



VACANT LAND FOR SALE

3236 Highway 17 North
Mount Pleasant, SC 29456



COLDWELL BANKER
COMMERCIAL
ATLANTIC

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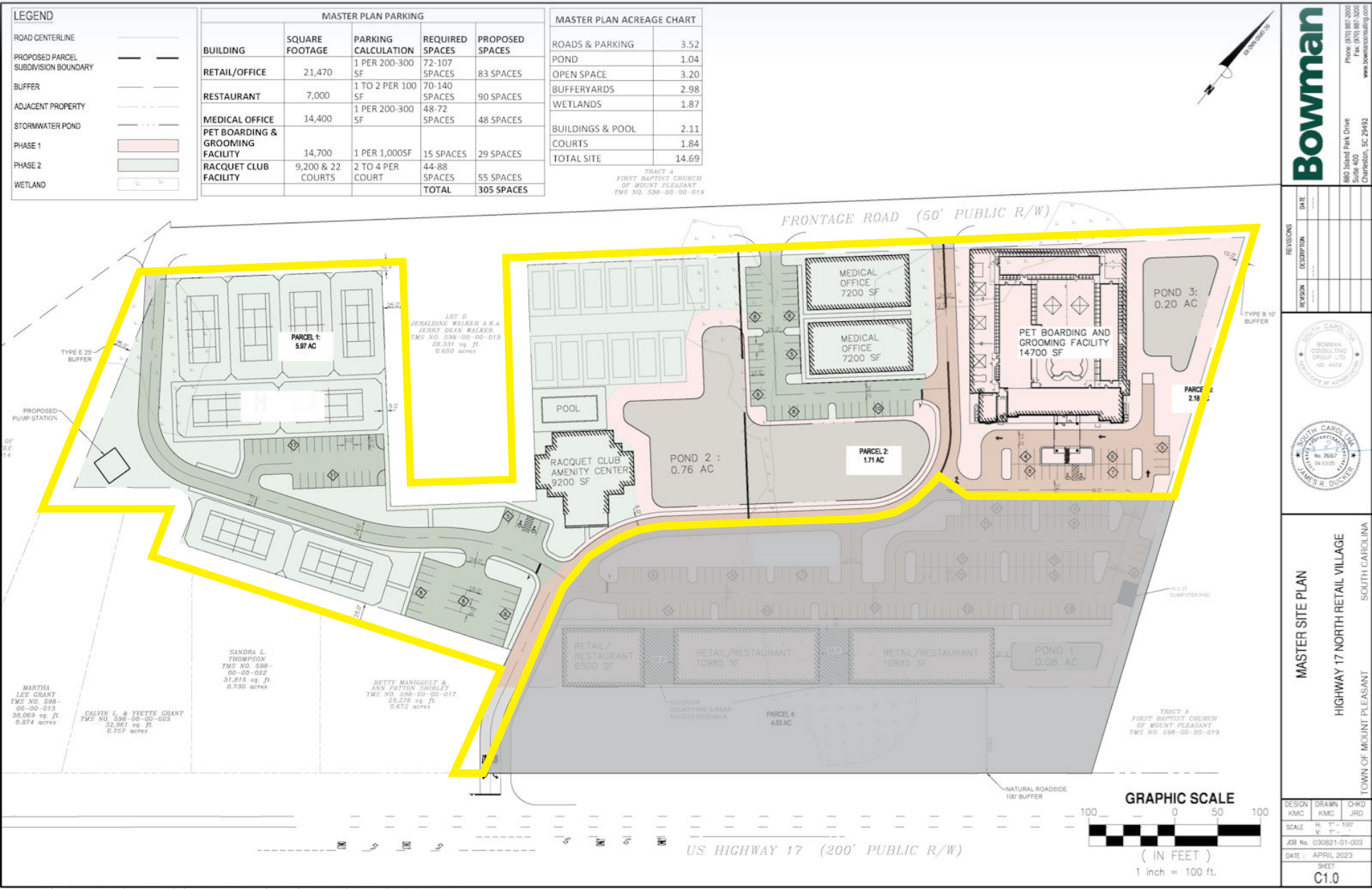


OFFERING SUMMARY

Price: \$7,000,000
Acres: +/- 10 Acres
Property Type: Development
Town: Mount Pleasant
Traffic Count: 52,600 2022
Zoning: AB

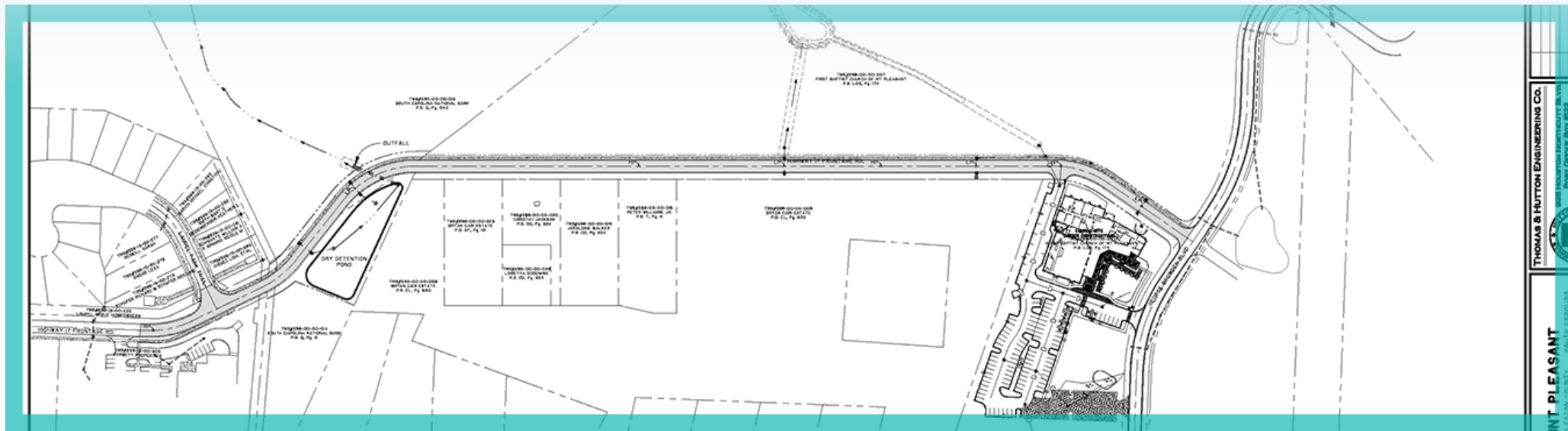
PROPERTY OVERVIEW

Approximately +/- 10 Acres of mostly vacant land in a developing area along Hwy 17 N between Hwy 41 and Park West in Mount Pleasant, SC. Subject property consists of six parcels of land (TMS #: 598-00-00-008, 012, 018, 020, 025, and 059). Zoning is AB in the town of Mount Pleasant, SC. Owner can provide a survey, environmental, geotechnical reports, tree topos and grading and impact study.



Grid file name: V:\030821 - Derrick Williams\030821-01-003 (ENG) - Hwy 17N Retail - Phase 1\Engineering\Engineering Plans\Concept Plans\030821-D-01-003-S1.dwg





This project involves the extension of All American Boulevard from its terminus near Wholesale Appliance to the roundabout on Park West Boulevard near US 17. The first segment, Phase 1, of this new roadway was designed in 2011 and extends to George Browder Boulevard. Most of the right-of-way needed for this project was dedicated by Life Park Church and a small portion of the road near George Browder Boulevard was recently constructed with the development of the church campus. The newer section, Phase 2, recently approved for design by Town Council in the 2018 Capitol Improvement Plan (CIP), will extend from George Browder Boulevard to the roundabout on Park West Boulevard near Publix.

Status

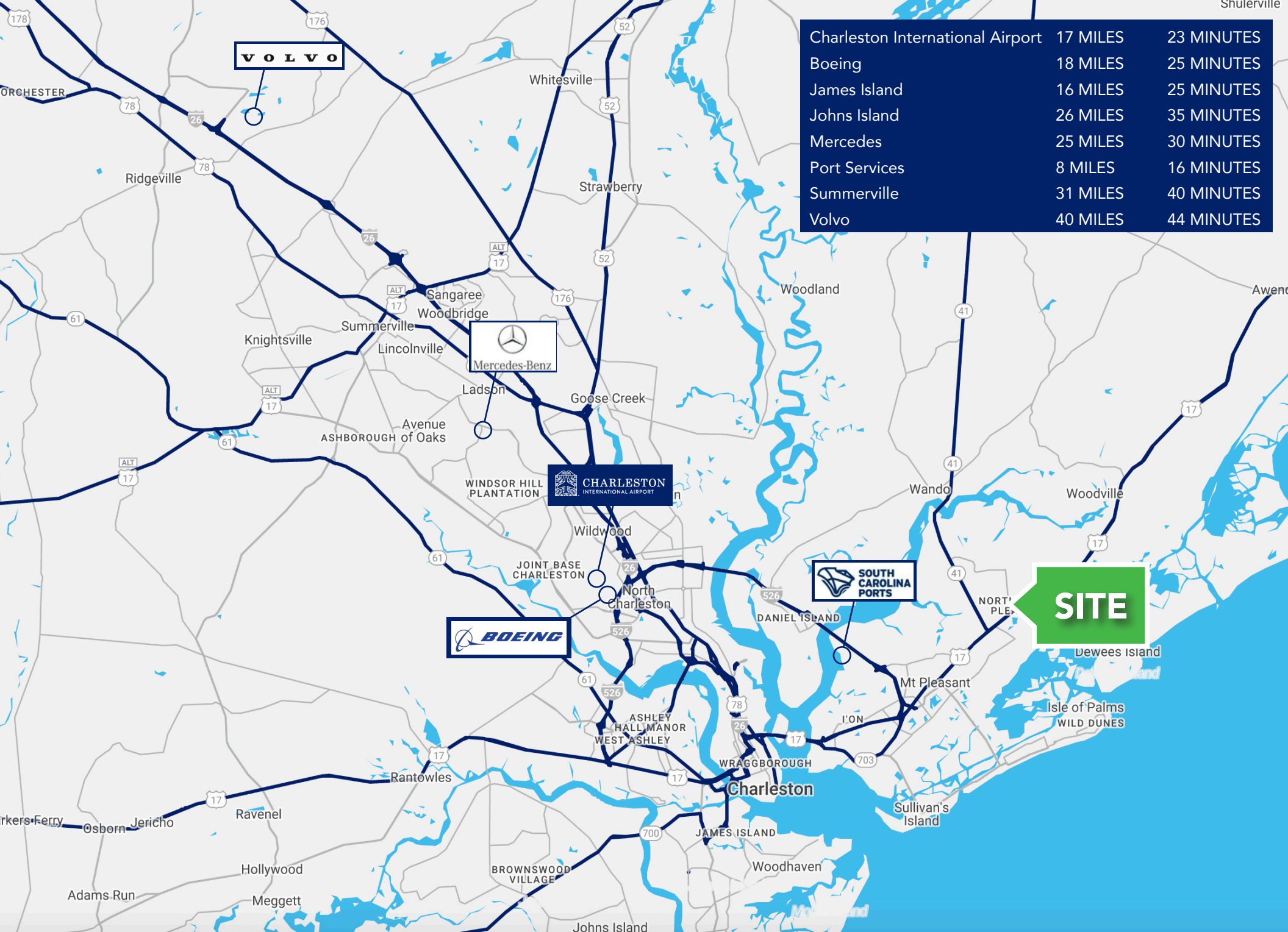
Design and permitting is ongoing. Staff is currently developing road connection alternatives for Laurel Park Trail and met with property owners.

Schedule

Design: June 2020

Construction: April 2024

Completion: Late 2025

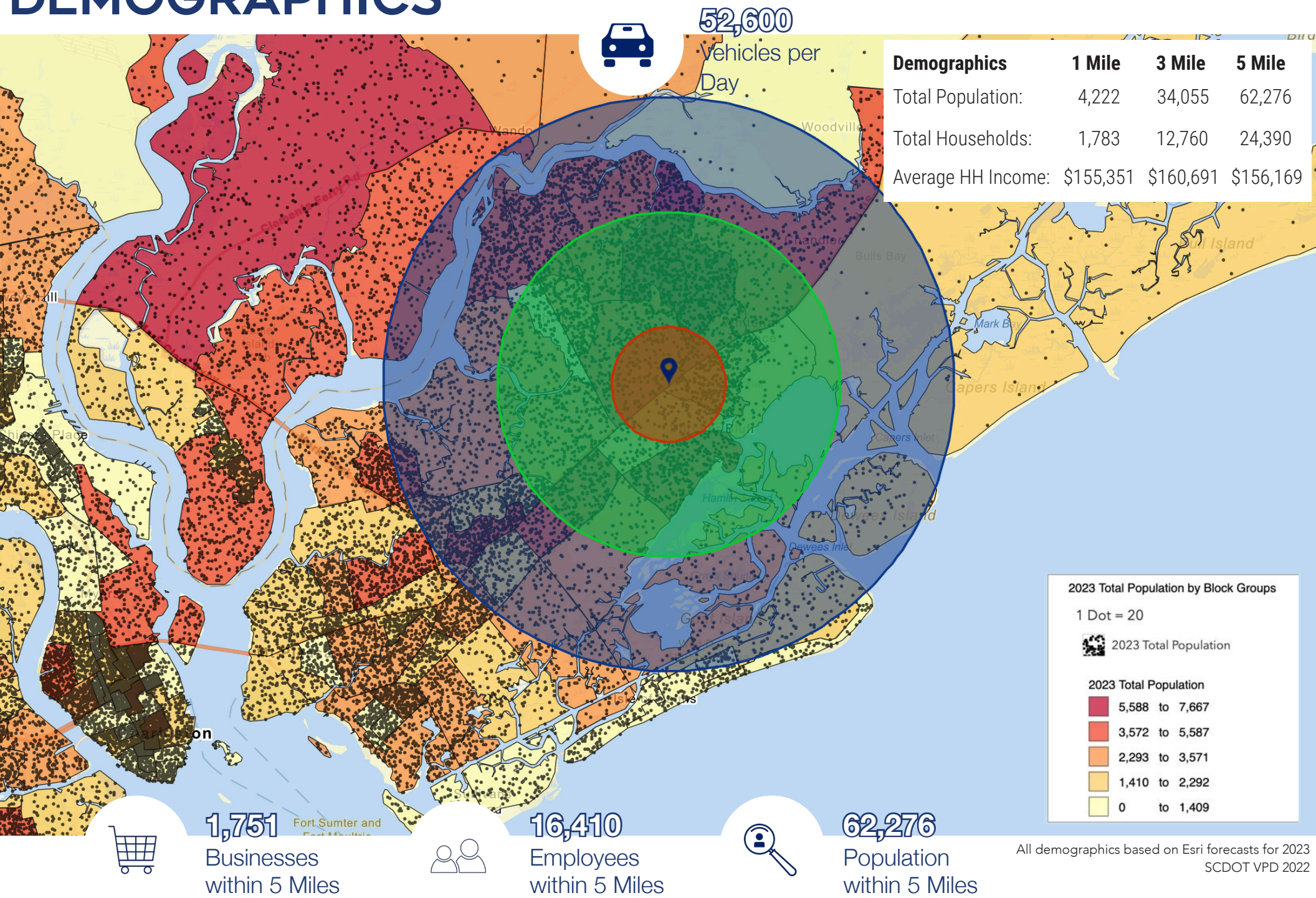


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DEMOGRAPHICS



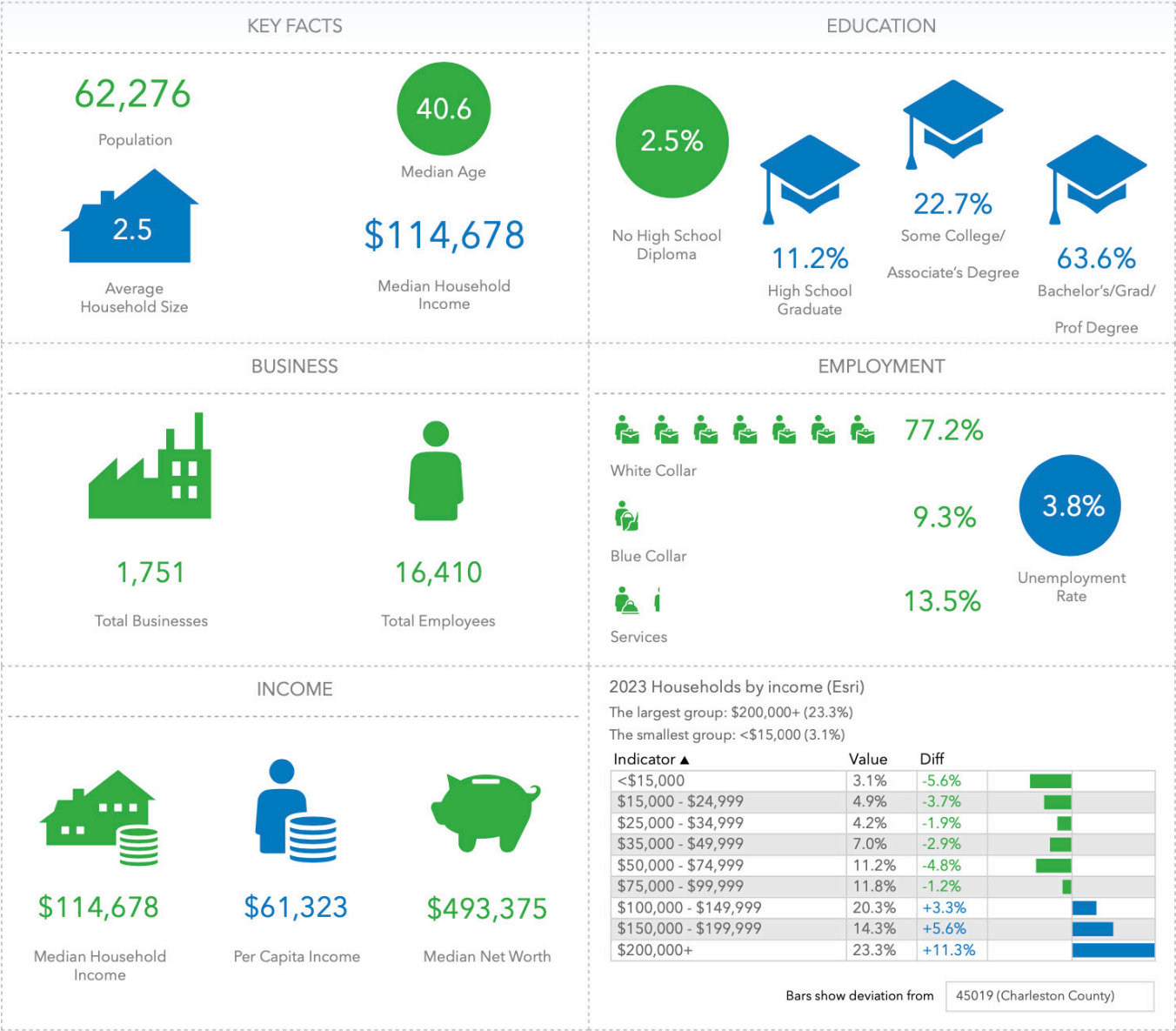
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$12,133,633	\$1,937,855	\$10,195,778	72.5	2
Automobile Dealers	4411	\$9,741,960	\$0	\$9,741,960	100.0	0
Other Motor Vehicle Dealers	4412	\$1,118,667	\$1,937,855	-\$819,188	-26.8	2
Auto Parts, Accessories & Tire Stores	4413	\$1,273,007	\$0	\$1,273,007	100.0	0
Furniture & Home Furnishings Stores	442	\$2,158,629	\$1,110,930	\$1,047,699	32.0	1
Furniture Stores	4421	\$1,361,935	\$1,110,930	\$251,005	10.2	1
Home Furnishings Stores	4422	\$796,693	\$0	\$796,693	100.0	0
Electronics & Appliance Stores	443	\$1,741,916	\$11,041,243	-\$9,299,327	-72.7	2
Bldg Materials, Garden Equip. & Supply Stores	444	\$4,245,004	\$2,314,523	\$1,930,481	29.4	2
Bldg Material & Supplies Dealers	4441	\$4,038,306	\$2,314,523	\$1,723,783	27.1	2
Lawn & Garden Equip & Supply Stores	4442	\$206,698	\$0	\$206,698	100.0	0
Food & Beverage Stores	445	\$9,884,446	\$14,013,536	-\$4,129,090	-17.3	2
Grocery Stores	4451	\$8,970,674	\$12,218,792	-\$3,248,118	-15.3	1
Specialty Food Stores	4452	\$342,967	\$0	\$342,967	100.0	0
Beer, Wine & Liquor Stores	4453	\$570,804	\$1,794,744	-\$1,223,940	-51.7	1
Health & Personal Care Stores	446,4461	\$3,529,250	\$1,848,641	\$1,680,609	31.3	2
Gasoline Stations	447,4471	\$6,252,410	\$4,064,193	\$2,188,217	21.2	1
Clothing & Clothing Accessories Stores	448	\$2,788,688	\$666,173	\$2,122,515	61.4	1
Clothing Stores	4481	\$1,778,550	\$666,173	\$1,112,377	45.5	1
Shoe Stores	4482	\$430,559	\$0	\$430,559	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$579,578	\$0	\$579,578	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$1,695,154	\$1,409,399	\$285,755	9.2	2
Sporting Goods/Hobby/Musical Instr Stores	4511	\$1,447,923	\$1,409,399	\$38,524	1.3	2
Book, Periodical & Music Stores	4512	\$247,232	\$0	\$247,232	100.0	0
General Merchandise Stores	452	\$9,809,496	\$35,158,272	-\$25,348,776	-56.4	1
Department Stores Excluding Leased Depts.	4521	\$7,363,089	\$35,158,272	-\$27,795,183	-65.4	1
Other General Merchandise Stores	4529	\$2,446,407	\$0	\$2,446,407	100.0	0
Miscellaneous Store Retailers	453	\$2,126,950	\$1,571,735	\$555,215	15.0	5
Florists	4531	\$92,261	\$80,310	\$11,951	6.9	1
Office Supplies, Stationery & Gift Stores	4532	\$498,676	\$129,716	\$368,960	58.7	1
Used Merchandise Stores	4533	\$278,572	\$111,092	\$167,480	43.0	1
Other Miscellaneous Store Retailers	4539	\$1,257,441	\$1,250,617	\$6,824	0.3	2
Nonstore Retailers	454	\$943,030	\$359,522	\$583,508	44.8	1
Electronic Shopping & Mail-Order Houses	4541	\$677,376	\$0	\$677,376	100.0	0
Vending Machine Operators	4542	\$34,964	\$0	\$34,964	100.0	0
Direct Selling Establishments	4543	\$230,690	\$359,522	-\$128,832	-21.8	1
Food Services & Drinking Places	722	\$6,520,719	\$10,314,293	-\$3,793,574	-22.5	10
Special Food Services	7223	\$93,832	\$0	\$93,832	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$482,088	\$0	\$482,088	100.0	0
Restaurants/Other Eating Places	7225	\$5,944,799	\$10,314,293	-\$4,369,494	-26.9	10

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail Marketplace data, please click the link below to view the Methodology Statement.

<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Data Axle. Esri 2021 Updated Demographics. Esri 2017 Retail Marketplace. ©2021 Esri. ©2017 Data Axle, Inc. All rights reserved.



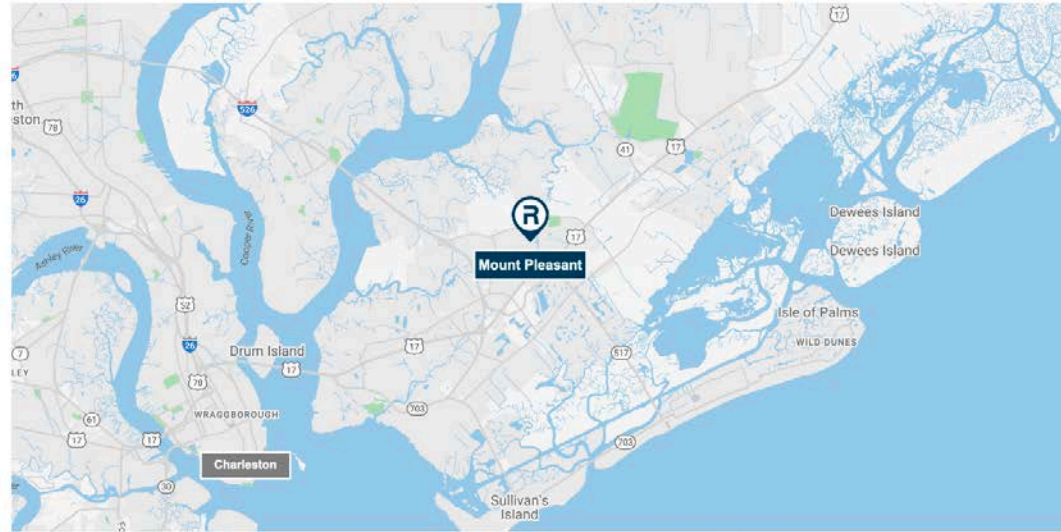


Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2023 Esri

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Community • Demographic Snapshot

Mount Pleasant, South Carolina



Population		Age	
2020	90,801	0 - 9 Years	10.87%
2023	93,706	10 - 17 Years	8.57%
2028	99,113	18 - 24 Years	6.37%
Educational Attainment (%)		25 - 34 Years	14.55%
		35 - 44 Years	13.58%
		45 - 54 Years	13.17%
		55 - 64 Years	13.88%
		65 and Older	19.02%
		Median Age	42.06
		Average Age	42.00
Graduate or Professional Degree	23.57%	Race Distribution (%)	
Bachelors Degree	37.87%		
Associate Degree	8.15%		
Some College	14.92%		
High School Graduate (GED)	12.56%		
Some High School, No Degree	1.84%		
Less than 9th Grade	1.08%		
Income		White	86.47%
		Black/African American	4.79%
		American Indian/Alaskan	0.20%
		Asian	2.43%
		Native Hawaiian/Islander	0.05%
		Other Race	1.01%
		Two or More Races	5.05%
Average HH	\$164,444	Hispanic	3.65%
Median HH	\$117,552		
Per Capita	\$68,106		

**Matt Brady**

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Established and Growing Sector

Our region is experiencing significant growth in the technology sector. Numerous tech companies, startups, and entrepreneurs have located here, creating a vibrant and supportive ecosystem. Mount Pleasant is also home to the region's premier entrepreneurial facility—The Harbor Entrepreneur Center. HEC provides a place for high-growth companies to collaborate and nurture collision that is vital to technology and innovation.



Proximity to Talent and Research

Mount Pleasant is near prestigious research and academic institutions. The College of Charleston and the Citadel produce talented graduates in computer science, engineering, and related fields. The region hosts the Medical University of South Carolina (MUSC), known for robust programs in biomedical and pharmaceutical sciences, and clinical research. South Carolina also has the University of South Carolina and Clemson University, both renowned for cutting-edge research and high-quality graduates seeking opportunities in the Charleston Region.

Why Do Business in Mount Pleasant?



Unmatched Quality of Life

Mount Pleasant offers one of the best qualities of life on the east coast. The town is situated along the picturesque South Carolina coast, providing access to beautiful beaches, outdoor recreational activities, and a mild climate. The area also boasts a rich cultural heritage, a vibrant arts scene, and a variety of dining and entertainment options.





Business Friendly Regulatory Environment

South Carolina offers a business-friendly environment with low corporate taxes and favorable economic policies. The state supports the life sciences sector through incentives and grants. You'll find a strong network of allies committed to your firm's success in the region. The area benefits from a robust transportation network, proximity to a growing international airport, and the growing Port of Charleston.



Available Real Estate

Mount Pleasant and the surrounding region offer a range of available real estate options suitable for your company. The Town has a variety of existing office spaces available. But we also have specific light industrial underway, plus a wide selection of Class A offices to be constructed over the next 12-24 months.







Brent Case, CCIM has been in the real estate industry for more than 25 years and is President and Broker in Charge of Charleston's largest commercial real estate company, Coldwell Banker Commercial Atlantic. Brent specializes in Retail Brokerage in Sales, Leasing, Tenant Representation and Development services throughout the coastal South Carolina market; however, has extensive experience in Multifamily, Office and Land Acquisitions.

Brent has been a prominent figure in the Charleston Commercial Real Estate community and has been awarded many prestigious accolades over his career including Commercial Realtor of the Year, CCIM Region Vice President, and Commercial Realtor of the Year. Brent has also been an active member in the Charleston Chamber of Commerce and headed their Leadership Charleston program. Brent has been awarded Broker of the year and Circle of Distinction over the past 10 years. He has also been awarded Coldwell Banker Commercial #1 Sales Professional by State every year since 2012 and has been awarded top 2% of the Coldwell Banker Commercial Global Network of Brokers as well. Brent also serves on the National Advisory Board for Coldwell Banker Commercial Corporate, an Executive Committee Member for the Charleston Trident Association of REALTORS and is the Chairman for the North Charleston Business Expo.

Currently, Brent has been leading the company in the development of three shopping centers totaling over 100,000 SF. Brent has managed all aspects and processes of the development cycle, including site selection, contract negotiations, due diligence requirements, design, financing, construction, property and asset management. His development experience adds an immense amount of knowledge and understanding to the local permitting agencies often needed to assure the success of complicated sales and lease transactions. Brent has also been the exclusive Real Estate agent for many National Brands Retail Tenants including The UPS Store, Sport Clips, Taco Bell and Pizza Hut. Brent also is a Principle in Tenant Development Company LLC and is Principle in the insurance company AI Insurance Services LLC which has offices in Charleston, Charlotte and Houston.



Mike Rose, CCIM is Vice President and Principal at Coldwell Banker Commercial Atlantic and has been the Industrial Team Leader since 2001. He has over 30 years in all aspects of residential, commercial, industrial land development, sales and consulting. Mike has a M.A. in Business Management and a B.S. Business Administration. He headed the economic development activities of conceiving, developing marketing and sales of two class A industrial parks. Mike has managed two local land development and investment companies involved in residential, commercial and industrial projects. He previously managed sales for over 6,600 planned acres in the Charleston area as Vice President for Westvaco. Over the years he has been awarded professional designations in Commercial Investment Real Estate (CCIM) and Corporate Real Estate-International Development and Research Council (IDRC).



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