



**SPERRY**

RADEKOPF & ASSOCIATES

**627**

JOHNNIE DODDS BLVD  
MOUNT PLEASANT, SC 29464

9,000 & 11,250 SF  
RETAIL FOR LEASE

Newly remodeled



**Steve Radekopf**

**BROKER / PRINCIPAL**

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SC #23726

# Property Summary



## PROPERTY DESCRIPTION

Highly Visible Shopping Center being renovated. With two spaces left, 9,000 +/- SF and 11,250 SF - could be combined for 20,250 +/- SF  
 Close to downtown Charleston with over 700' frontage on Hwy 17. Very competitive rates and one of the lowest TICAM East Cooper.

## PROPERTY HIGHLIGHTS

- Newly renovated spaces
- High Ceilings
- Sprinklered
- Open with 30' column spacing
- High Visibility Neighborhood Center
- Easy Access to Hwy 17, I-26, I-526
- Close to Beaches and Daniel Island, Isle of Palms & Sullivans Island

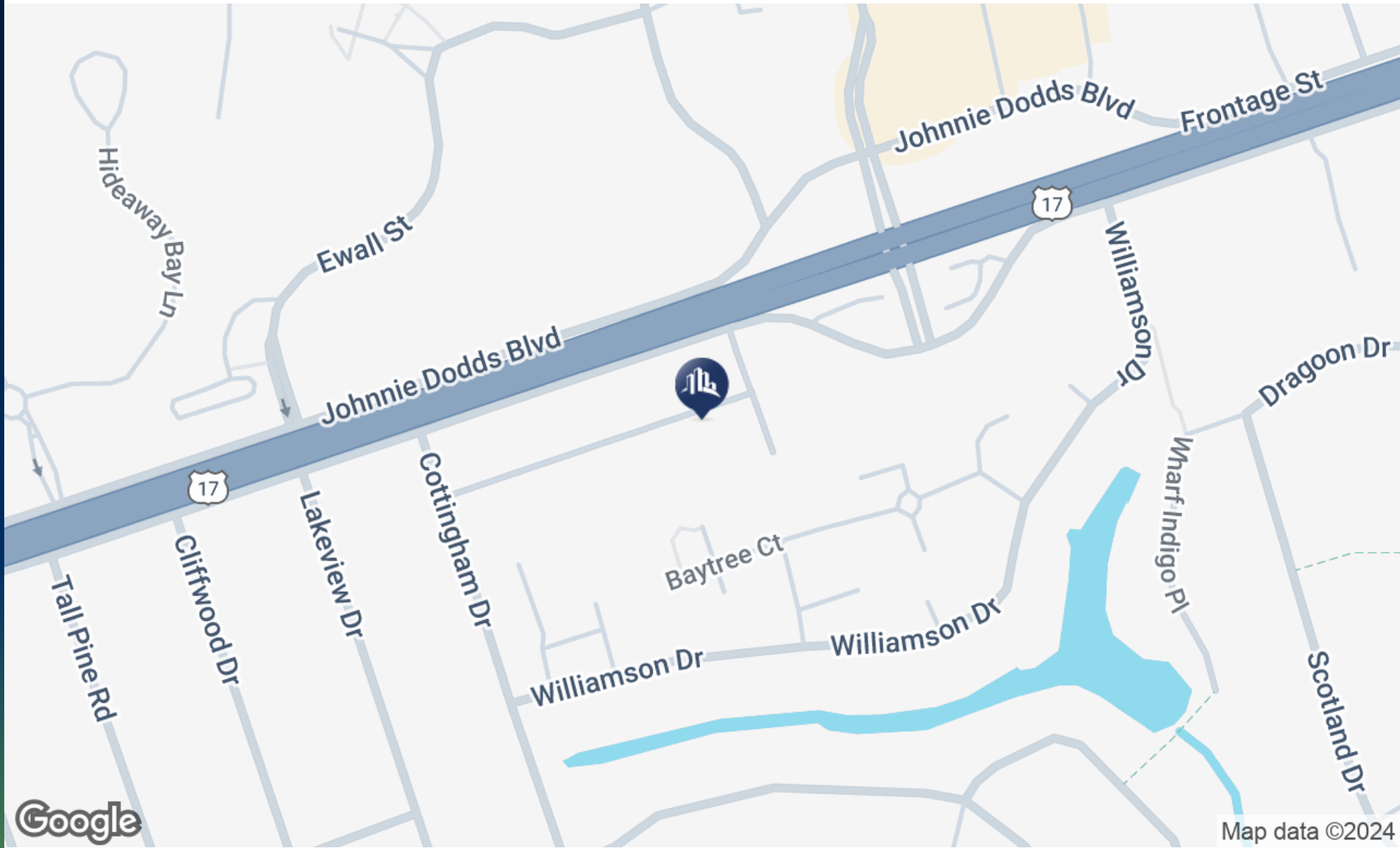
## OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Number of Units:	2
Available SF:	9,000 - 20,250 SF
Lot Size:	9.1 Acres
Building Size:	103,036 SF

## DEMOGRAPHICS

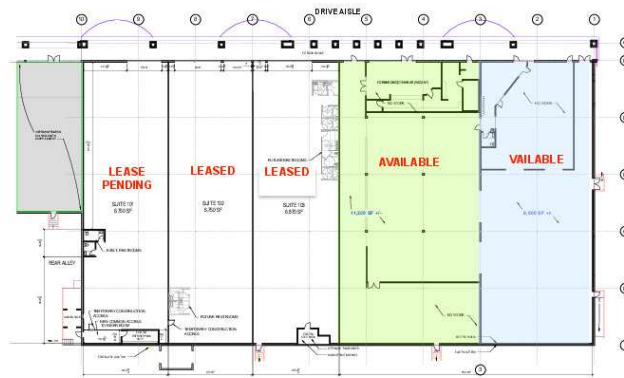
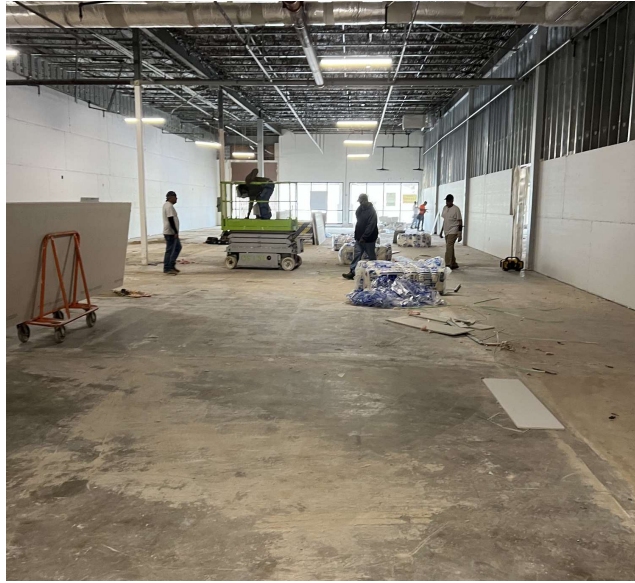
	2 MILES	5 MILES	10 MILES
Total Households	7,727	35,434	97,145
Total Population	18,453	86,980	240,551
Average HH Income	\$104,617	\$87,042	\$76,088

# Location Map



Map data ©2024

# Additional Photos



# Demographics Map & Report

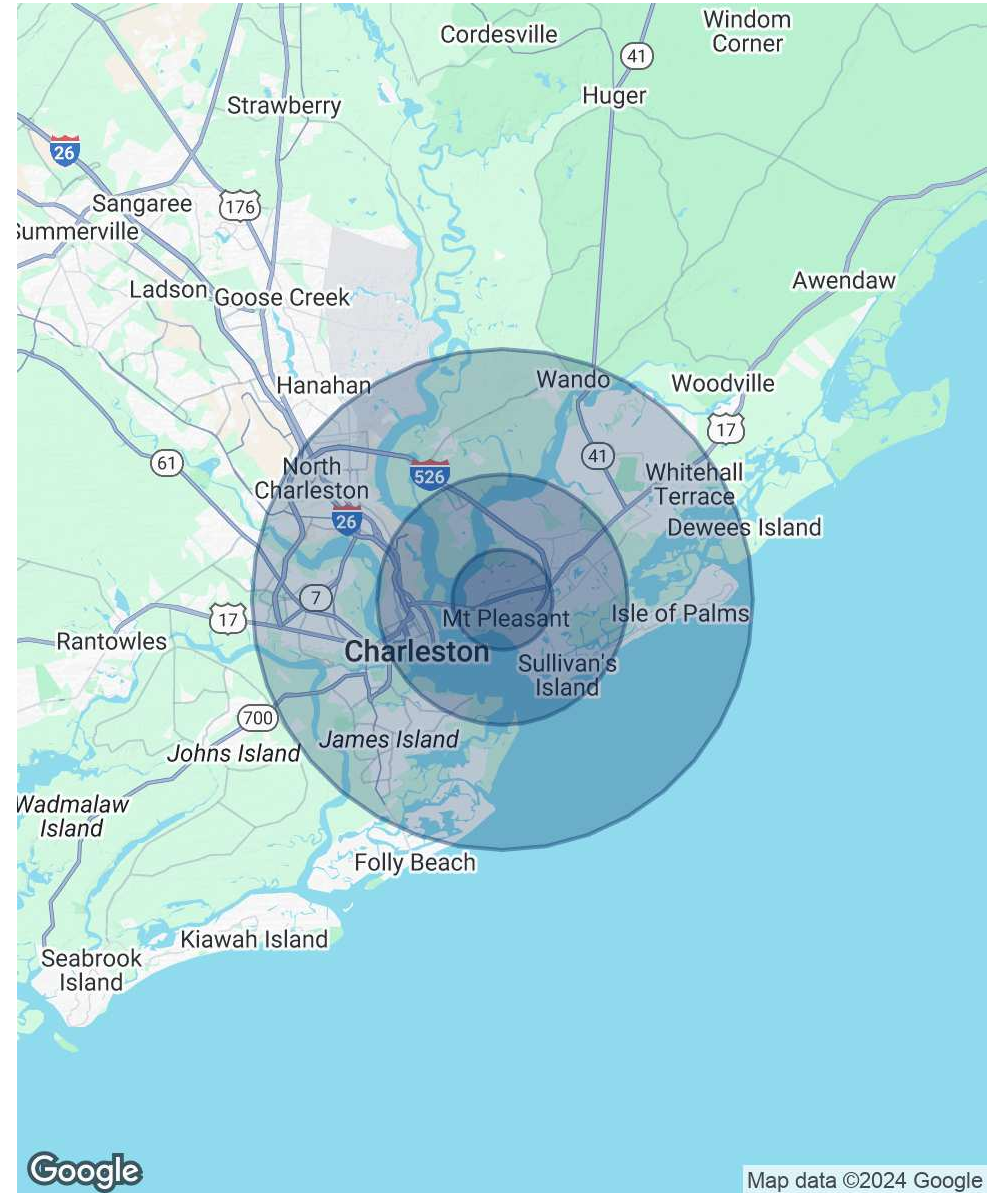


POPULATION	2 MILES	5 MILES	10 MILES
Total Population	18,453	86,980	240,551
Average Age	39.1	35.3	35.9
Average Age (Male)	37.5	34.6	34.9
Average Age (Female)	40.3	35.9	37.2

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	7,727	35,434	97,145
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$104,617	\$87,042	\$76,088
Average House Value	\$392,435	\$415,050	\$347,622

2020 American Community Survey (ACS)



Map data ©2024 Google

# Lease Spaces



## LEASE INFORMATION

Lease Type: NNN      Lease Term: 60 months  
 Total Space: 9,000 - 20,250 SF      Lease Rate: \$32.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite #101	-	6,791 SF	NNN	\$30.00 SF/yr	-
Suite #102	-	6,826 - 20,414 SF	NNN	\$32.00 SF/yr	-
Suite #105	3	1,841 - 20,250 SF	NNN	\$40.00 SF/yr	-
Suite #103	3	5,891 - 20,414 SF	NNN	\$32.00 SF/yr	-
Suite #104	Available	11,250 - 20,250 SF	NNN	\$32.00 SF/yr	-
Retail #107	Available	9,000 - 20,250 SF	NNN	\$32.00 SF/yr	-