

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



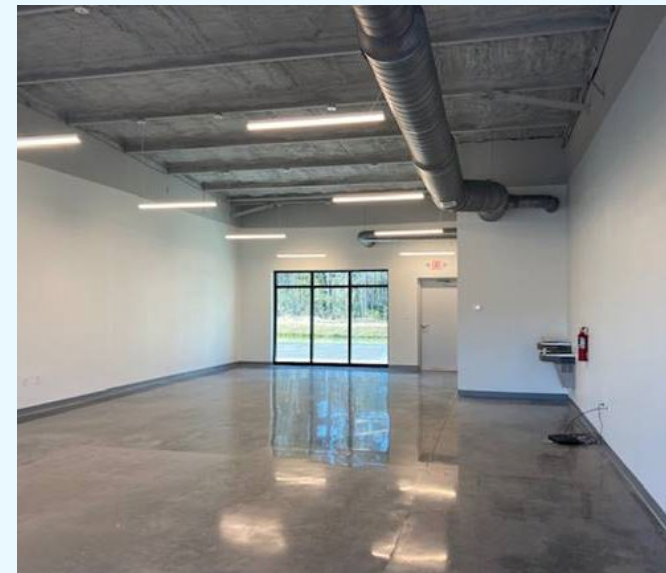
(843) 856-4600
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Trey Lucy
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AND

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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	\$30.00/sf NNN
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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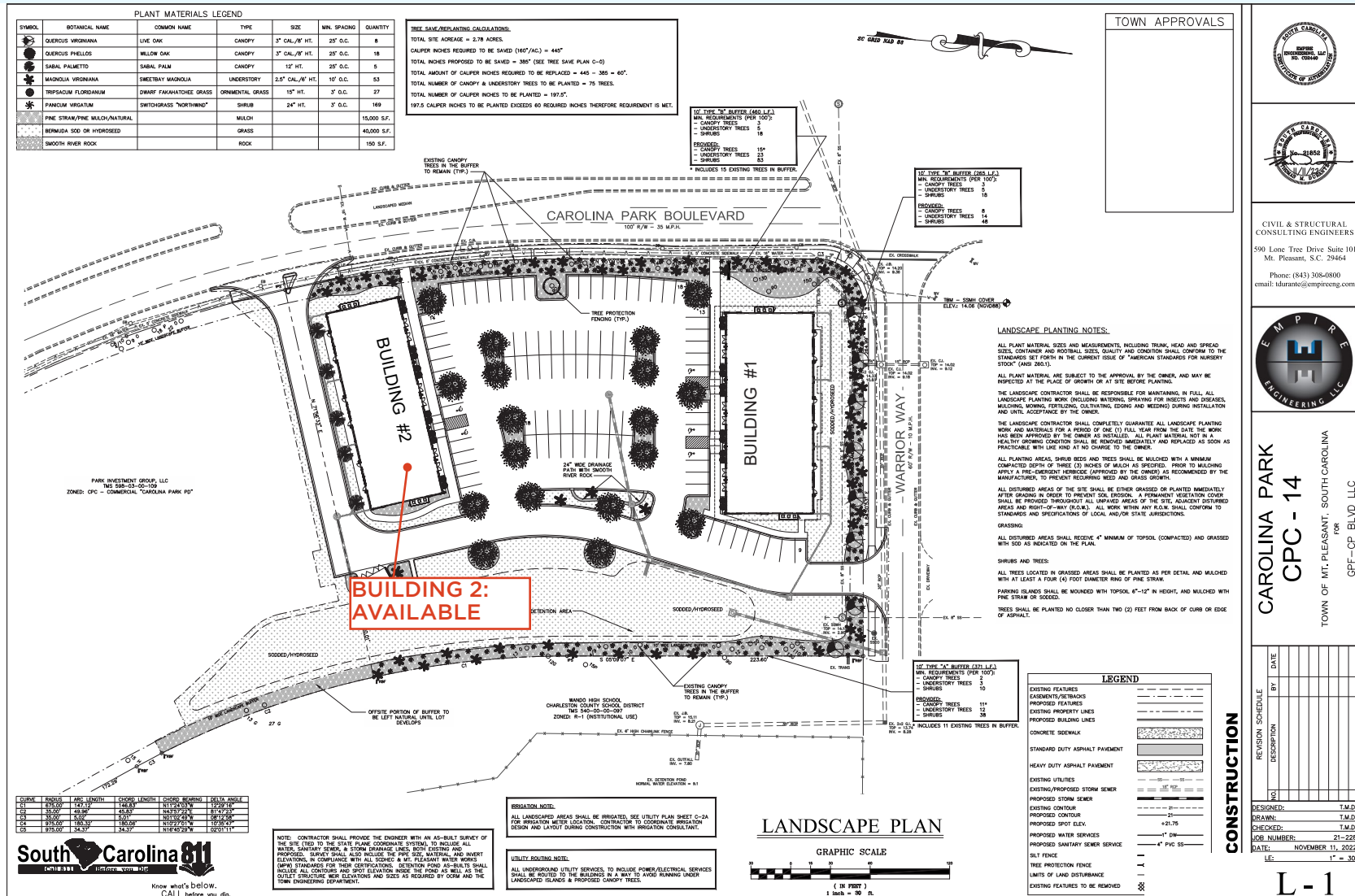
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SITE PLAN



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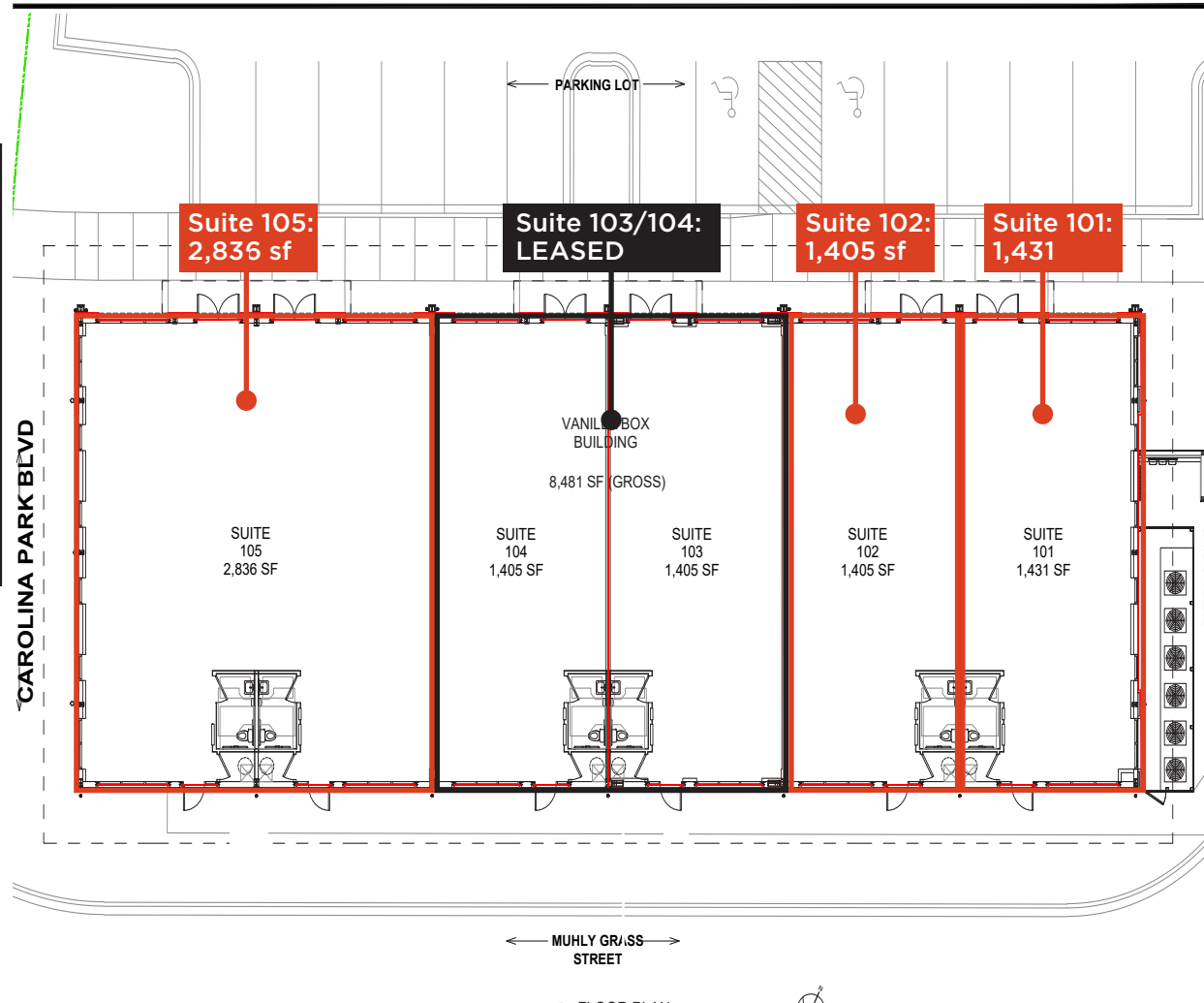
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BUILDING 2 PLAN

**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

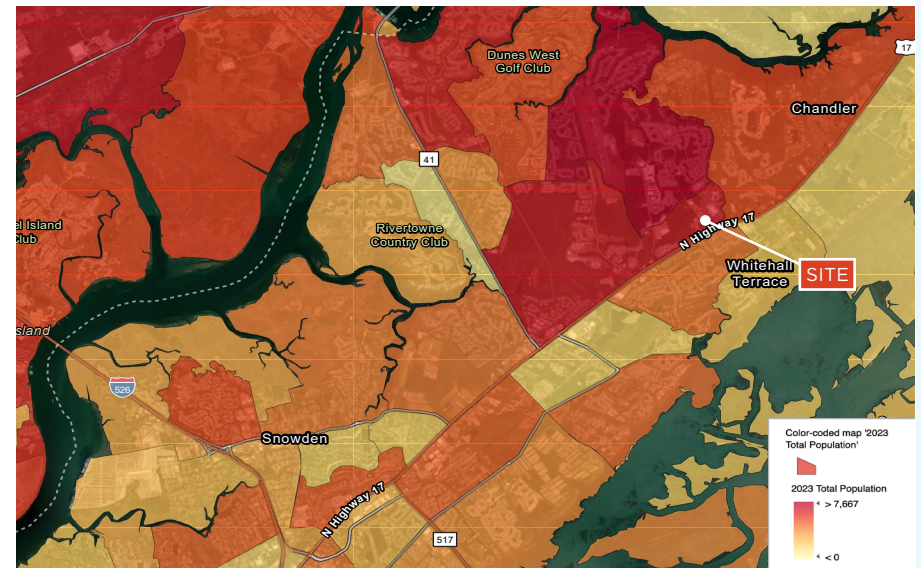


\$118,978

AVERAGE DISPOSABLE
INCOME

*NORTH MOUNT PLEASANT

POPULATION DENSITY



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