

FOR LEASE: RETAIL SUITE

THE SHOPPES AT SEASIDE FARMS

1952 LONG GROVE DRIVE, SUITE 1 • MT. PLEASANT • SC 29464



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► HIGHLIGHTS

- Approximately 2,217 sf Class A retail space
- Highly visible corner location in The Shoppes at Seaside Farms
- Mount Pleasant's premier shopping and dining destination on the corner of Isle of Palms Connector and Rifle Range Road
- Strategically located between Target and Construction Resources, Inc
- Lease price of \$35 psf NNN
- Portion of Charleston County Tax #561-00-00-138
- South Carolina Commercial MLS #31007545

PROPERTY OFFERING

► OFFERING SUMMARY

Beach Commercial, as the exclusive agent to market this property, is pleased to offer this office/retail space in The Shoppes at Seaside Farms, a 335,000 sf mixed use development in Mount Pleasant, South Carolina. The suite is currently ready for occupancy.

► LISTING AGENTS

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DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Commercial nor the Developer make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

PROPERTY OVERVIEW



► 1952 LONG GROVE DRIVE, SUITE 1 MT PLEASANT, SC 29466

Formerly occupied by The Brass Monkey who recently expanded within the Center. From everyday conveniences to high-end shopping and eclectic eateries, The Shoppes at Seaside Farms, a 335,000 sf mixed use development, is Mount Pleasant's premier shopping and dining destination, as well as a gateway to the Isle of Palms and a beachfront community. The Shoppes are nestled strategically between Target and the new tenant Construction Resources, Inc. The center hosts other traffic-generating tenants such as Basil, Opal, Crave, Olympic Physical Therapy, as well as a massage therapy center, a chiropractor, hair cutters and salon services and multiple home decor and clothing stores.



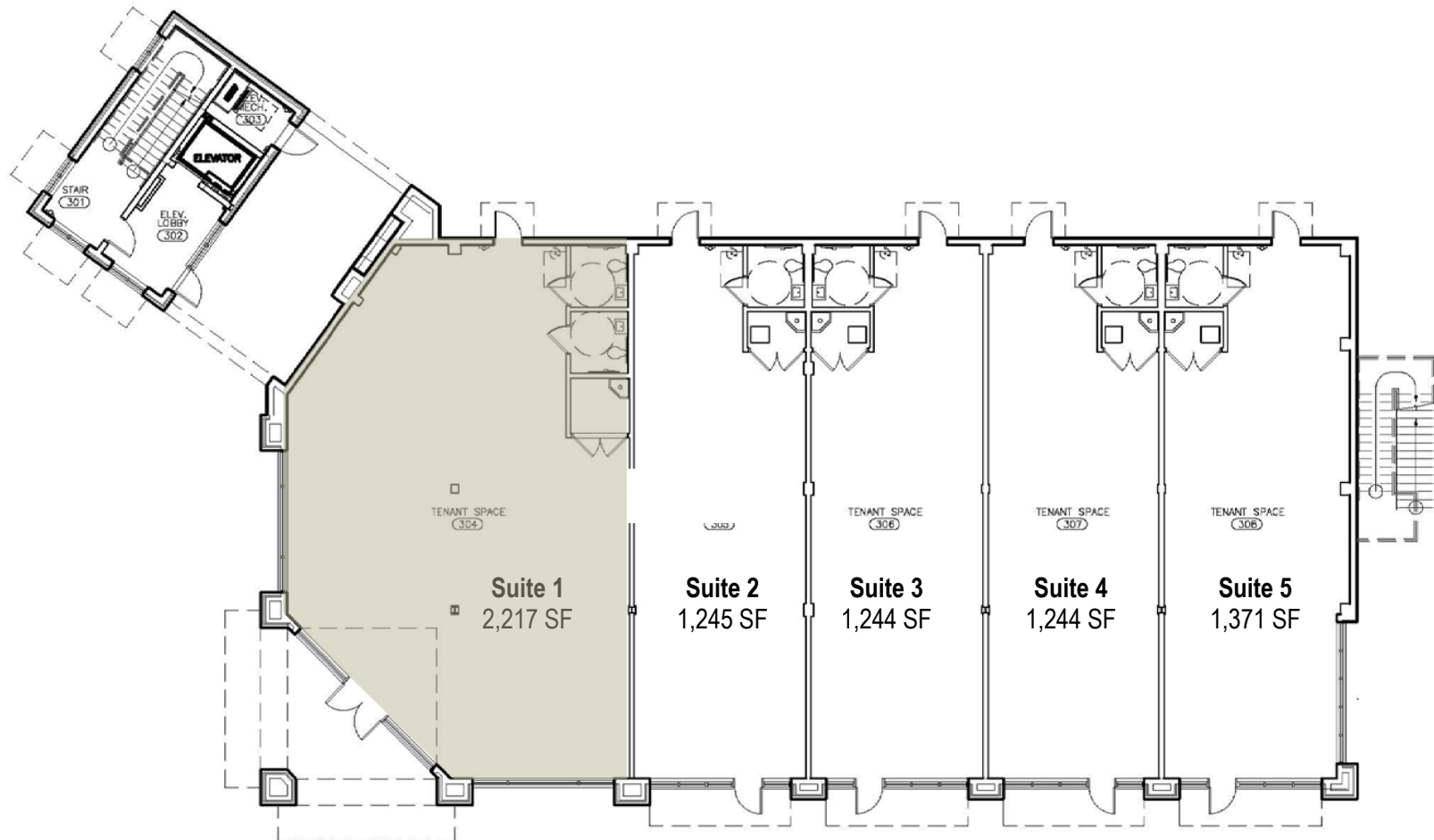
► MARKETING STATISTICS

Demographics are for the 5-mile radius around central Mount Pleasant (Zip 29464 area), which is affluent and growing. Data is from recent Census-derived sources as of 2023–2025 estimates

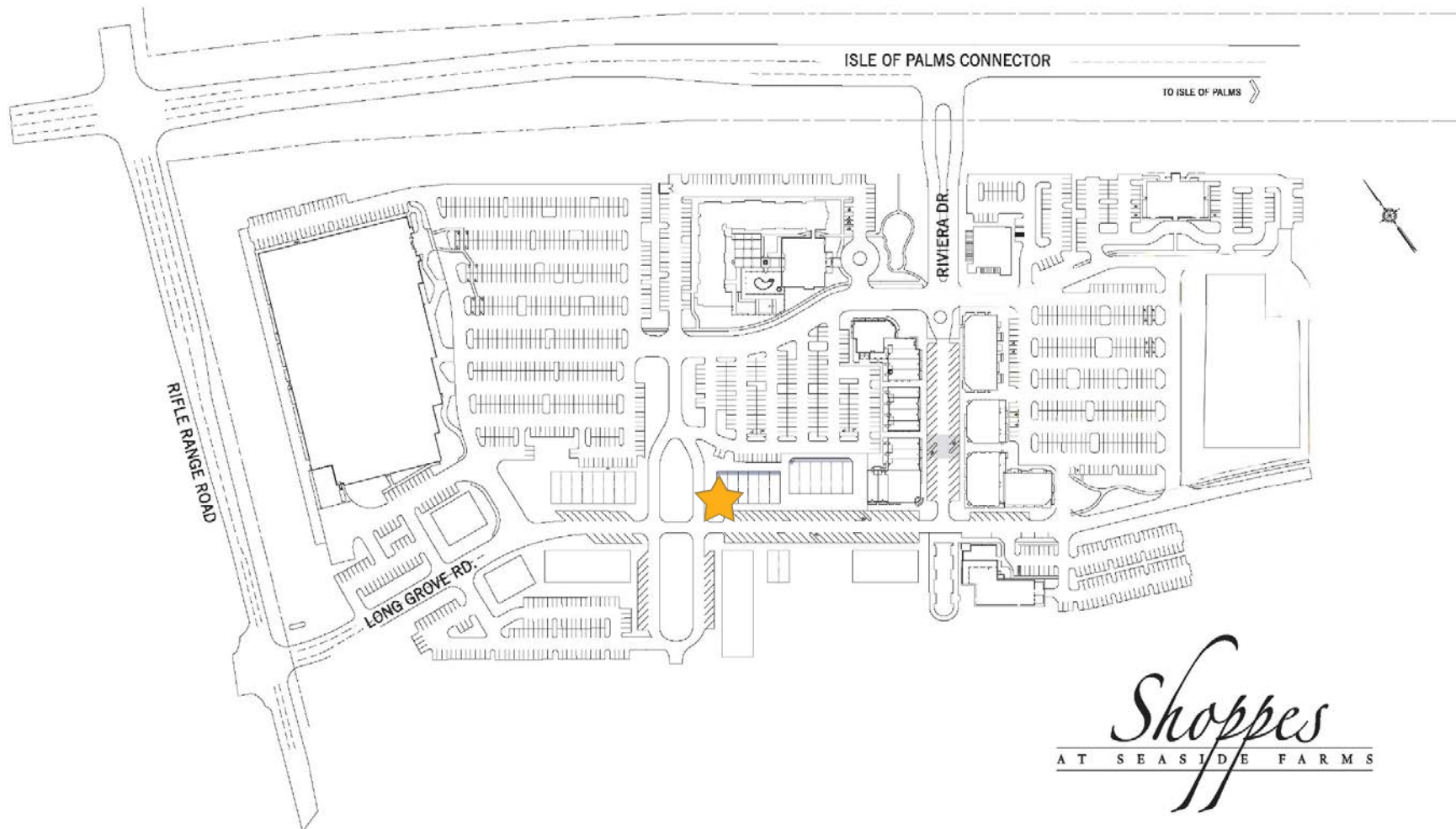
- Total population: 88,746
- Median Household Income: \$103,653
- Median Age: Approximately 41–42 (aligned with Mount Pleasant town median of 41.3–42.8)
- Households: 39,334



FLOOR PLAN



SITE MAP



ADDITIONAL PROPERTY PHOTOS



An aerial photograph of a shopping center area, overlaid with a location map. The map features several business logos: Target, Kmart, Riviera, TASI, Homewood Suites by Hilton, Saveurs du Monde Cafe, Basil, Sweetgrass Pharmacy & Compounding, Grave Kitchen & Goods, Woodward Tavern, CR Construction Resources, and Marais Seaside Farms. Roads are labeled: Rifle Range Road, Long Grove Road, and Isle of Palms Connector. A compass rose is in the bottom left. A green banner at the top reads 'LOCATION MAP'. A green box in the top right contains the text 'Shoppes AT SEASIDE FARMS'. An orange box with a line pointing to a specific location on Long Grove Road is labeled 'AVAILABLE SUITE'.