

AVAILABLE - FOR LEASE

CAROLINA PARK, BUILDING 1

901 WARRIOR WAY MT. PLEASANT, SC 29466

RETAIL | OFFICE



Nearby amenities include:



OFFERED BY



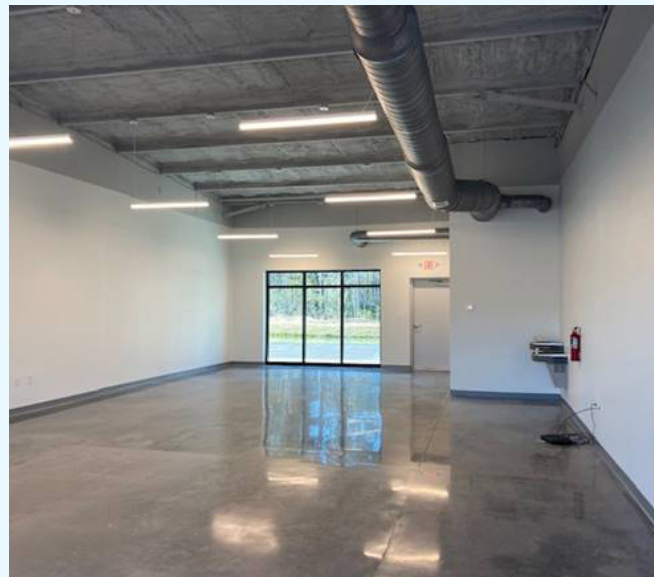
(843) 856-4600
www.belklucy.com

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



CAROLINA PARK - BUILDING 1

- Excellent opportunity to serve the North Mount Pleasant area
- Capitalize on high growth area and dense population
- Benefit from high visibility and convenient location at entrance to Wando High School
- 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	3,359 sf	\$36.00/sf NNN
Suite 103	1,663 sf	\$30.00/sf NNN
Suite 104	1,663 sf	\$30.00/sf NNN
Suite 105	1,663 sf	\$30.00/sf NNN
Suite 106	1,696 sf	\$33.00/sf NNN
CAM, Taxes, Ins. (est.)		\$7.50/sf

DEMOGRAPHICS (3-MILE)

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

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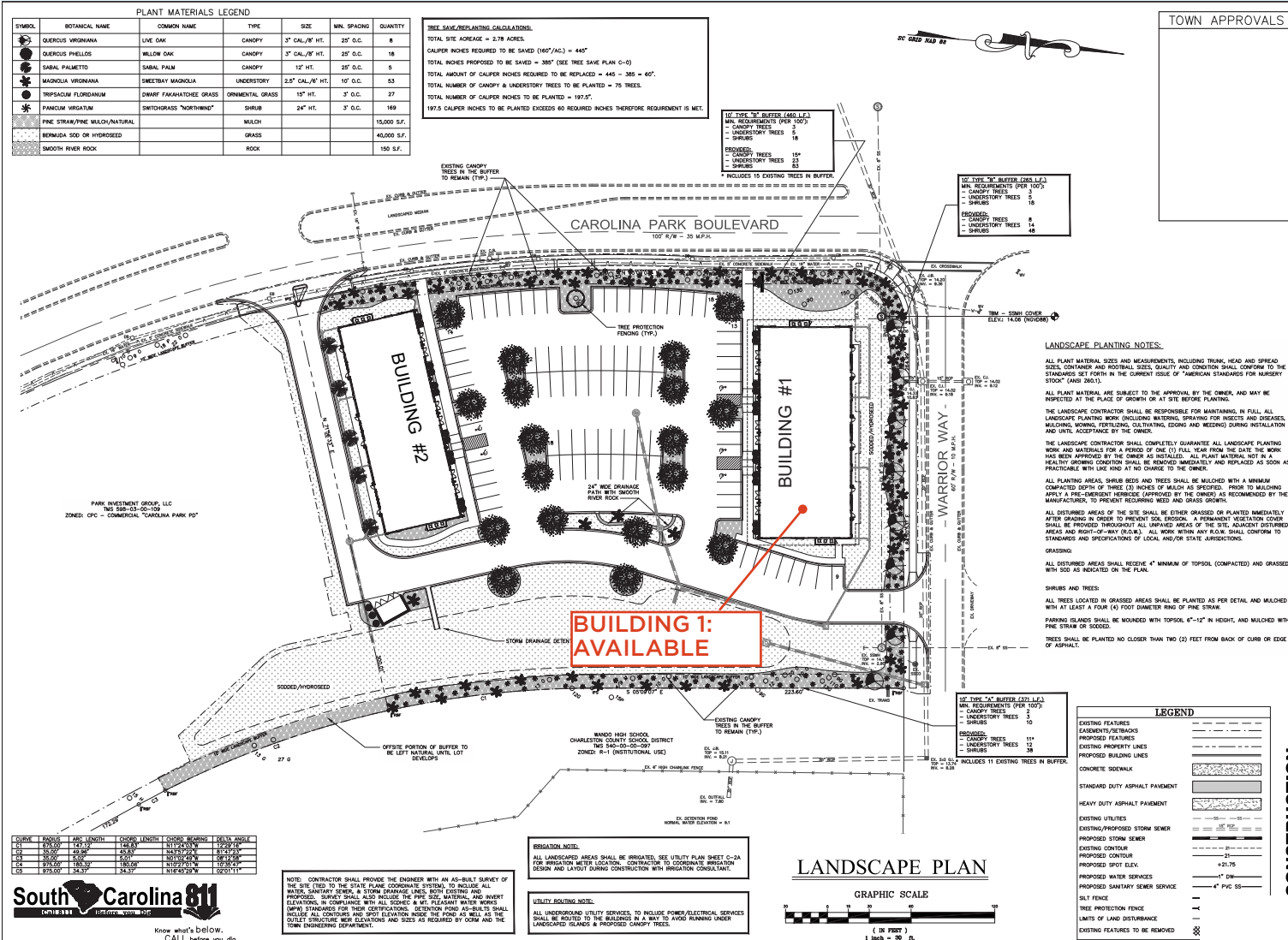
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SITE PLAN



TOWN APPROVALS

CIVIL & STRUCTURAL CONSULTING ENGINEERS
 500 Lone Tree Drive Suite 101
 Mt. Pleasant, S.C. 29464
 Phone: (843) 308-0800
 email: ldurante@empireeng.com

EMPIRE ENGINEERING LLC

CAROLINA PARK CPC - 14
 TOWN OF MT. PLEASANT, SOUTH CAROLINA
 FOR: GPF-CP BLVD LLC

REVISION	SCHEDULE	BY	DATE

DESIGNED: T.M.D.
 DRAWN: T.M.D.
 CHECKED: T.M.D.
 JOB NUMBER: 21-228
 DATE: NOVEMBER 11, 2022
 LC: 1" = 30'

L-1



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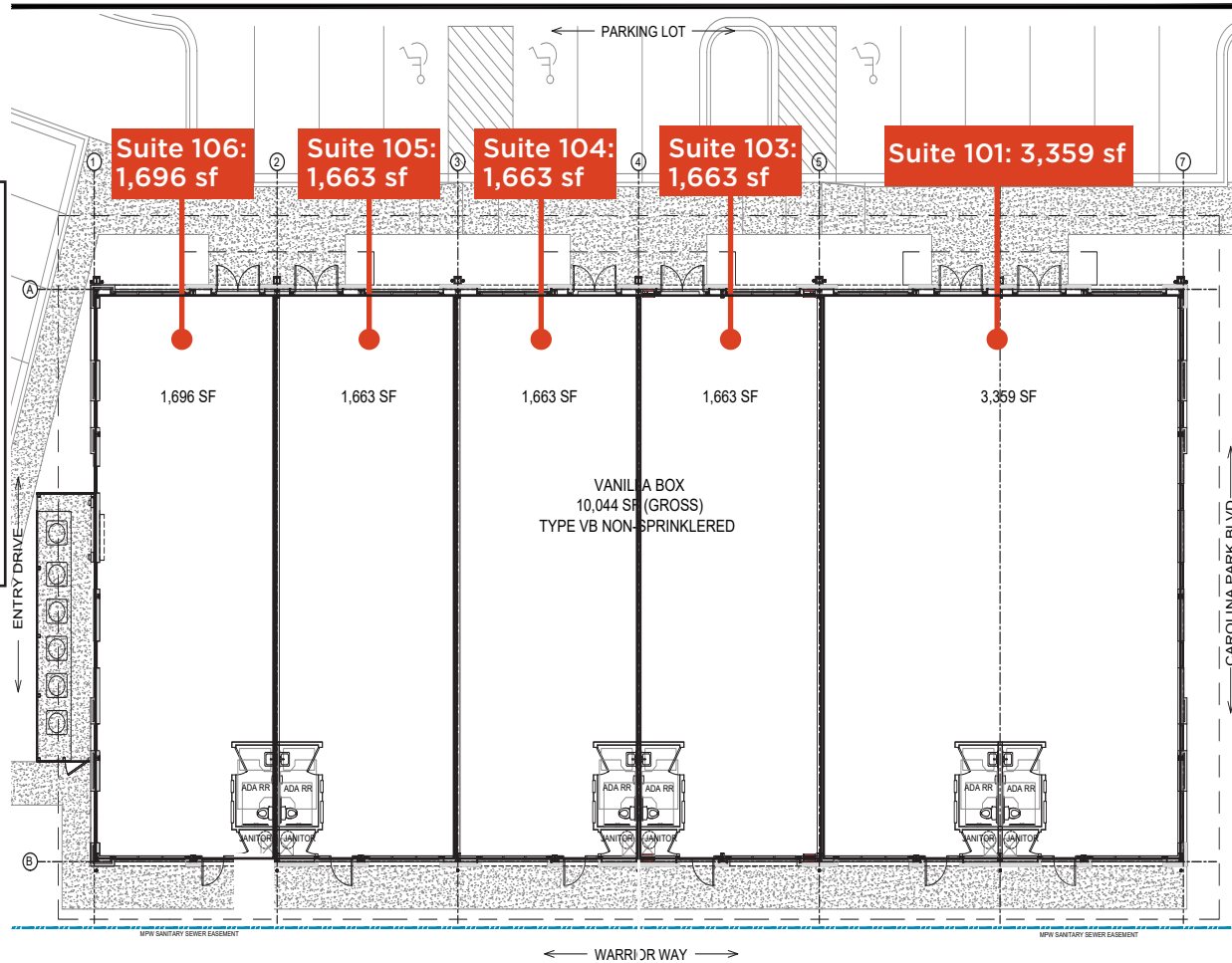
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BUILDING 1 PLAN

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



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AND

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

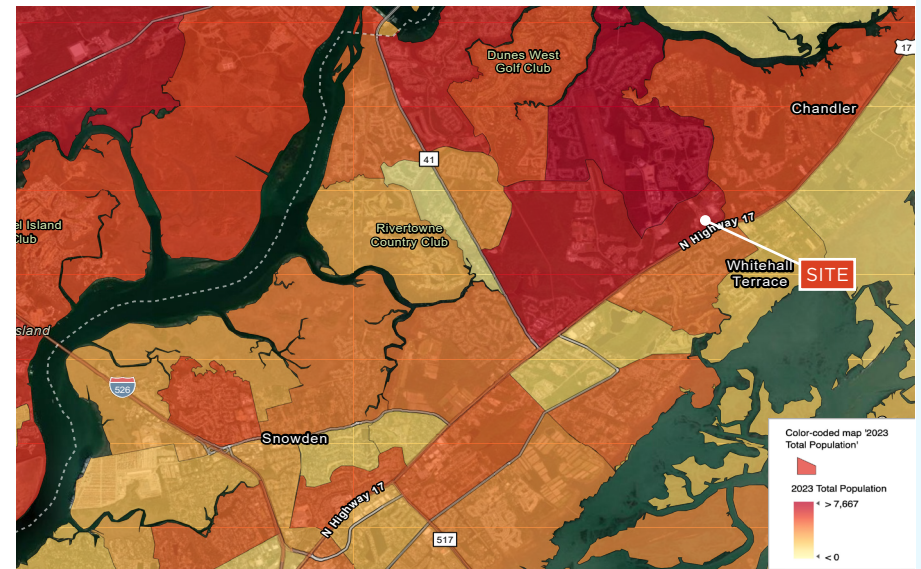


\$118,978

AVERAGE DISPOSABLE INCOME

*NORTH MOUNT PLEASANT

POPULATION DENSITY



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