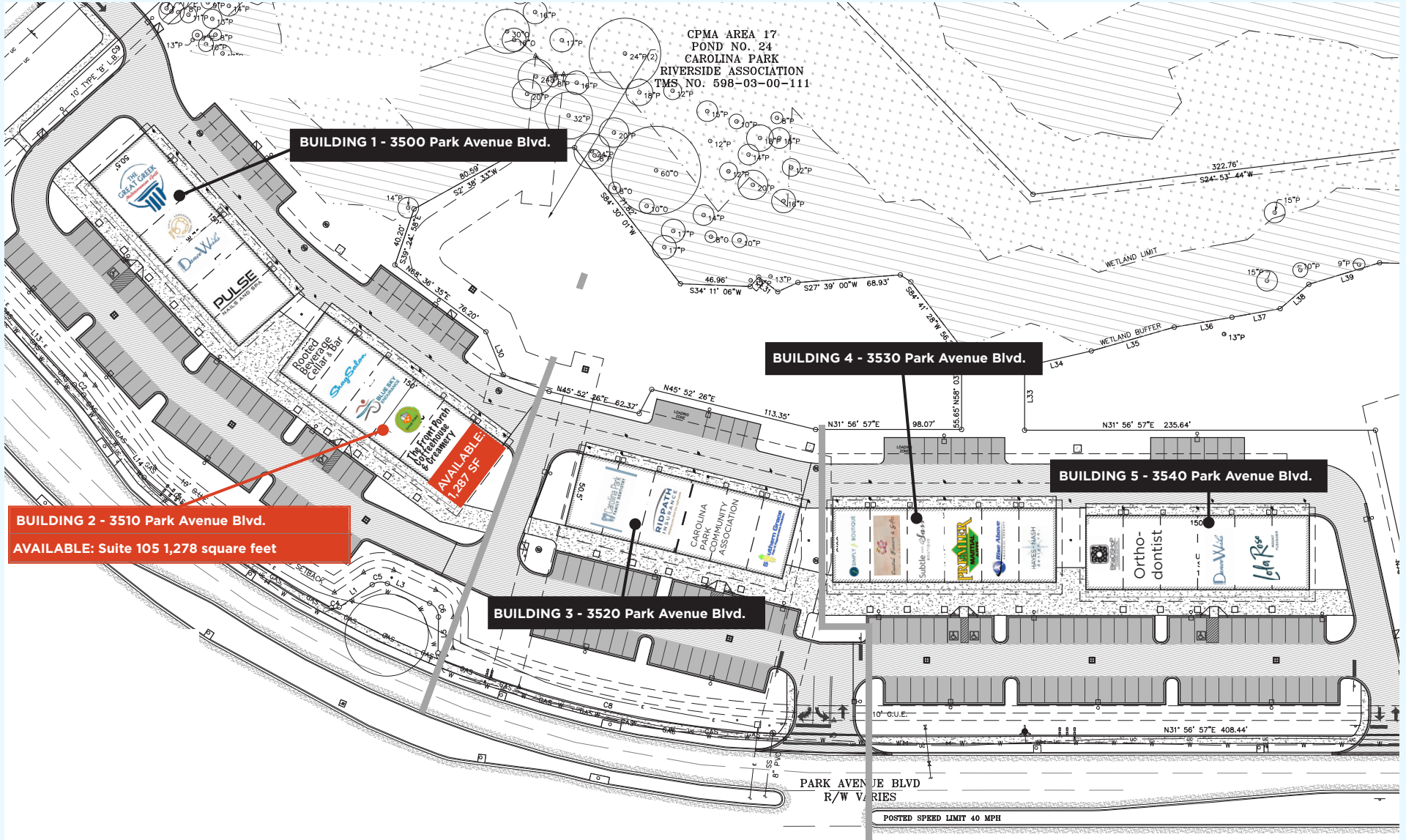
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SITE PLAN



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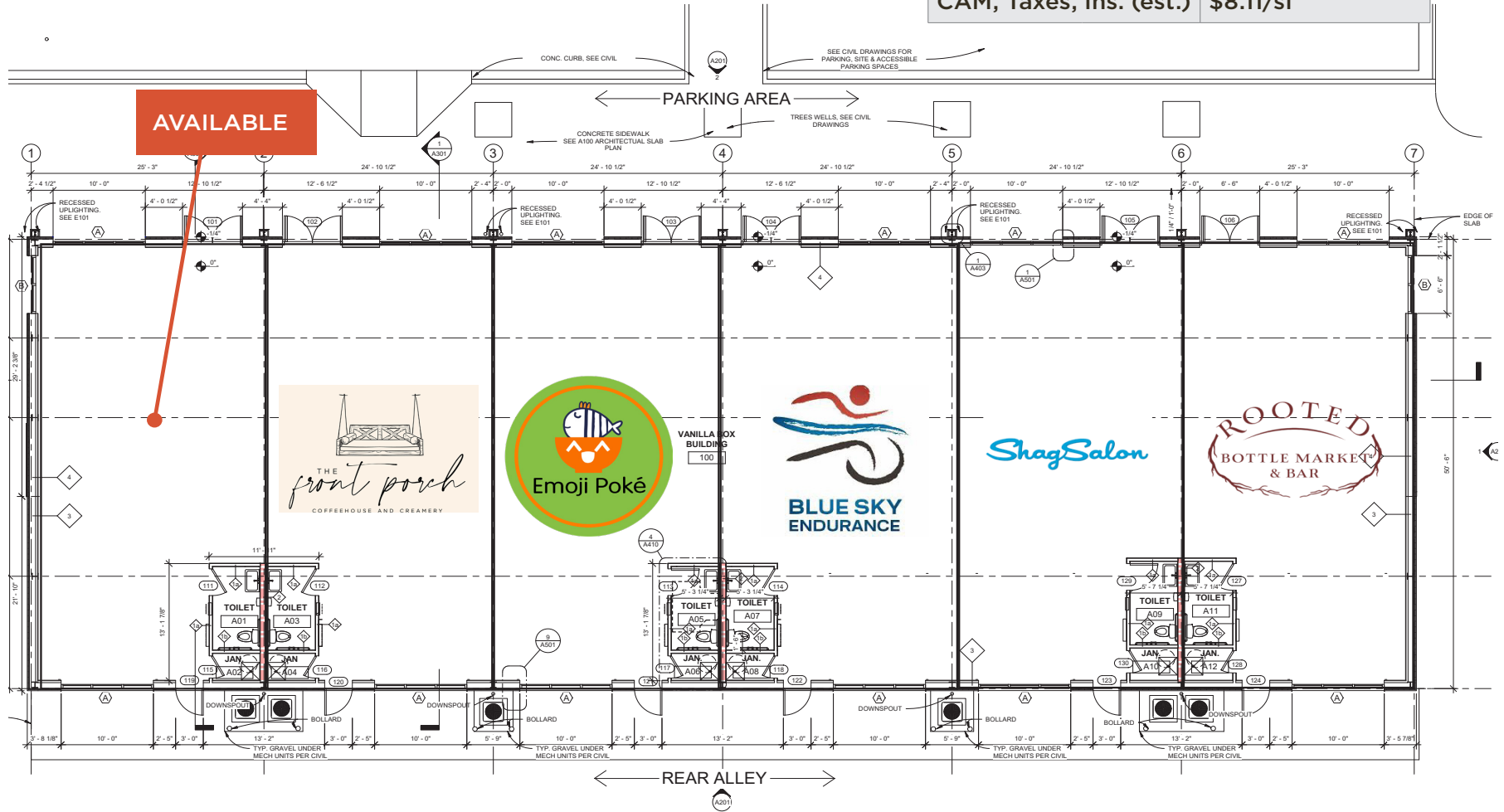
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BUILDING 2 PLAN

LEASING OPPORTUNITIES		
Suite 105	1,278 sf	\$35.00/sf NNN
CAM, Taxes, Ins. (est.)		\$8.11/sf



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DRONE



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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



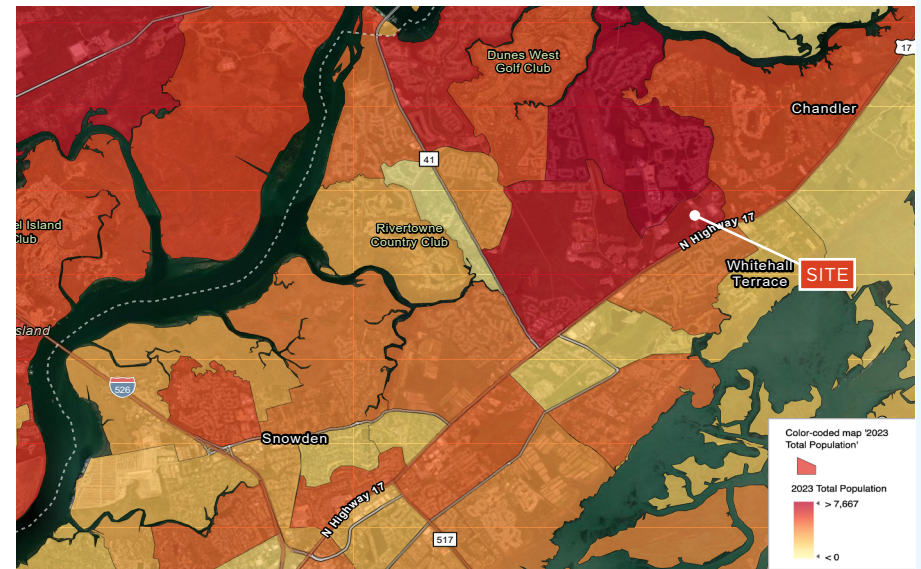
\$118,978

AVERAGE DISPOSABLE INCOME

*NORTH MOUNT PLEASANT



POPULATION DENSITY



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