

DEVELOPMENT PAD FOR LEASE

512 JOHNNIE DODDS BLVD, MOUNT PLEASANT, SOUTH CAROLINA

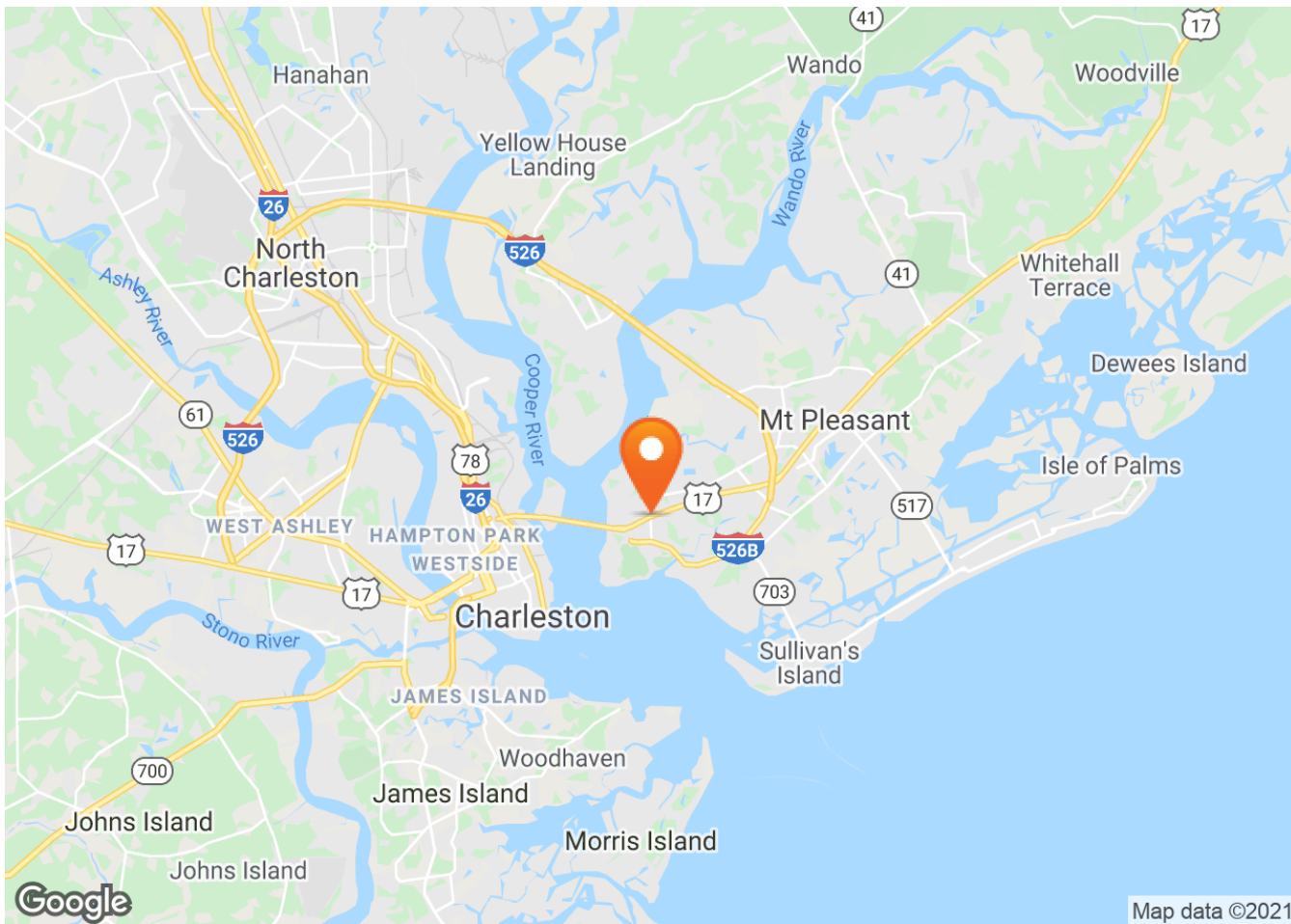


EXCLUSIVE LEASING PACKAGE

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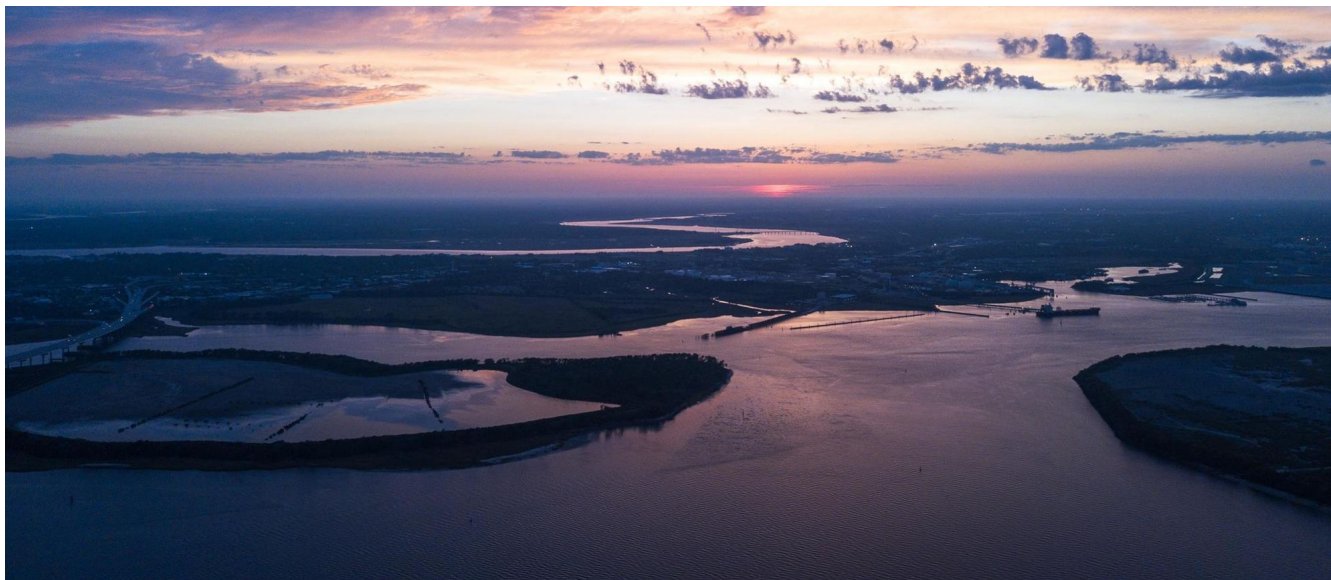
OVERVIEW

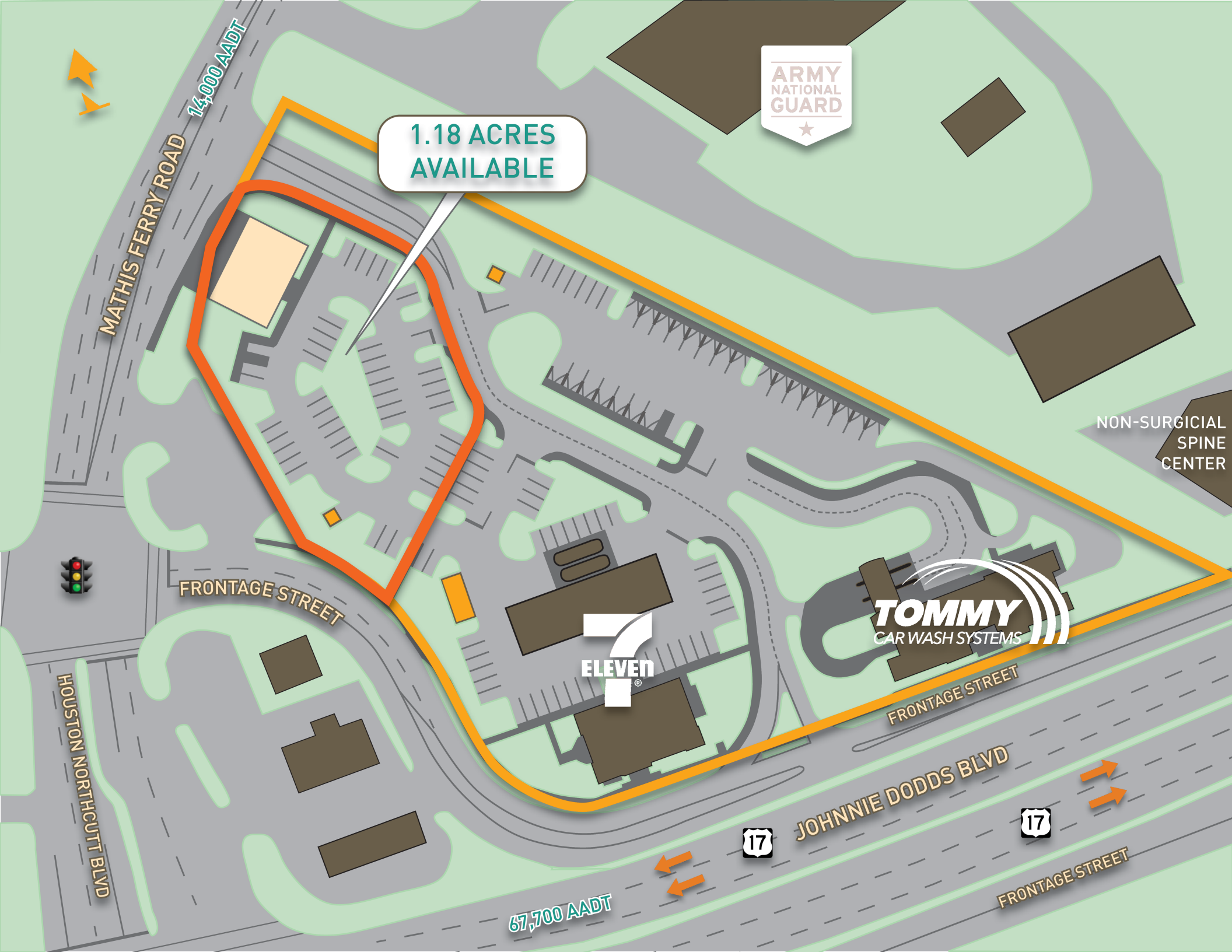
At the entrance to a premier 4.5 acre redevelopment just over the Arthur Ravenel Bridge connecting historic Charleston to Mount Pleasant, South Carolina's fourth largest municipality. Just off the Northeast intersection of Johnnie Dodds Blvd (US Hwy 17) and Houston Northcutt.

	1 MILE	3 MILES	5 MILES
2020 Population Density	7,666	45,401	113,099
2020 Daytime Population	8,364	41,734	116,485
2020 Total Households	3,686	19,498	47,775
2020 Median HH Income	\$87,940	\$82,267	\$79,910

PROPERTY HIGHLIGHTS

- Ground Lease or Build to Suit opportunity on 1.18 acres fronting Mathis Ferry Road.
- Zoned Area Wide Business 2, Mt Pleasant's most flexible zoning, site plans can accommodate many uses in a freestanding or multi-tenant building along with a drive thru.
- Users will benefit from Mount Pleasant's strongest traffic counts and daytime population as well and it's surrounding well established residential neighborhoods, medical office and specialty retail.
- Area retailers include Whole Foods, Trader Joe's, Harris Teeter, Chase Bank, Staples, Walgreen and Aldi.
- Traffic Counts: Johnnie Dodds (Hwy 17) - 67,700 AADT; Houston Northcutt Blvd - 13,100 AADT; Mathis Ferry Rd - 14,000 AADT





1.18 ACRES
AVAILABLE



NON-SURGICAL
SPINE
CENTER

TOMMY
CAR WASH SYSTEMS



67,700 AADT

JOHNNIE DODDS BLVD



FRONTAGE STREET

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MATHIS FERRY ROAD

14,000 AADT

HOUSTON NORTHCUTT BLVD









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