

Mt. Pleasant, SC

PROPOSED SITE
6.116 Acres
Prime Retail & Office
Development



6.116 Acres
Prime Retail Development

MOB
16,800 SF
TWO-STORY

RETAIL
8,400 SF

RESTAURANT
2,250 SF

RETAIL
4,500 SF

QSR
3,800 SF

QSR
3,800 SF

14,400 VPD

SC-41

SC-41

JUST OPENED!

Lowes
FOODS



supercuts



NS New South
Properties



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Proposed Site:
Prime Retail & Office
Development
Mt. Pleasant, SC, 29466 USA

P. 1

Mt. Pleasant, SC

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Area Overview

Key Highlights

- \$120,000+ Median Income
- Shares Traffic Light with Brand New Lowes Foods
- Highly Trafficked Intersection on SC HWY 41, Newly Proposed Increase to 4 Lanes.
- Affluent Surrounding Mt. Pleasant Communities - Dunes West, Park West, Rivertowne and Planters Pointe.
- Population has nearly doubled in the past 20 years
- Adjacent to The Market at Mill Creek shopping center, a brand new 75,000 SF Lowes Foods anchored retail center.

Traffic Count



14,400 VPD

SC-41

Employment



2.4%
Unemployment Rate

Labor Force



213,089
Employment

ZoomProspector.com

Demographics

1 Mile

3 Mile

5 Mile

Population	5,994	25,448	54,920
Total Employees	498	2,938	13,200
Households	2,151	9,475	21,532
Income	\$144,346	\$129,667	\$120,378

SitesUSA.com

Current (Charleston County)



\$144,346

AVERAGE HH
INCOME



90,567

POPULATION



179,428

HOUSEHOLDS



Avg. Home Price \$583K

1857 Homes
455 Townhomes
520 Condo Units



Avg. Home
Price \$387K

886 Condo Units
2059 Homes
545 Townhomes

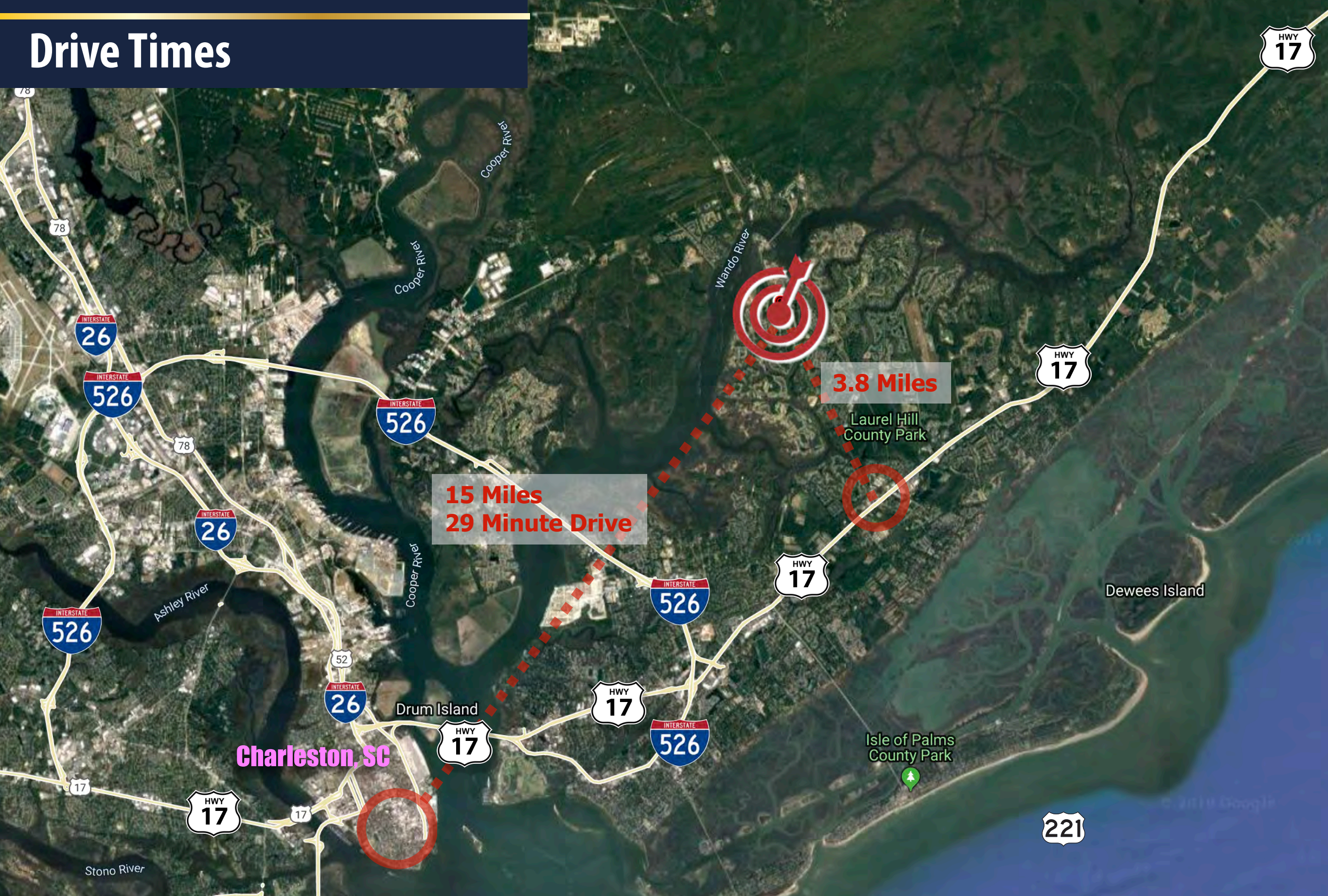


467 Homes
Avg. Home
Price \$325K



501 Homes
Avg. Home
Price \$744K

Drive Times



Market Aerial



Site Overview

JUST OPENED!



JUST OPENED!

HWY 41 Road Expansion
Converting to 4 Lane Road

SC-41



14,400 VPD

SC-41



Avg. Home
Price \$325K
467 Homes



Site Plan



WOOD PARK DRIVE

SC-41

14,400 VPD

BUILDING A
QSR
3,800 SF

BUILDING B
RESTAURANT
2,250 SF
RETAIL
4,500 SF

BUILDING C
RETAIL
8,400 SF

BUILDING D
MOB
16,800 SF
TWO-STORY

STORMWATER
MANAGEMENT
POND

SINGLE-FAMILY RESIDENTIAL

Ayscough

AYSCOUGH LANE



GRAPHIC SCALE



3229 PURPLE ASH DRIVE
ZIONSVILLE, IN 46077
PHONE: 843-633-3579
EMAIL: KEVIN@TARR-GROUP.COM

MOUNT PLEASANT COMMERCIAL DEVELOPMENT
REAL ZEAL PROPERTY GROUP
SC HWY 41 AND WOOD PARK DR
MOUNT PLEASANT, SOUTH CAROLINA

ORIGINAL ISSUE DATE:	09/09/2019
REVISIONS:	
PROJ. NO.:	19037

CONCEPT SITE PLAN

C-1.5



Execute Strategy, Solve Problems, Achieve Results

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