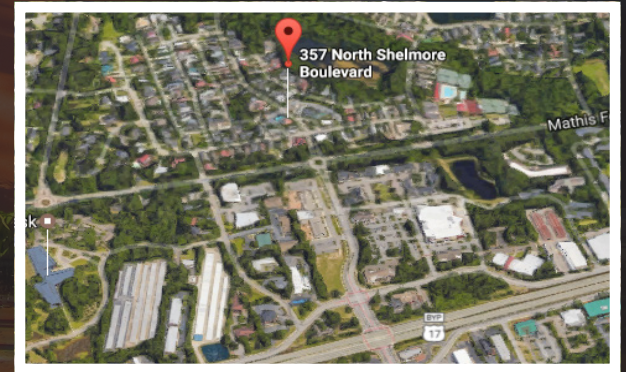


AVAILABLE - FOR LEASE 357 N SHELMORE BOULEVARD

MT. PLEASANT, SC 29464

EXECUTIVE SUITES



Nearby Retailers



LOCATION

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

EXECUTIVE SUITES

PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for 357 N Shelmore Boulevard, which is ideally located in the commercial district of the prestigious neighborhood, l'On. This is a rare opportunity to join other successful businesses that make up the Square at l'On. These available Class A executive suites boast top-notch finishes, convenient and ample free parking, and numerous nearby restaurants and amenities.

AREA DESCRIPTION

The l'On is an upscale mixed-use urbanist community in Mt. Pleasant. The commercial center called l'On Square serves as the gateway to arguably the best neighborhood, in terms of overall demographics, in the Charleston, SC region. The Town of Mount Pleasant is a rapidly growing, affluent, coastal community belonging to the 700,000-person Charleston-SC Metropolitan Statistical Area. 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

Suite A	205 sf	LEASED
Suite B	217 sf	\$1,650/mo Gross
Suite C	195 sf	\$1,525/mo Gross
Suite D	186 sf	\$1,600/mo Gross
Suite E	201 sf	\$1,525/mo Gross

DEMOGRAPHICS (3-MILE)

Population	42,616
Households	18,743
Avg. HH Income	\$101,549

OFFERED BY



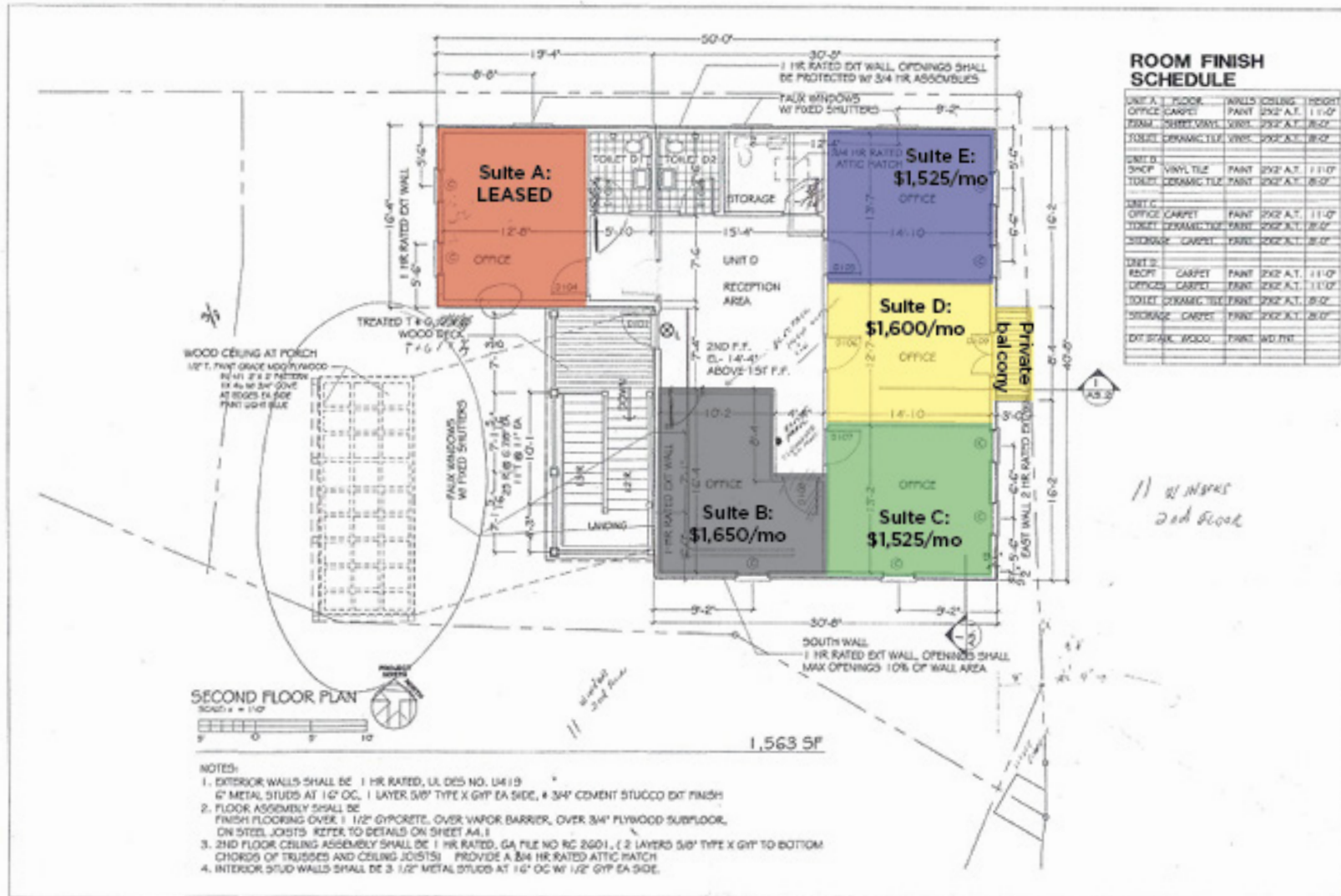
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EXECUTIVE SUITES



SHELLMORE INVESTORS, LLC
OFFICE BUILDING
ION SQUARE MT. PLEASANT, SC

SECOND FLOOR PLAN
A1.2
SCALE: 1/8"=1'-0"
20X34 1/4"=1'-0"
NOV 17/18: 5 JAN 03
DRAWN BY: BBL
APPROVED BY: BBL

OFFERED BY



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