

AVAILABLE - FOR LEASE

CAROLINA PARK

901 WARRIOR WAY, BUILDING 2 MT. PLEASANT, SC 29466

RETAIL | OFFICE



BUILDING 2:  
4,241 - 8,481 SF  
AVAILABLE

Nearby amenities include:



OFFERED BY  
**belk  
lucy**

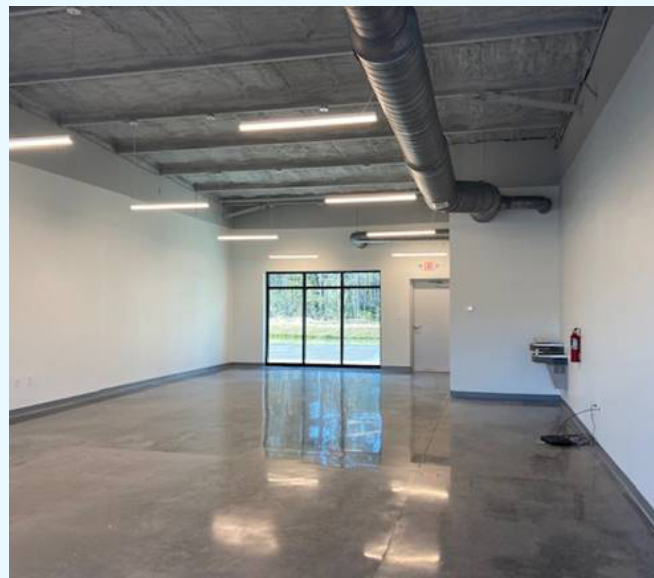
(843) 856-4600  
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AND

Blair Belk, CCIM  
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**PROPERTY INFORMATION**



**CAROLINA PARK - BUILDING 2**

- 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**

3 bays	4,241 sf	\$30.00/sf NNN
4 bays	5,646 sf	\$30.00/sf NNN
5 bays	7,051 sf	\$30.00/sf NNN
6 bays (full building)	8,481 sf	\$30.00/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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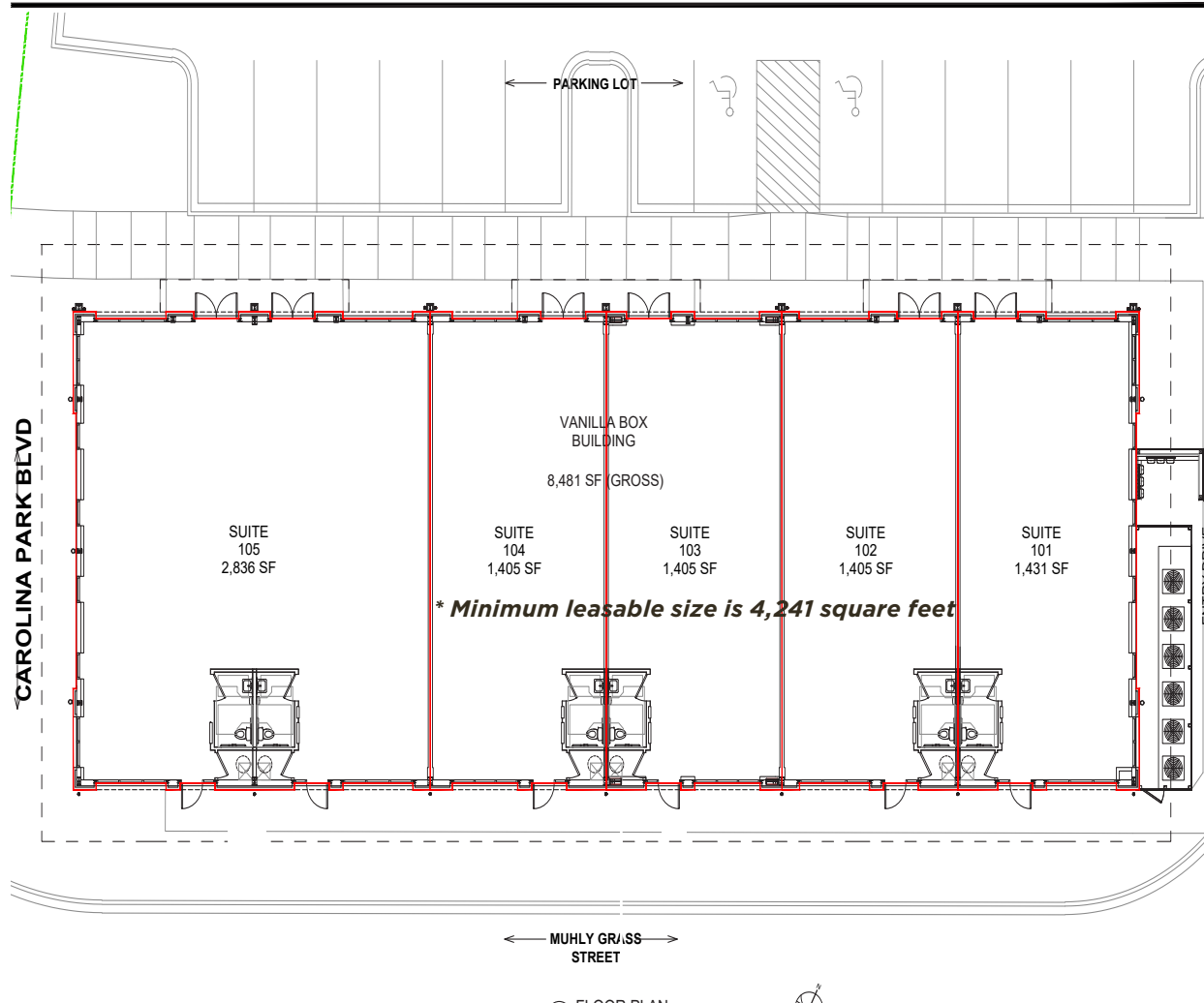
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**BUILDING 2 PLAN**

- 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 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



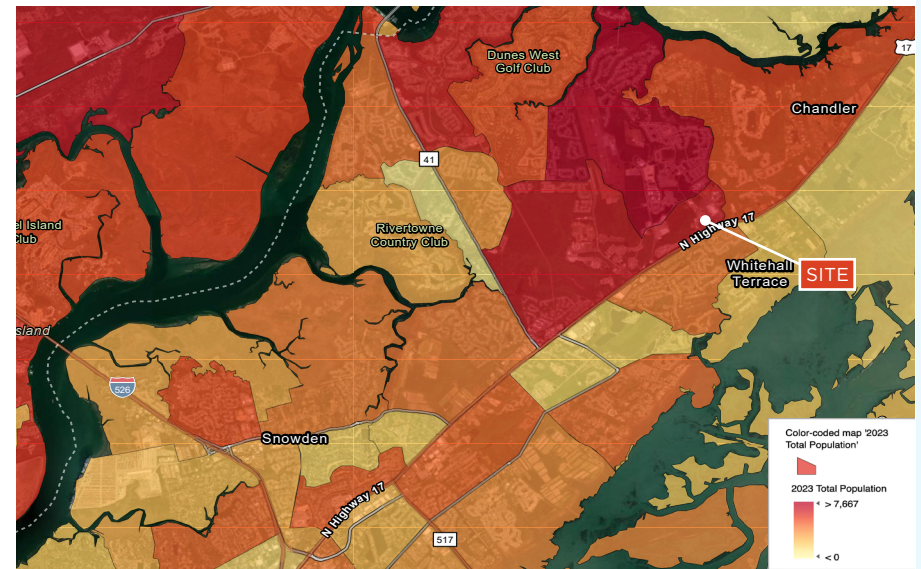
\$118,978

AVERAGE DISPOSABLE INCOME

\*NORTH MOUNT PLEASANT



POPULATION DENSITY



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