

AVAILABLE - FOR LEASE

THE BEND AT CAROLINA PARK

PARK AVE BLVD. MT. PLEASANT, SC 29466

RETAIL | OFFICE | FLEX



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

PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive leasing opportunities for The Bend at Carolina Park. This upcoming multi-building retail/office/flex project is strategically located within the Carolina Park Master-Planned community.

- Design: Meticulous consideration went into the layout and design of this project so each tenant will have ultimate flexibility as they design their perfect floor plan

AREA DESCRIPTION

The Town of Mount Pleasant is an affluent South Carolina coastal community which is part of the 800,000-person Charleston, SC Metropolitan Statistical Area. Designated an "All-American City" in 2018, the town is South Carolina's fourth largest municipality. A leader in growth, this flourishing community was recently ranked number one fastest-growing city in the state and number two fast-growing city in the country. Known for its high quality of life, people flock to this charming suburban town for its proximity to area beaches, outdoor activities, shopping and dining amenities, and laid-back atmosphere. Additionally, this dynamic community has proven to be an outstanding location for business, offering a highly desirable lifestyle to attract and retain key employees, while providing an available "highly skilled" regional workforce.



DEMOGRAPHICS (5-MILE)

Population	75,850
Households	31,755
Avg. HH Income	\$105,357



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BUILDINGS 1 & 2



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BUILDING 3



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BUILDINGS 4 & 5



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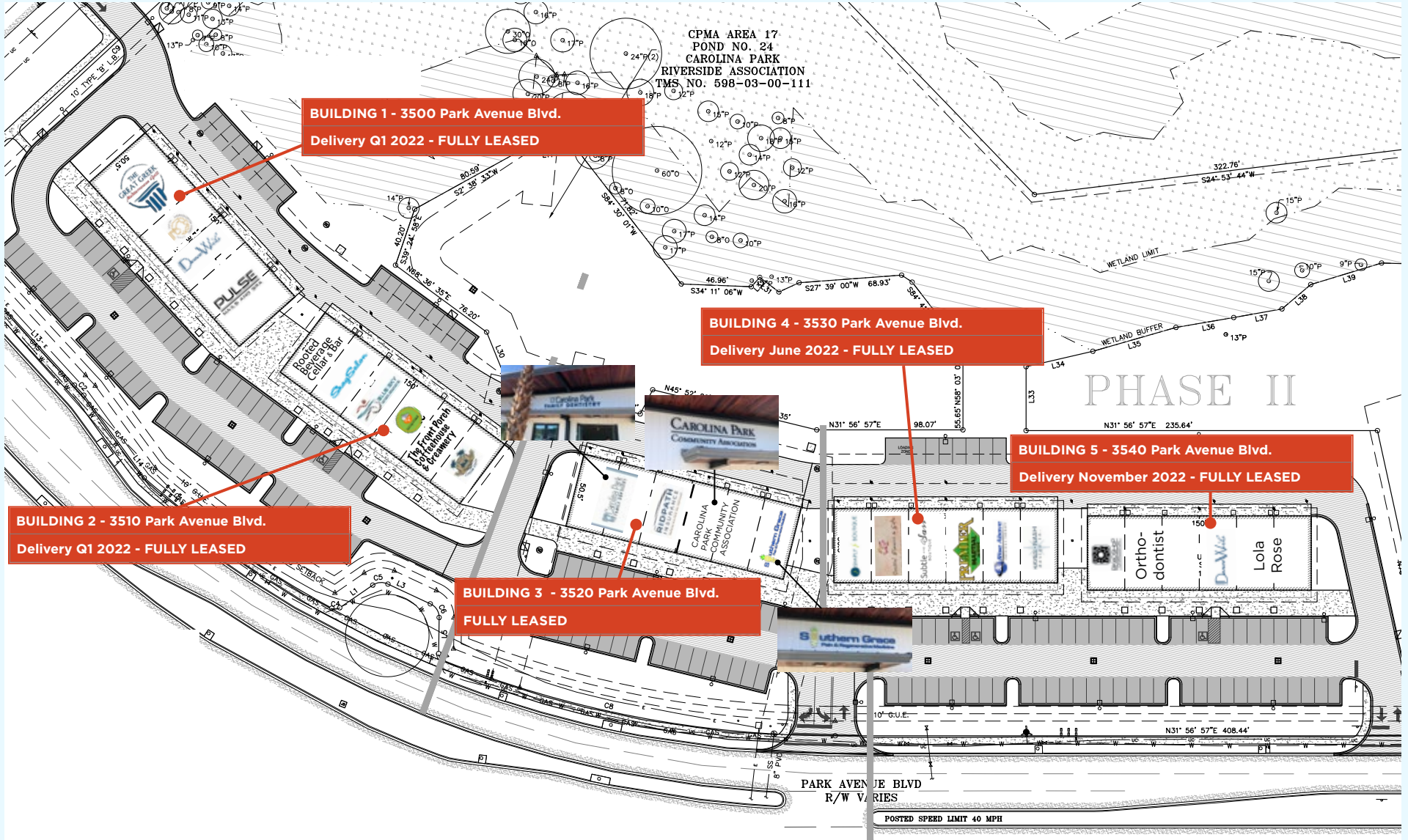
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SITE PLAN



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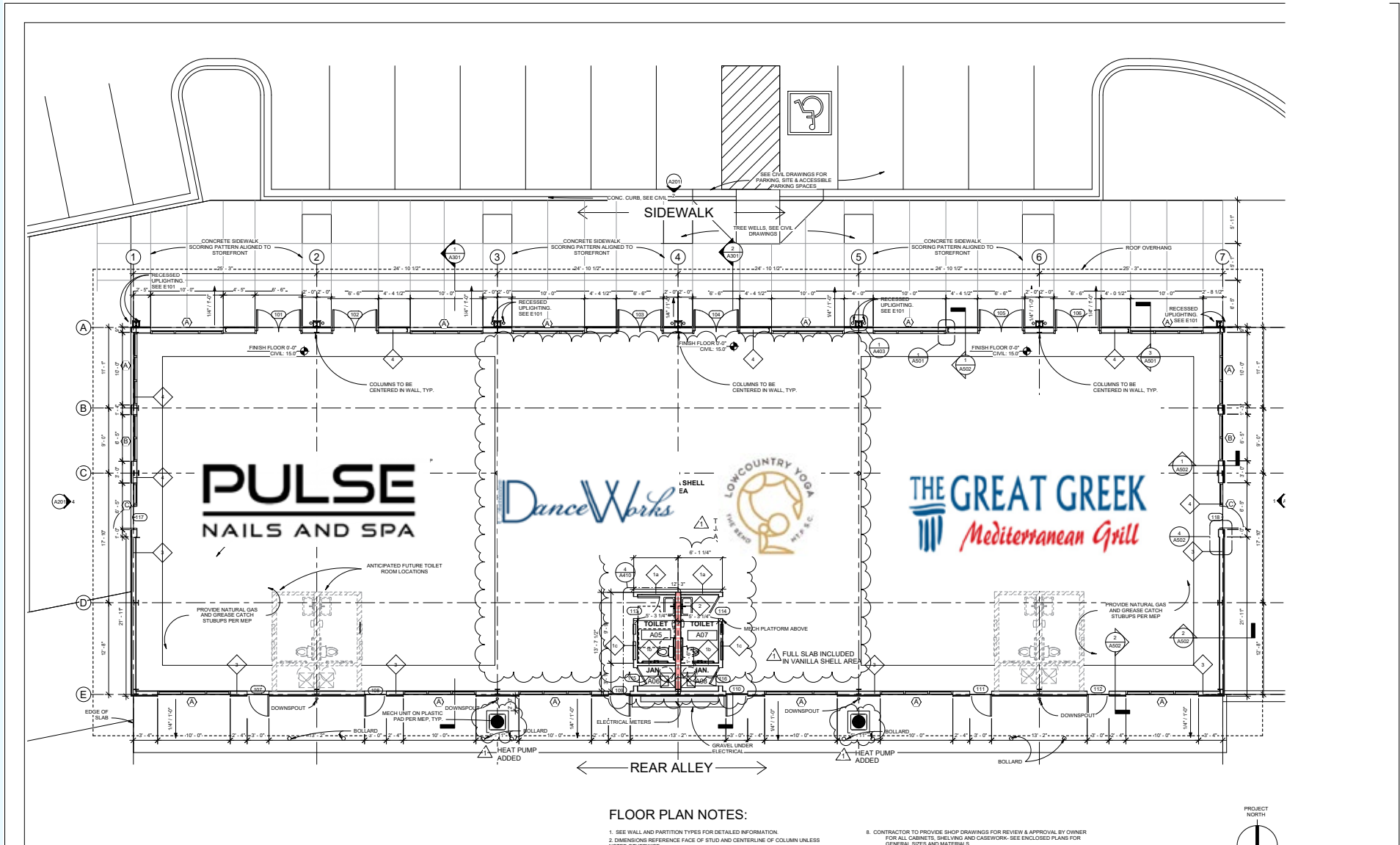
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BUILDING 1



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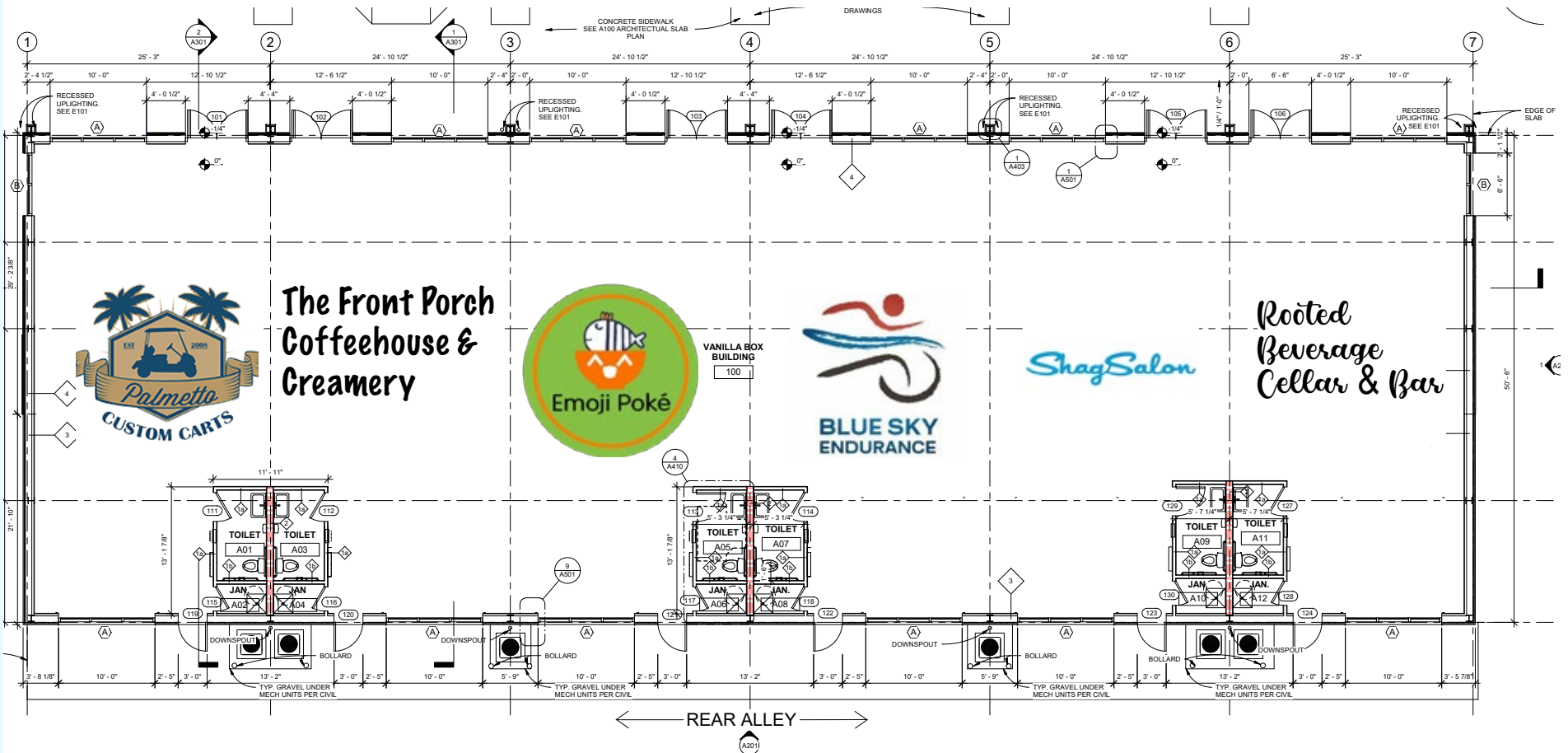
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BUILDING 2



FLOOR PLAN NOTES:

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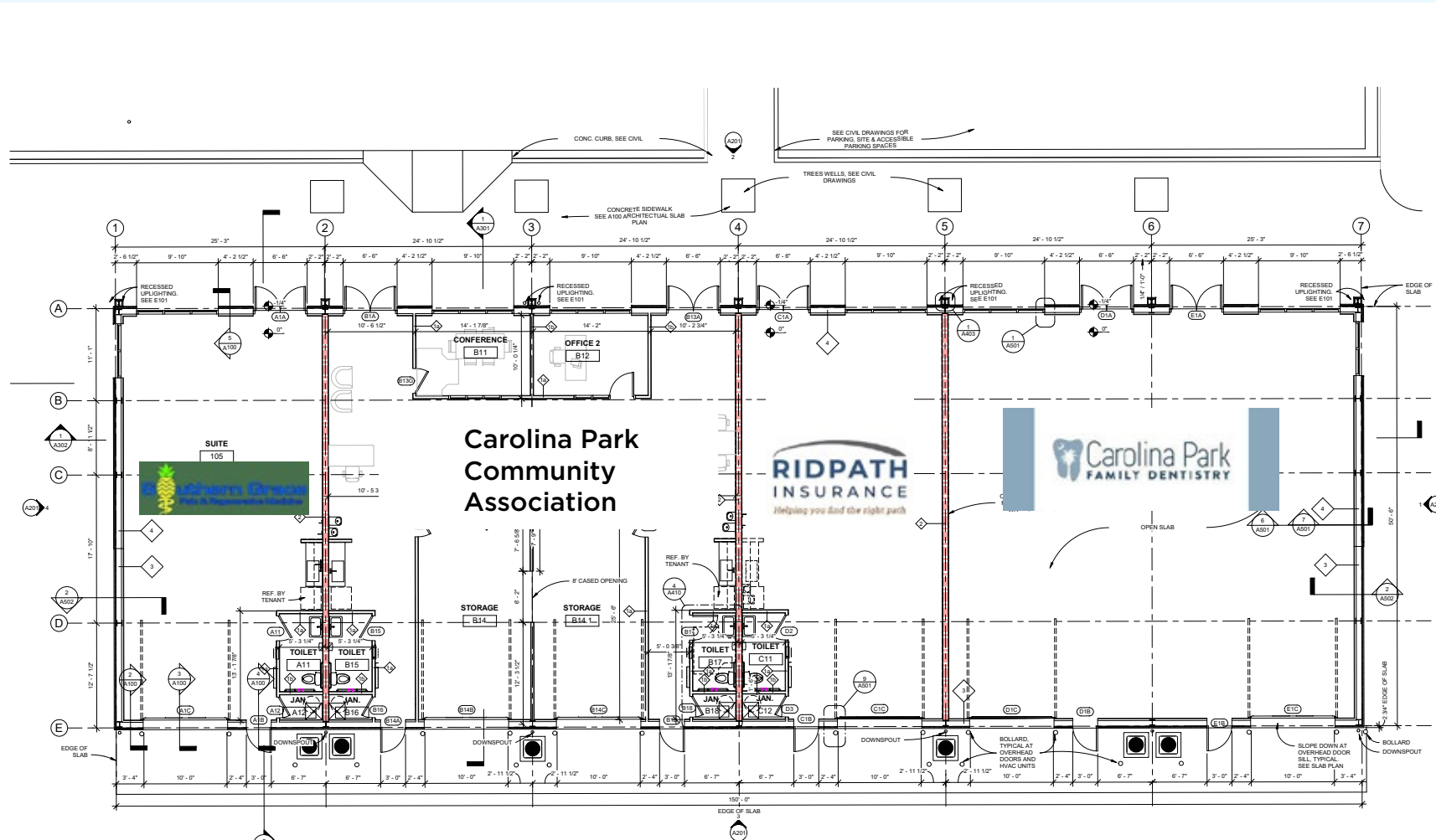
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BUILDING 3



FLOOR PLAN NOTES:

- SEE WALL AND PARTITION TYPES FOR DETAILED INFORMATION.
- DIMENSIONS REFERENCE FACE OF STUD UNLESS NOTED OTHERWISE.
- SEE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION ON STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
- PROVIDE FULL DEPTH BLOCKING IN WALLS AS REQUIRED AT ALL LOCATIONS OF FIXTURES, CASEWORK AND EQUIPMENT. REFERENCE EQUIPMENT SUPPLIERS REQUIREMENTS FOR DETAILED REQUIREMENTS.
- SEE CODE REVIEW AND LIFE SAFETY PLAN FOR ADDITIONAL REQUIREMENTS, SUCH AS EXIT LIGHTS AND EMERGENCY LIGHT REQ.S.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW & APPROVAL BY OWNER FOR ALL CABINETS, SHELVING AND CASEWORK. SEE ENCLOSED PLANS FOR GENERAL SIZES AND MATERIALS.
- CONTRACTOR TO COORDINATE FINAL NUMBER AND LOCATIONS OF DATA / PHONE LINES AND ELECTRICAL OUTLETS WITH OWNER IN FIELD.
- RECOMMENDED SOUND ATTENUATION BATT IN WALLS
- ALL FINAL FINISHES TO BE APPROVED BY OWNER.



1 FLOOR PLAN
3/16" = 1'-0"

CAROLINA PARK OFFICE 3 Rev1
Mount Pleasant, S.C.
FLOOR PLAN

JAN 28, 2019
SWC
LFK
A101
Scale As indicated

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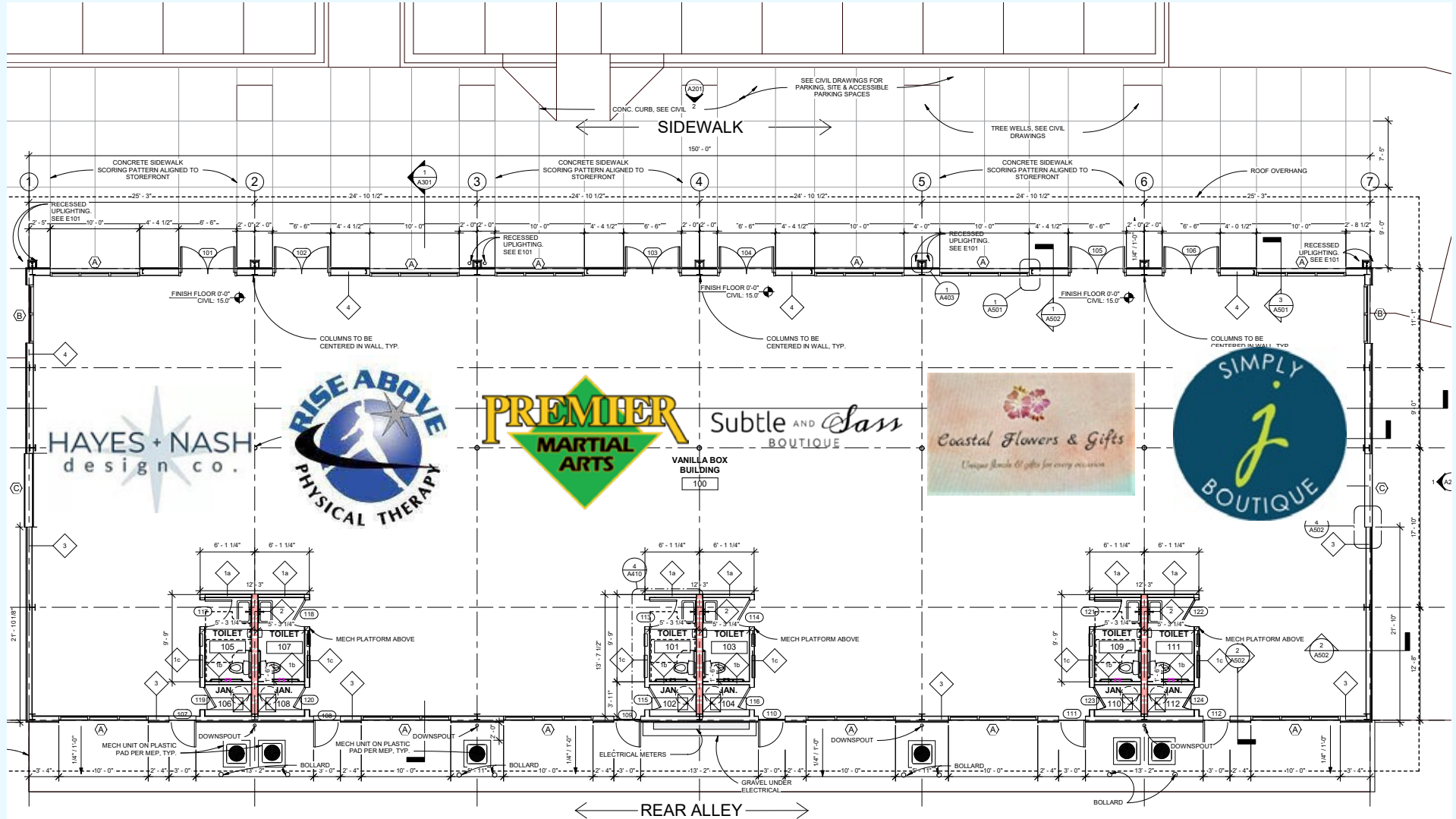
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BUILDING 4



FLOOR PLAN NOTES:

PROJECT NORTH

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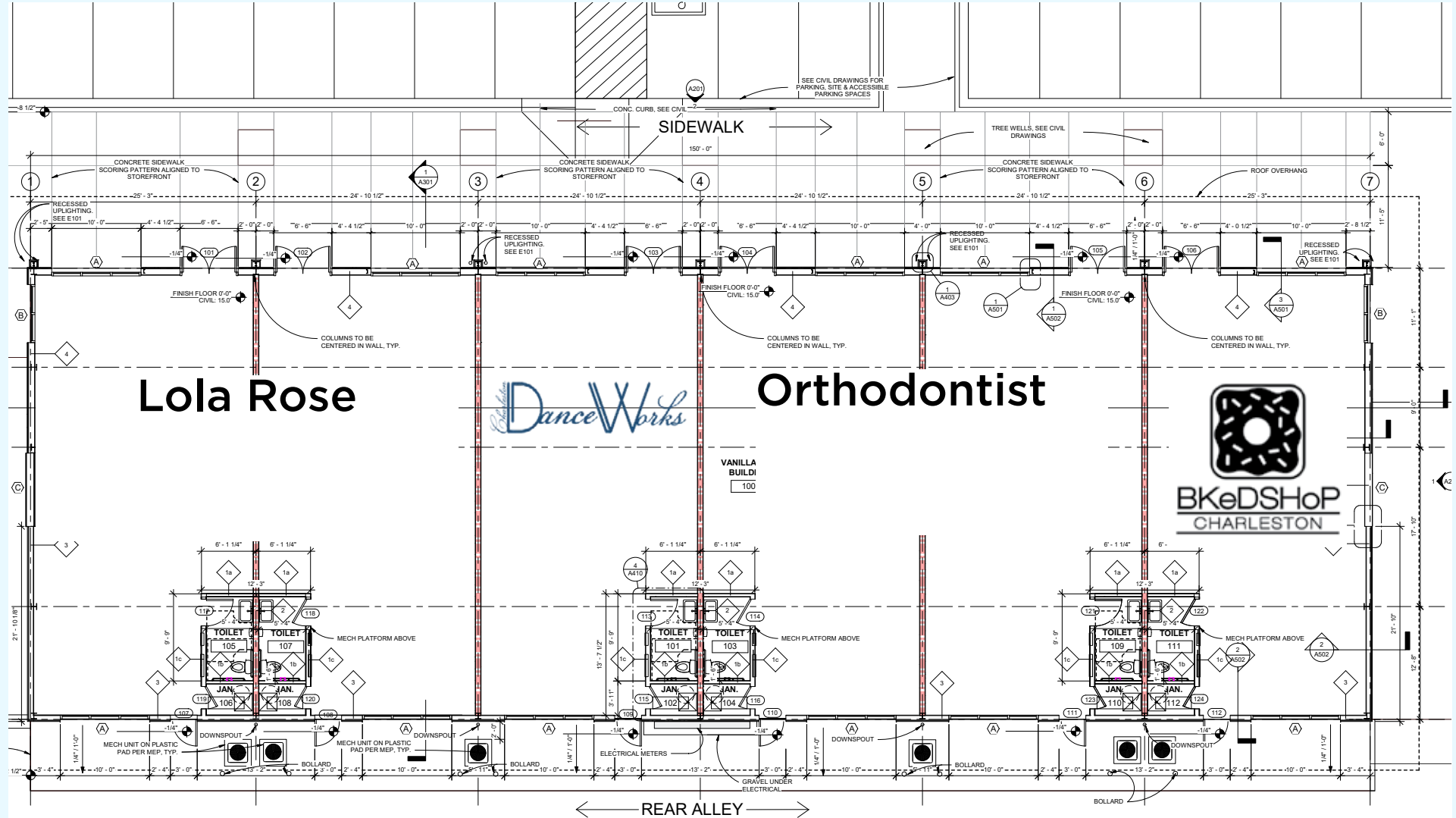
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BUILDING 5



FLOOR PLAN NOTES:

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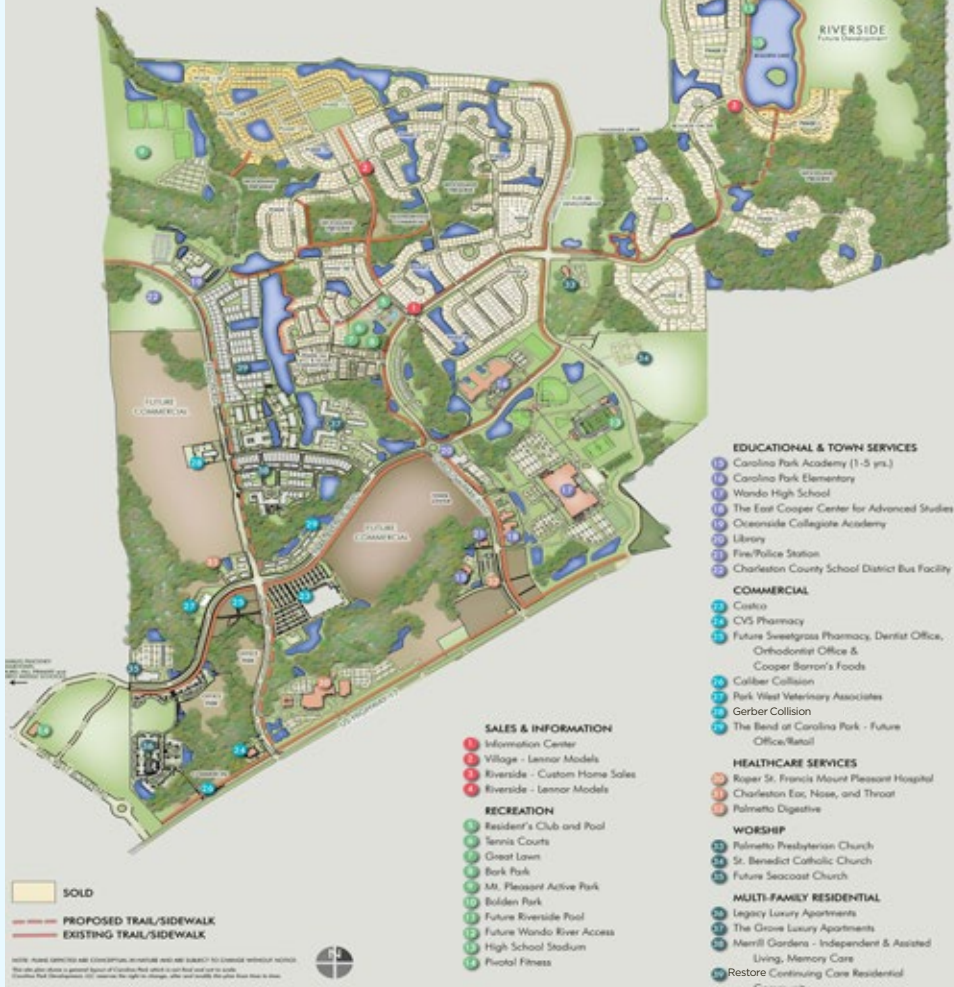
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Mt. Pleasant's premier master-planned community encompassing 1,700 acres

MASTER PLAN



COMMUNITY INFORMATION

RESIDENTIAL - prices range from high \$400s to \$2M+

Housing Type	# of Entitlements	# of Units Sold/Leased	Status
Single-Family	1,500	1,350	150 entitlements remaining
Multi-Family			
Legacy Luxury Apartments	280	280	Lease-up complete
The Grove Luxury Apartments	250	250	Lease-up complete
Senior Living			
Merrill Gardens			
Assisted Living/Memory Care	130	130	Lease-up complete
Independent Living Cottages	80	80	Lease-up complete
Restore at Carolina Park			
Active Adult Multi-Family	230		Leasing underway
Active Adult Cottages	130		Sales underway
Assisted Living/Memory Care	100		Under Construction
TOTAL	2,700	1,880	

COMMERCIAL AMENITIES

• Educational/Civic

- o Wando High School - SC's largest high school (5,000+ students & faculty)
- o East Cooper Center for Advanced Studies (50,000sf annex to Wando HS; shared with Trident Tech)
- o Regional High School Stadium (5,000-person capacity)
- o Roper Hospital (84 beds + clinical space totaling 300,000sf)
- o Oceanside Collegiate Academy (600 students)
- o Carolina Park Elementary (900 students)
- o Carolina Park Academy (Preschool/daycare)
- o Charleston County Library (40,000sf)
- o Mount Pleasant Active Park (50 acres of recreational fields)
- o Town of Mount Pleasant Fire/EMS Station

• Retail/Office

EXISTING:

- o Costco
- o CVS
- o The Bend (7,500sf Retail/Office)
- o Park West Veterinary Associates
- o Caliber Collision

UNDER CONSTRUCTION:

- o Sweetgrass Pharmacy
- o Palmetto Digestive
- o Gerber Collision
- o The Bend (30,000sf Retail/office)
- o Charleston Co. School Bus Facility

PROPOSED:

- o Charleston ENT (30,000sf medical/mixed use)
- o Future Orthodontist office (CPC-7 parcel)
- o Future Dentist office (CPC-7 parcel)
- o Future Copper Barron's Foods (CPC-7 parcel)
- o Future Seacoast Church (CPC-5 parcel)

• Places of Worship

- o St. Benedict Catholic Church
- o Palmetto Presbyterian Church

• Infrastructure Improvements

- o Faison Road Widening - Expansion to 4 lanes with landscaped median - Completion expected Q3 2021
- o Dual left lanes from Hwy 17 onto Faison Rd and dual right lanes onto Hwy 17
- o Traffic signal at Park Avenue Blvd./Faison Rd - Installed 2020

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