

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**

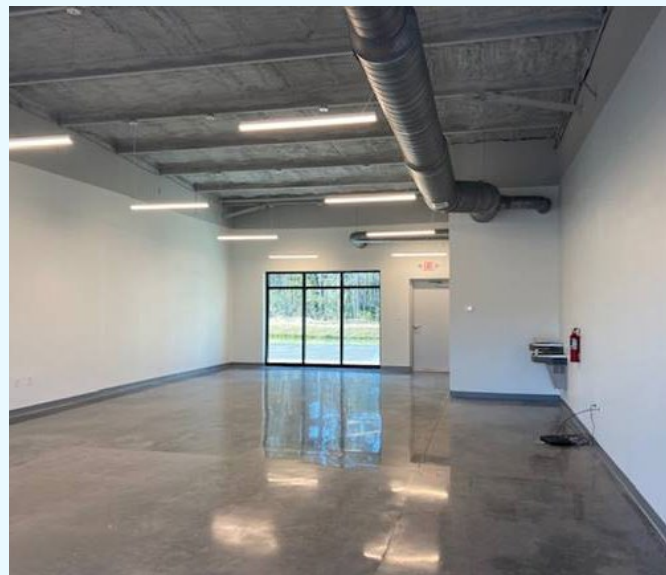
(843) 856-4600  
www.belklucy.com

Trey Lucy  
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(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
- Ready for Occupancy November 2025
- 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

**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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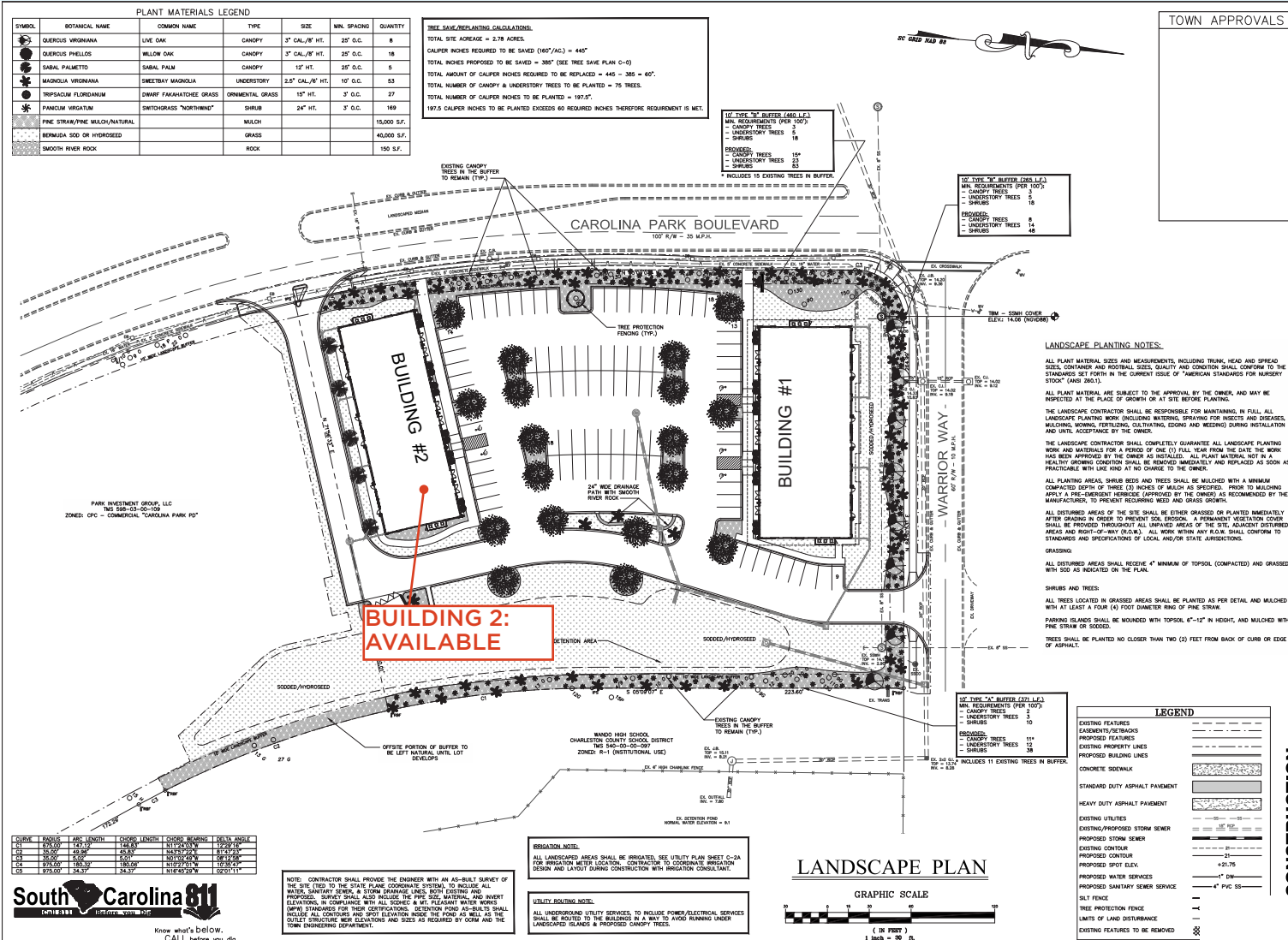
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SITE PLAN



**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**



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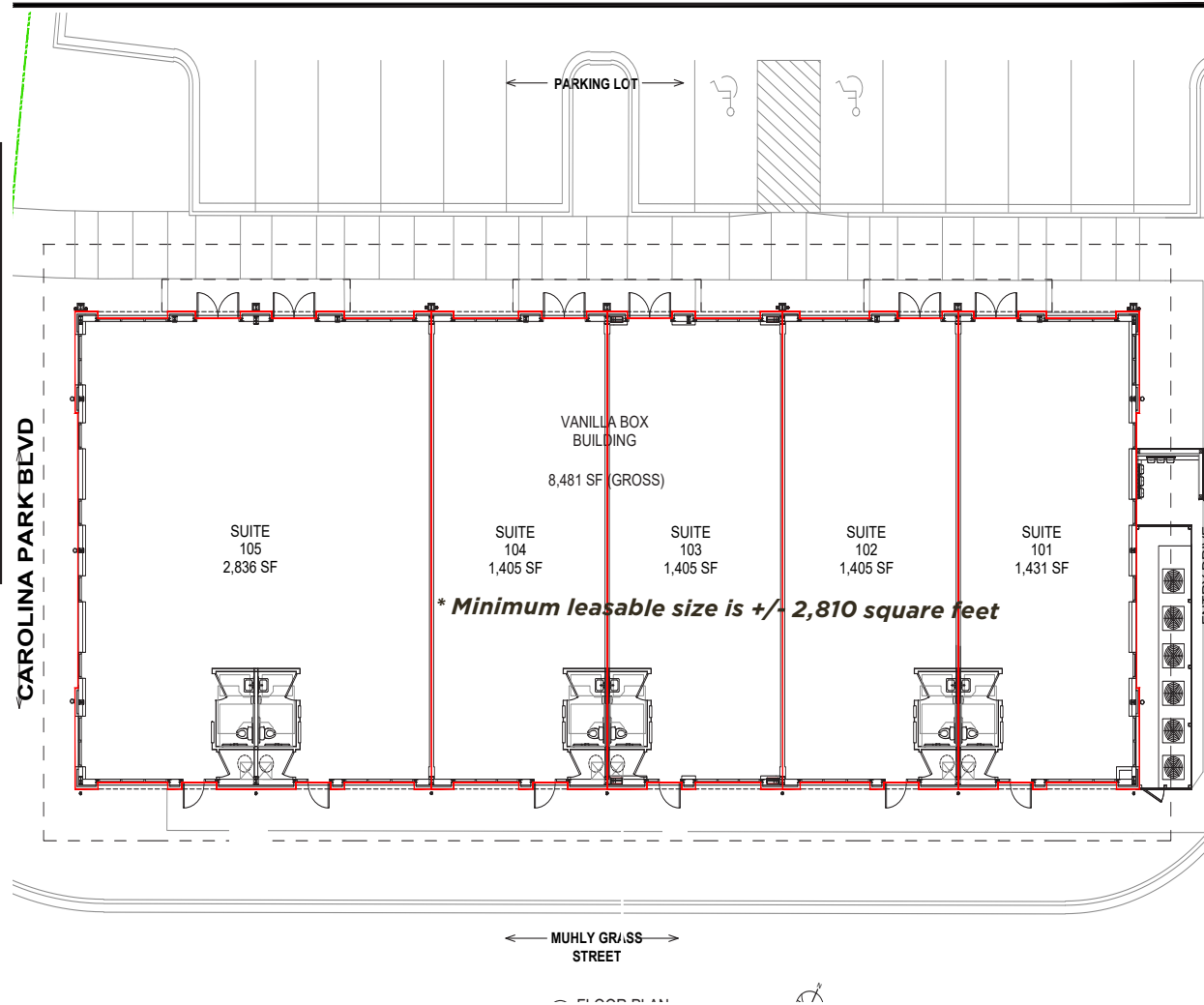
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**BUILDING 2 PLAN**

**PROJECTED DELIVERY:  
NOVEMBER 2025**

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



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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



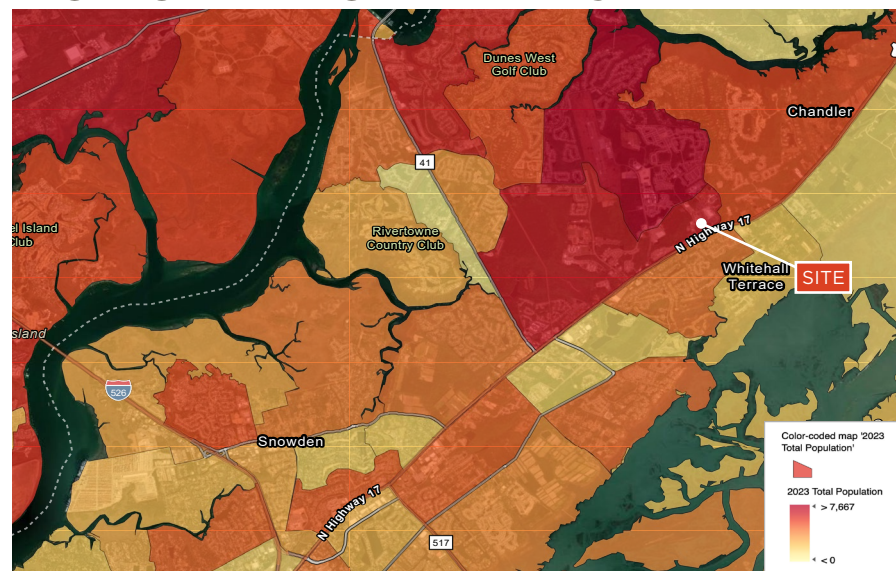
# \$118,978

## AVERAGE DISPOSABLE INCOME

\*NORTH MOUNT PLEASANT



### POPULATION DENSITY



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