

AVAILABLE - FOR SALE

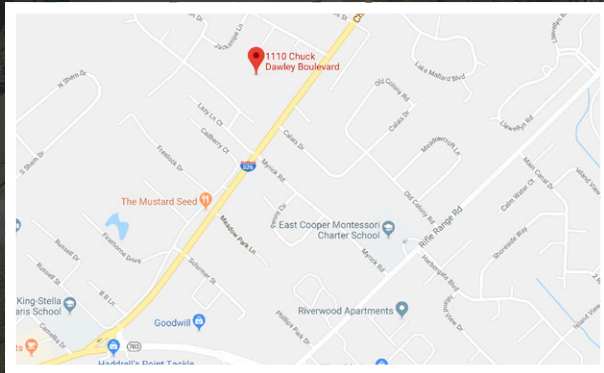
1110 CHUCK DAWLEY BOULEVARD

MT. PLEASANT, SC 29464

DEVELOPMENT OPPORTUNITY

Zoning District: Charleston County
Designation: *Light Commercial* in
Mount Pleasant Overlay District
(OD_MP)

Zoning District: Town of Mount Pleasant
Designation: *Neighborhood Commercial* in
Boulevard Overlay District



LOCATION

Nearby retailers



OFFERED BY



(843) 856-4600
www.belklucy.com

Morrow Boggs
morrow.boggs@belklucy.com
(843) 606-5460 — direct office
(843) 998-5234 — mobile

Trey Lucy
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AND

Chris Dion
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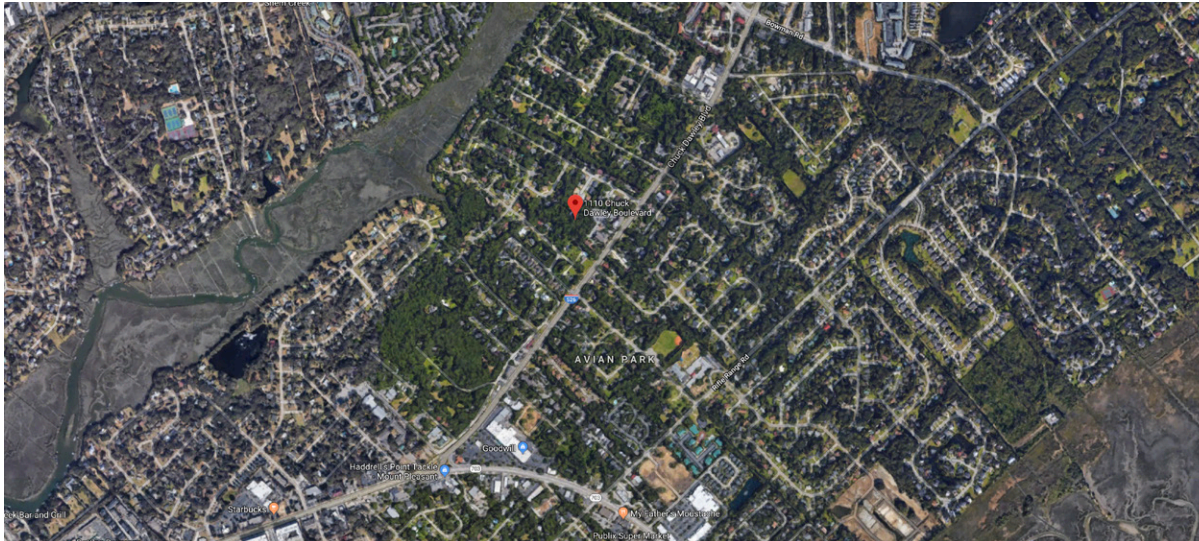
PROPERTY INFORMATION

PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for 1110 Chuck Dawley Boulevard. Ideally positioned on well-traveled Chuck Dawley Boulevard in the heart of Mount Pleasant, this is an excellent development opportunity. Designated Light Commercial in the Mount Pleasant Overlay District (OD_MP) by Charleston County, the property is intended for office use and low intensity Neighborhood-oriented Commercial. Please see Charleston County Planning and Zoning codes CT (Commercial Transitional) and CN (Commercial Neighborhood) for allowable uses.

AREA DESCRIPTION

The Town of Mount Pleasant is an affluent South Carolina coastal community which is part of the 745,000-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 fastest-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.



TERMS AND CONDITIONS

Size	2.79 acres
Asking Price	\$3,650,000

DEMOGRAPHICS (5-MILE)

Population	142,940
Households	53,213
Avg. HH Income	\$64,608
Traffic Count	36,000 vpd

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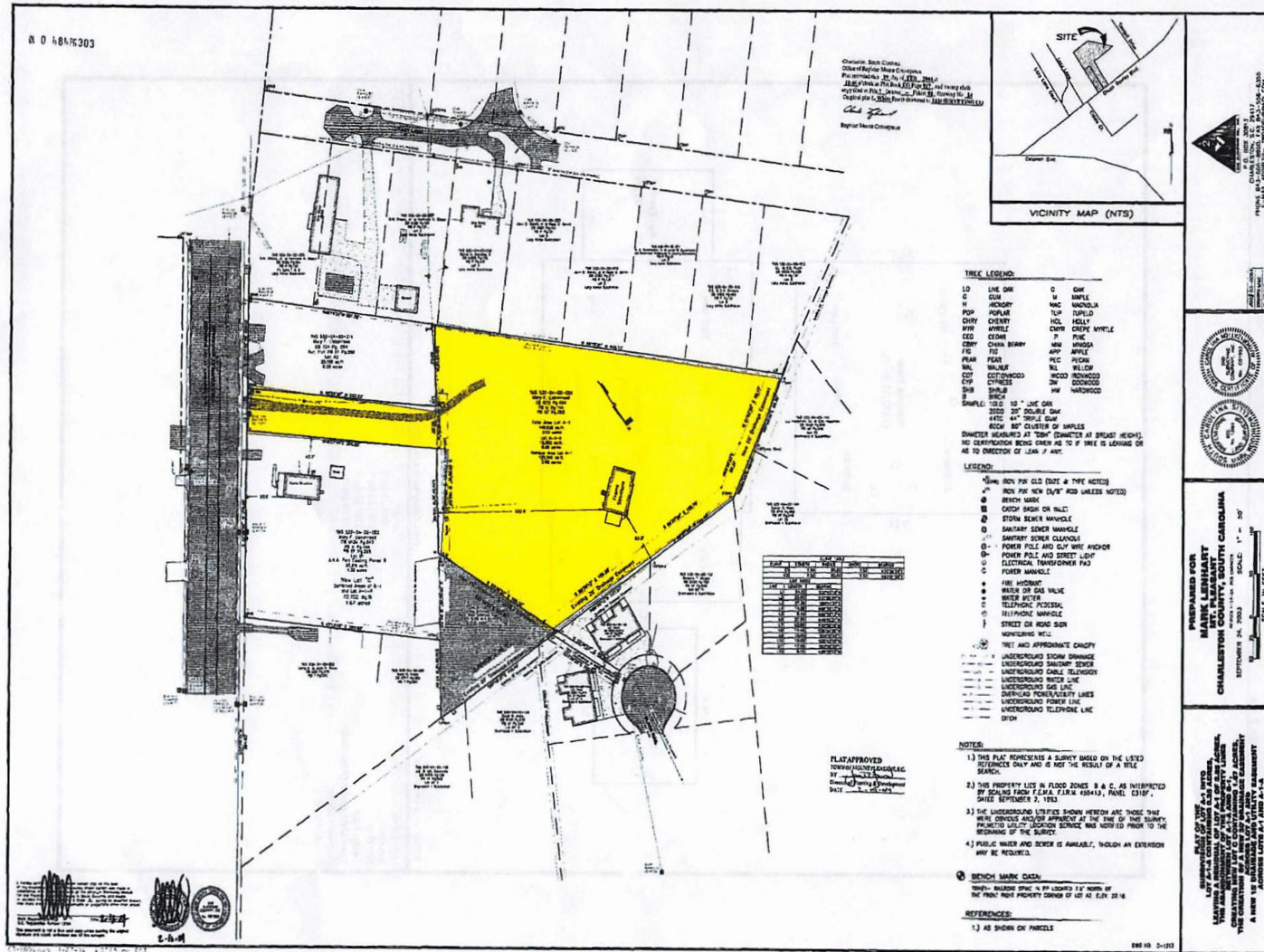
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Form SCL-TR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



Plat

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