

AVAILABLE - FOR LEASE **CAROLINA PARK**

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

RETAIL | OFFICE



BUILDING 2:
+/- 1,405 - 2,836 SF
AVAILABLE

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 - 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 Tide Orthodontics, BKedSHoP, and many more.

**LEASING OPPORTUNITIES**

Suite 101	1,431 sf	\$33.00/sf NNN
Suite 102	1,405 sf	LEASED
Suite 103	1,405 sf	LEASED
Suite 104	1,405 sf	LEASED
Suite 105	2,836 sf	\$33.00/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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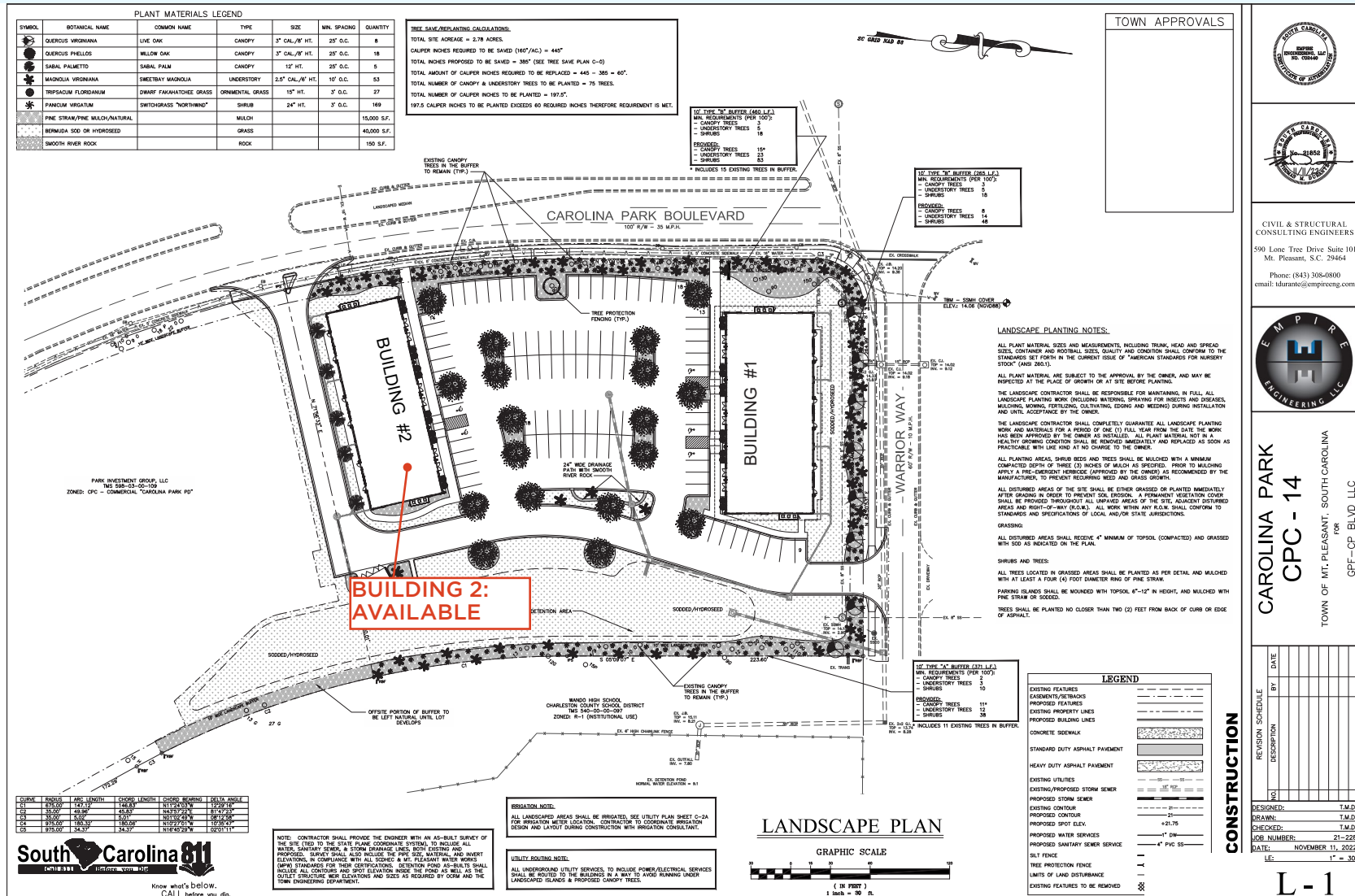
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SITE PLAN



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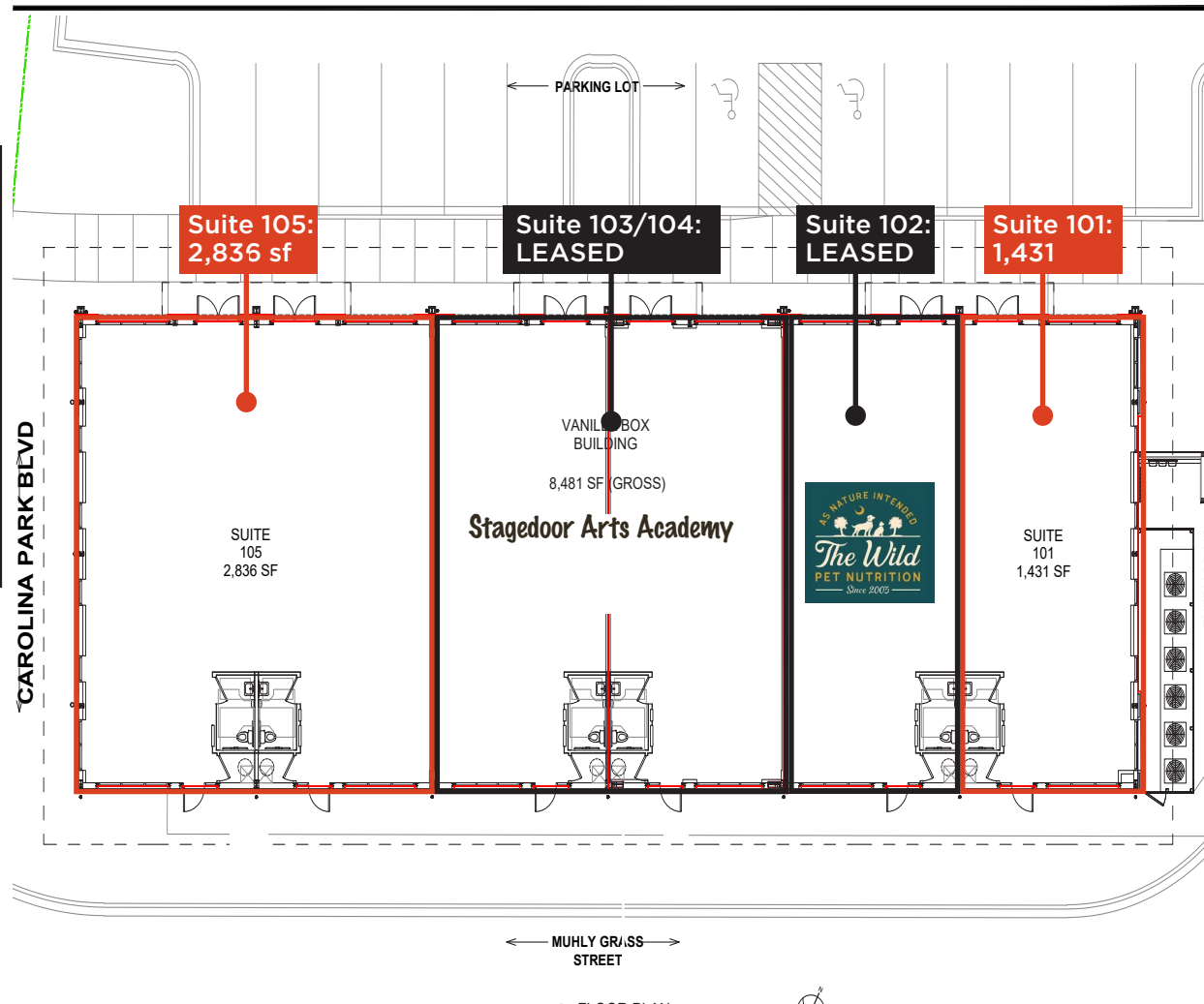
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BUILDING 2 PLAN

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

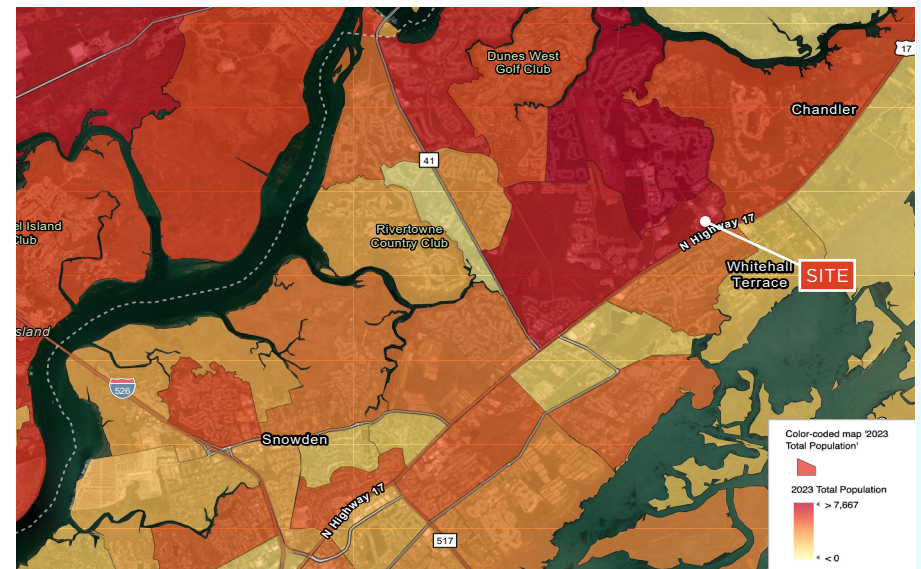


\$118,978

AVERAGE DISPOSABLE
INCOME

*NORTH MOUNT PLEASANT

POPULATION DENSITY



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