

AVAILABLE - FOR LEASE

CAROLINA PARK

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

RETAIL | OFFICE



BUILDING 2:
+/- 2,810 - 8,481 SF
AVAILABLE

Nearby amenities include:



OFFERED BY
**belk
lucy**

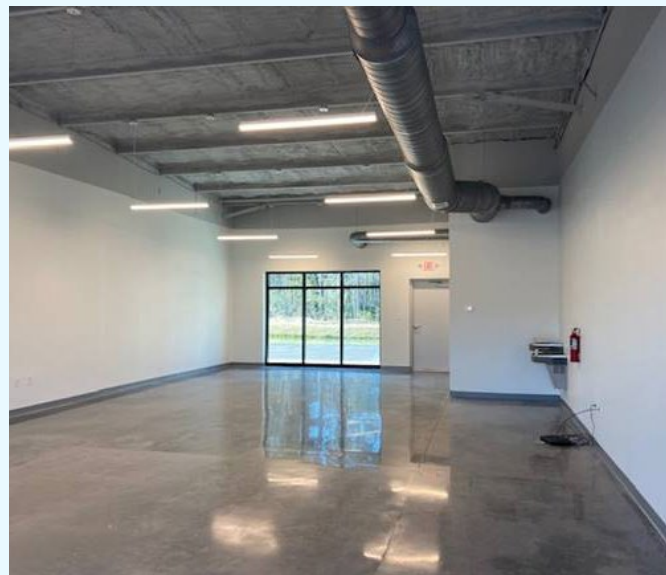
(843) 856-4600
www.belklucy.com

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 - 901 WARRIOR WAY, 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

2 bays	+/- 2,810 sf	\$30.00 - 33.00/sf NNN
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.)		\$7.75/sf

DEMOGRAPHICS (3-MILE)

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

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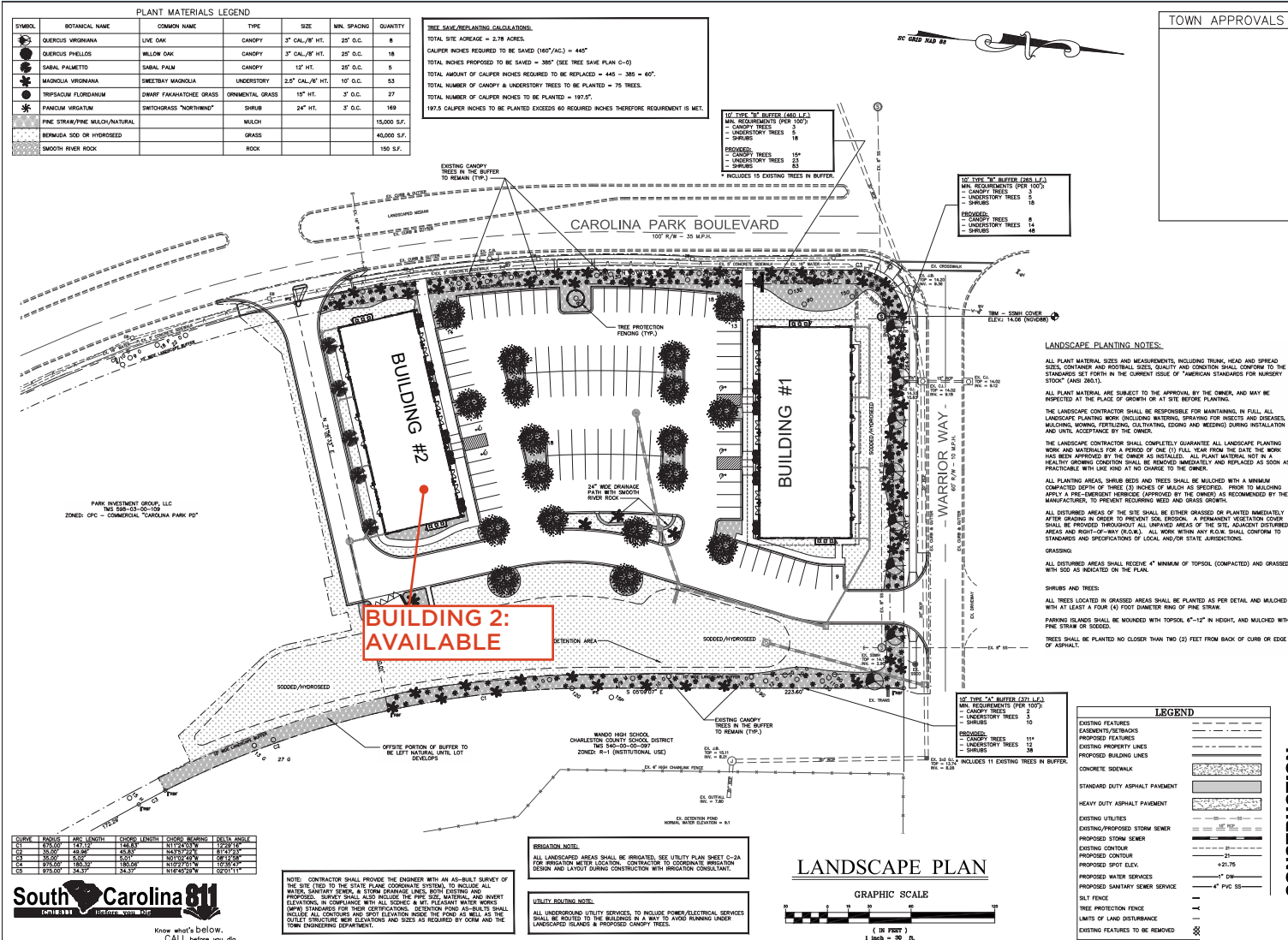
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SITE PLAN



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

CONSTRUCTION

PARK INVESTMENT GROUP, LLC
 THE 598-C3-00-104
 ZONED: CPC - COMMERCIAL "CAROLINA PARK PD"

Carolina 811
 Know what's below.
 CALL before you dig.

CURB	PAVING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DETAILED AREA
CD	836.00	147.12	146.83	N112°43'30" W	1229.12
CD	330.00	12.36	42.49	N55°21'24" E	8179.25
CD	300.00	2.00	5.00	N102°04'24" E	9842.26
CD	120.00	18.00	182.00	N72°27'00" E	15724.00
CD	825.00	34.37	34.37	N12°45'24" E	9201.11



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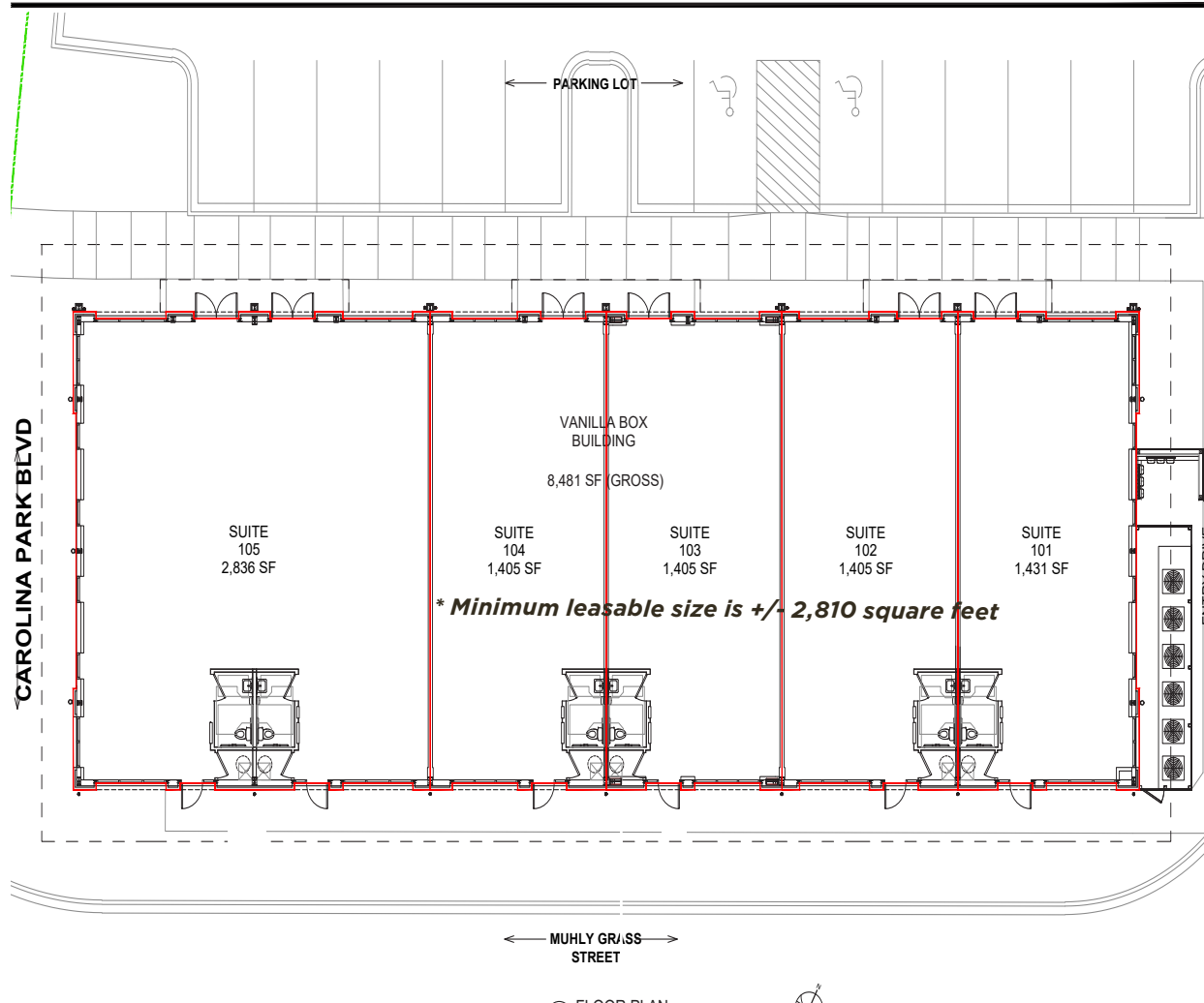
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BUILDING 2 PLAN

- 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



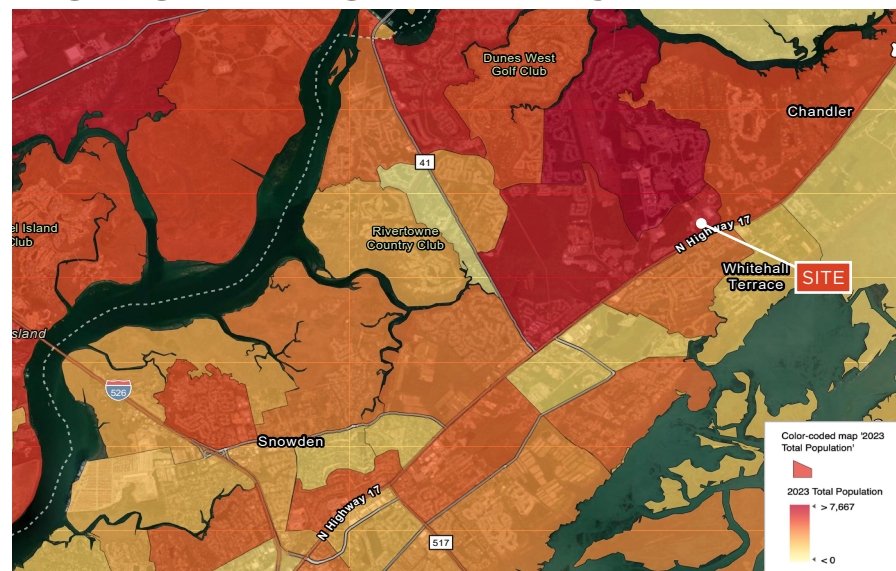
\$118,978

AVERAGE DISPOSABLE INCOME

*NORTH MOUNT PLEASANT



POPULATION DENSITY



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