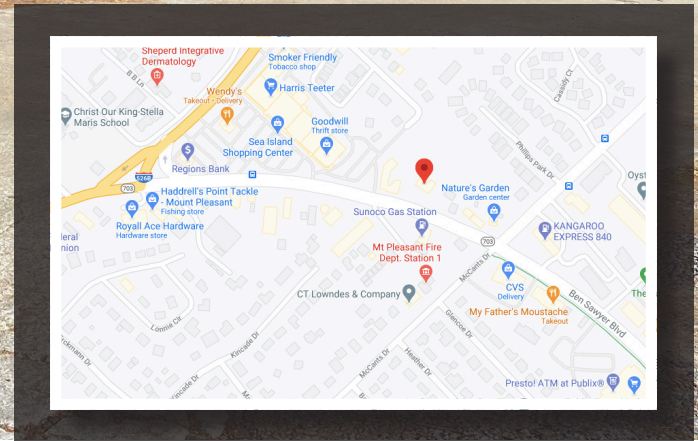


AVAILABLE - FOR SALE 1326 BEN SAWYER BOULEVARD

MT. PLEASANT, SC 29464



FREESTANDING BUILDING



Nearby Amenities



LOCATION

OFFERED BY



(843) 856-4600  
www.belklucy.com

Chris Dion  
chris.dion@belklucy.com  
(843) 872-9743 — direct office

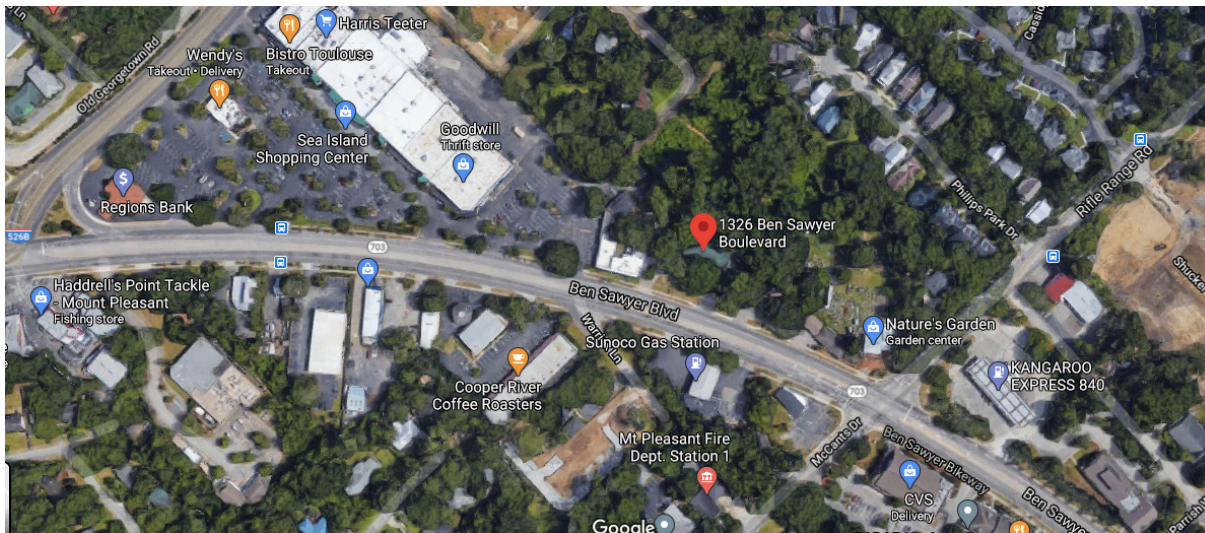
PROPERTY INFORMATION

PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for 1326 Ben Sawyer Boulevard. This 3,570sf freestanding building is conveniently located on well traveled Ben Sawyer Boulevard in the heart of Mt. Pleasant. With excellent visibility and on-site parking, this property would be an ideal setting for numerous users. Zoning is General Commercial. There is easy access to numerous shopping and dining options in the immediate vicinity.

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. The town is one of the fastest-growing municipalities in the Southeast and the state's fourth-largest municipality. 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.



TERMS AND CONDITIONS

Size	3,570 sf	0.57 ac
Price	\$ 1,250,000	

DEMOGRAPHICS (3-MILE)

Population	44,595	
Households	19,942	
Avg. HH Income	\$130,649	
Traffic Count	23,100 VPD	

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PHOTOS



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