



Offering Summary

Lot Size:	± 1 Acre
Leasable sf:	46,114.70 sf
TMS#:	5580000161
Zoning:	PD-Planned Development
Municipality:	Town of Mount Pleasant
Listing Type:	Lease
Lease Price:	\$95,000/year*
Potential land uses	Retail, restaurant, medical, or general

*First year rent to be paid in advance at rent commencement. Minimum 10 year ground lease.

Get more information

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Unique retail land lease opportunity, drive-thru permitted

1734 N Highway 17
Mt. Pleasant, SC 29464

- Located at Highway 17 N and Indigo Market Drive, in the heart of Mount Pleasant's retail shopping district, and between I-526 and Isle of Palms Connector
- The site is surrounded by some of the strongest demographics in the Charleston area and is bolstered by powerful tourism and retail expenditures.

Location	Population	Avg. HH Income
Mount Pleasant	95,232	\$152,777
Charleston Peninsula	36,867	\$109,524
Daniel Island	17,833	\$178,388
Sullivan's Island:	1,943	\$226,605
Isle of Palms	4,452	\$221,284

Guidelines and restrictions

The site is a part of the Indigo Square Planned Development. Prohibited uses on this parcel include car wash, self storage, gas station, and businesses that sell off-premise consumption of alcohol, tobacco, and other related products.

- Maximum allowable building sf is 4,000 sf
- 15 ft buffer and 8 ft wood stockade fence required adjacent to the Wando East Townhomes



[View PUD documents here](#)

Located in the heart of Mount Pleasant

Directly adjacent to Indigo Square, an 8-acre lifestyle center anchored by REI

Across US Hwy 17 from Mount Pleasant Towne Center - the premier, 500,000 sf Charleston lifestyle center

Accessible to the entire Charleston market with Highway 17 and Interstate 1-526



Demographics



Traffic Counts
Vehicles per day
61,000

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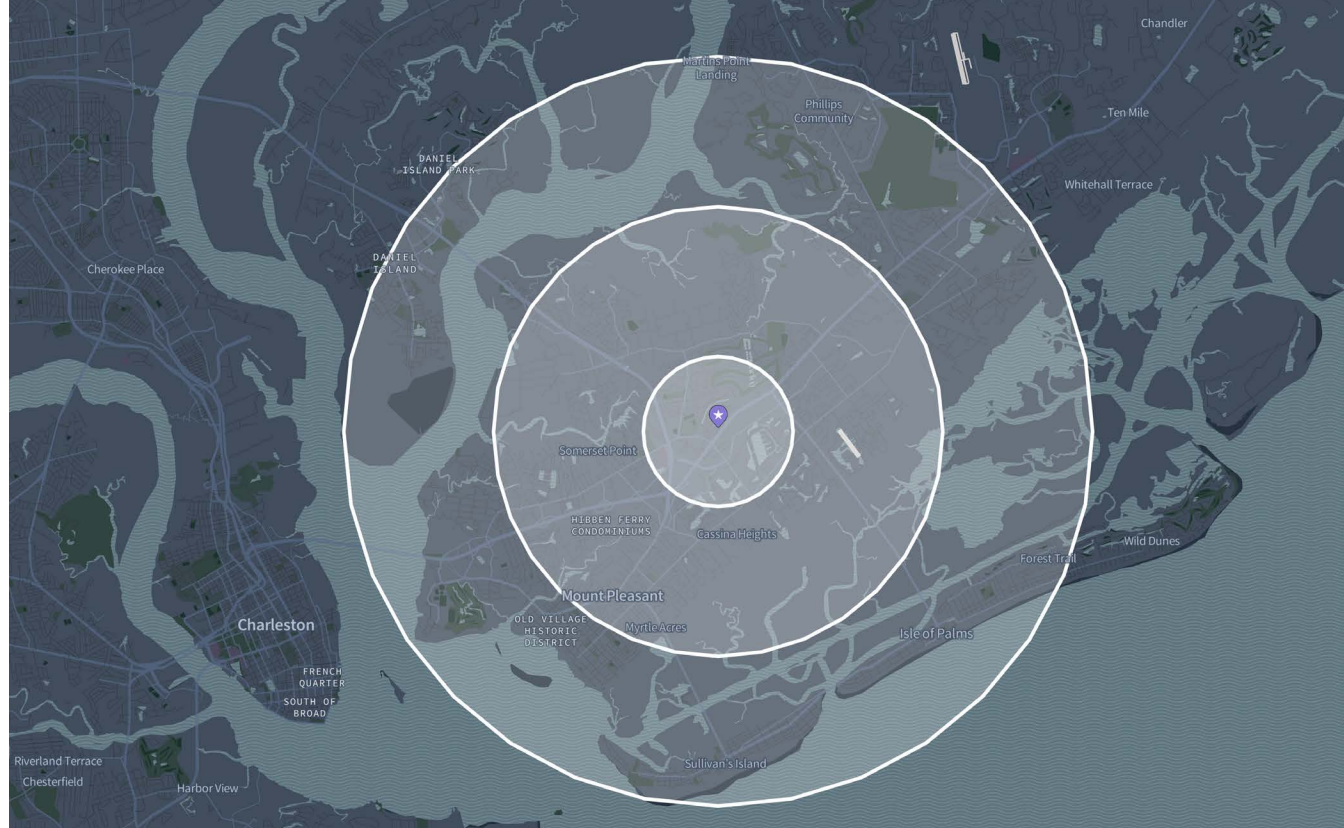
Median Home Price
Mount Pleasant
\$1,000,000

Trident Association of Realtors | April 2024



Total Businesses
within 5 miles
4,936

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	1 mile	3 miles	5 miles
Total Population	8,193	48,019	85,563
Median Age	41.7	42.2	42.4
Total Households	3,911	20,904	36,344
Average Household Income	\$114,830	\$139,423	\$149,980
Average Household Size	2.06	2.26	2.33
Percent Owner Households	70%	66%	71.3%
Median Home Value	\$467,339	\$519,053	\$566,867

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