

FOR LEASE

1799 HIGHWAY 17 N, SUITE B & C
MOUNT PLEASANT, SC



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE



High Profile Retail Space | Mount Pleasant Towne Centre Outparcel | 3,850 - 8,186 SF | Drive-Thru | Traffic Light

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum

and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

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1799 HIGHWAY 17 N
MOUNT PLEASANT, SC

ASKING RENT:	\$60/SF
LEASE TYPE:	NNN
TOTAL BUILDING SF	12,071 +/-SF
TI ALLOWANCE:	Negotiable
PARKING:	49 Spaces
YEAR BUILT:	2012
YEAR RENOVATED	2020
PARCEL NUMBER	558-00-00-392

SPACES AVAILABLE

Unit	Square Footage	Lease Rate
B	3,850 SF	\$60/SF Annually
C	4,336 SF (Drive Thru)	\$60/SF Annually
8,186 SF Total		

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LAND AND INVESTMENT REAL ESTATE

AERIAL



The Haven Apartments
438 Units

HOME 2
SUITES BY HILTON

Thicket Apartments
128 Units

P.F. CHANG'S

FIRST WATCH
JO'S A BANK

SOUTH STATE BANK

MARBLE SLAB ICE CREAMERY

TRADER JOE'S

Bank of America

TACO BELL

STARBUCKS COFFEE

Huntington Bank

45,300 VPD

LONGHORN STEAKHOUSE

CHASE

Walgreens

WHITE HORSE AUTO WASH

GAP Bath Works BARNES & NOBLE

Hampton Inn

ULTA BEAUTY RACK ROOM SHOES lululemon WHITE HOUSE | BLACK MARKET Copper Penny chico's ATHLETA

MIX by Copper Penny OLD NAVY tcbY CAVA

REGAL CINEMAS

Residence Inn Marriott

Isle of Palms Connector

Indigo Square Shopping Center

SITE

Talbots

ARHAUS your home

KREI COOP San Miguel corepower AT&T YOGA BOXCAR BETTY'S JEFF'S Bagel Run

BALLARD DESIGNS

Hwy 17 N

belk

Wild Birds Unlimited Nature Shop

FIVE GUYS BURGERS and FRIES

LOWE'S

Great Clips OrchidMassage & Reflexology

Oswald Cooke & Associates is proud to present a newly renovated retail opportunity in the heart of Mount Pleasant. The property offers a total of 8,186 square feet, including a highly desirable drive-thru lane with double drive thru lane potential. Suite B comprises 3,850 square feet, while Suite C offers 4,336 square feet. The building underwent a complete renovation in 2020 and is ideally positioned as an outparcel to Mount Pleasant Towne Centre—the premier retail destination within the submarket. This location benefits from strong regional draw, serving not only Mount Pleasant but also the surrounding communities of Awendaw, Isle of Palms, and Sullivan's Island, all of which rely on this corridor as a primary shopping hub. Situated at the signalized intersection of U.S. Highway 17 (45,300 VPD) and Market Center Boulevard, the site offers exceptional visibility and access. It is located directly across from Indigo Square, a vibrant mixed-use development featuring hotel, multifamily, and retail components. The immediate trade area is anchored by a strong lineup of national retailers and restaurants, including Arhaus, Ballard Designs, Old Navy, Gap, Barnes & Noble, Lowe's, CAVA, Starbucks, First Watch, Walgreens, and Chase Bank, among many others—creating a dynamic and high-traffic retail environment.

AERIAL

The Haven Apartments
438 Units

HOME 2
SUITES BY HILTON



CACTUS CAR WASH

Huntington Bank

CHASE

Indigo Square Shopping Center

REI CO-OP
San Miguel
corepower YOGA
AT&T
BOXCAR BETTY'S
JEFF'S Bagel Run

IHOP

SITE



LONGHORN STEAKHOUSE

45,300 VPD

BURTONS GRILL & BAR

sleep number

HWY 17 N

FIVE GUYS
BURGERS and FRIES
CHARLESTON FITNESS EQUIPMENT
FedEx Office

BALLARD DESIGNS

FIRST WATCH
JPS A BANK

GAP
Bath Body Works
BARNES & NOBLE
MIX by Copper Canyon
OLD NAVY
tobyCAVA

SHULER VETERINARY CLINIC

Canes
CHICKEN EMBERS

Talbots

LOVESAC

ARHAUS
your home

ULTA BEAUTY
RACK ROOM SHOES

LOWE'S

Great Clips
Orchid Massage & Reflexology

belk
FEDERAL SOUTHERN STYLE

lululemon
WHITE HOUSE | BLACK MARKET

Palmetto Moon
belk
FEDERAL SOUTHERN STYLE

chico's
ATHLETA

REGAL CINEMAS

AERIAL



45,300 VPD

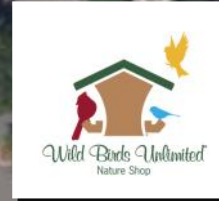


Hwy 17 N

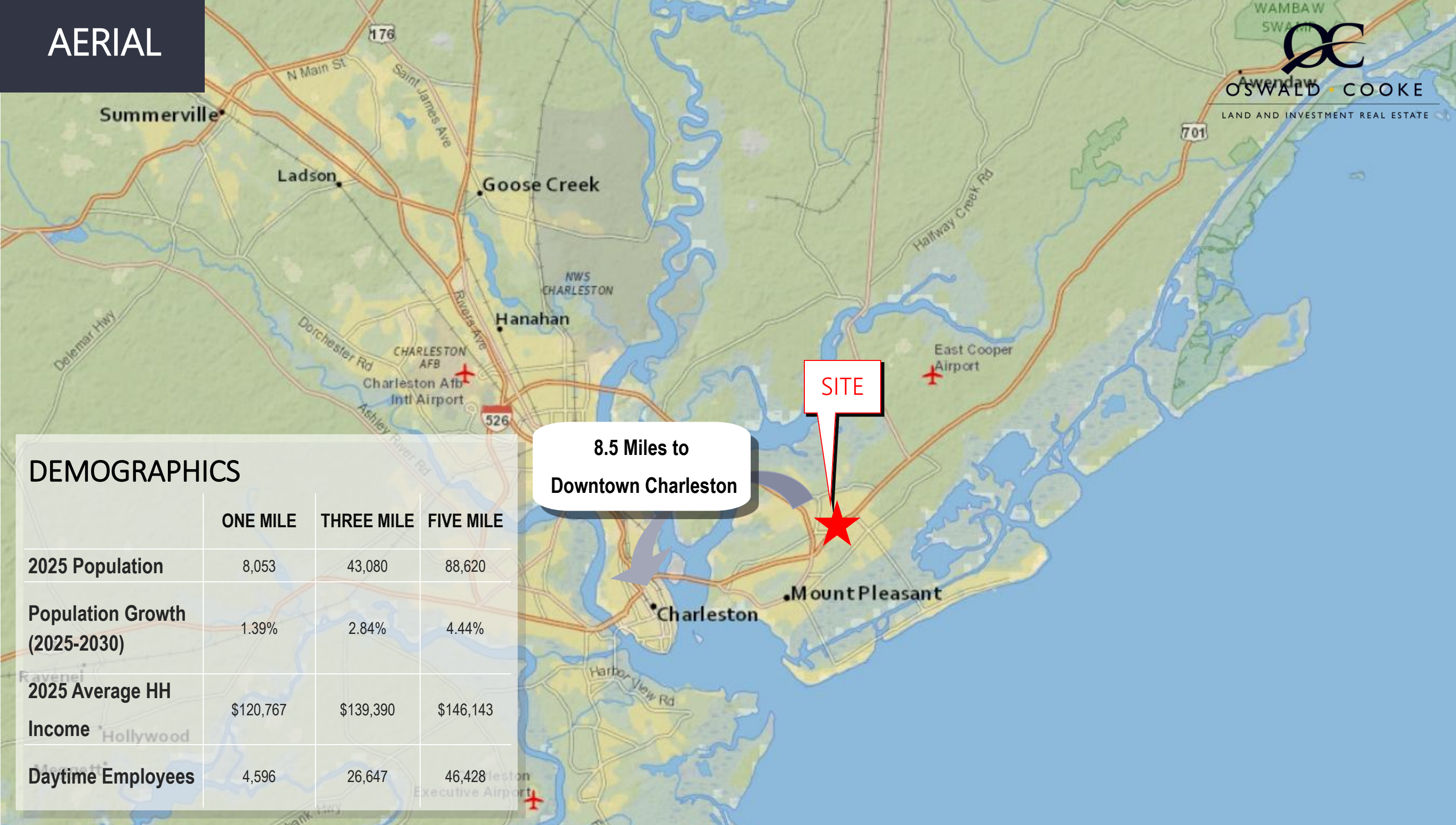
SITE



Indigo Square Shopping Center



AERIAL



DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2025 Population	8,053	43,080	88,620
Population Growth (2025-2030)	1.39%	2.84%	4.44%
2025 Average HH Income	\$120,767	\$139,390	\$146,143
Daytime Employees	4,596	26,647	46,428

**8.5 Miles to
Downtown Charleston**

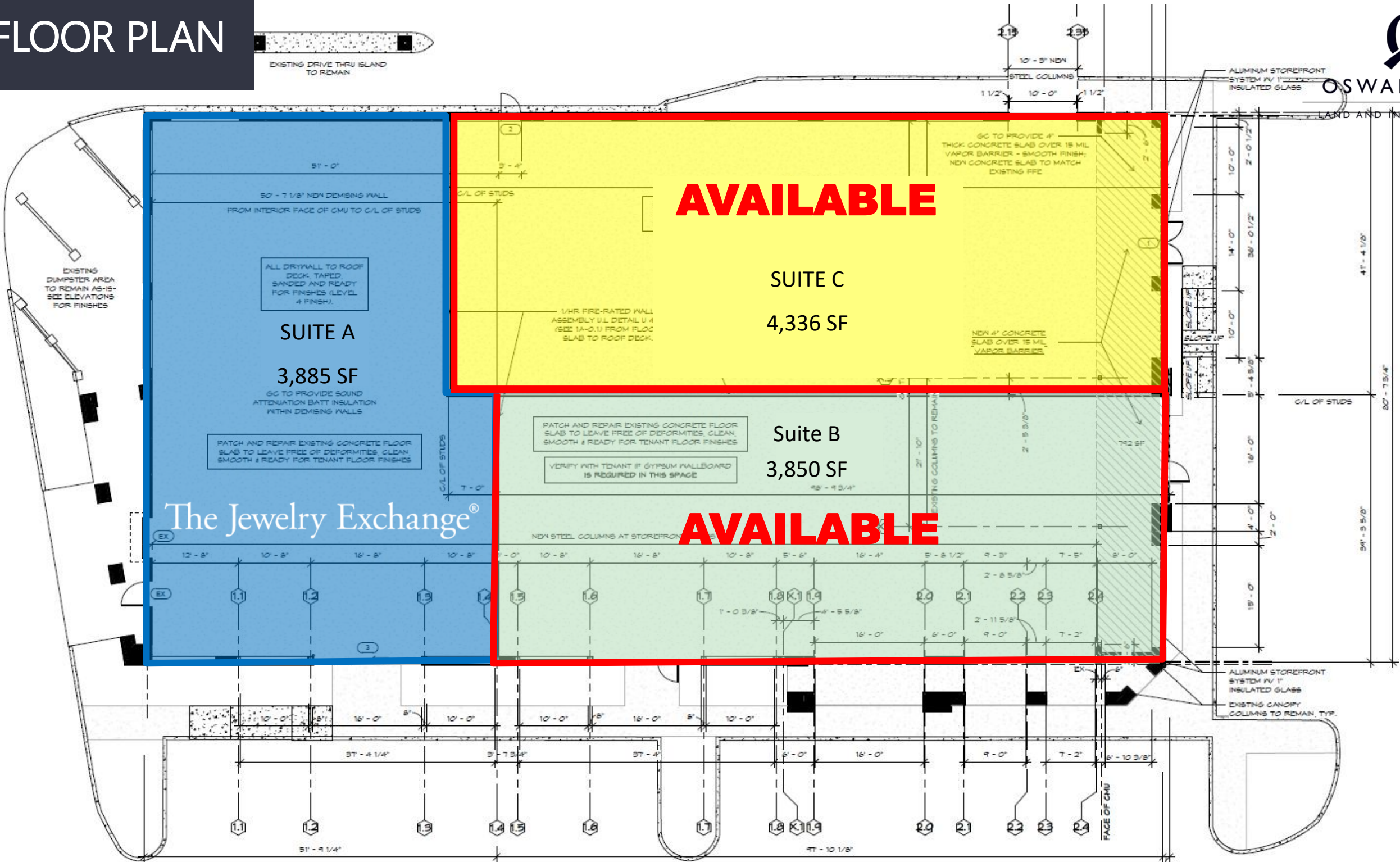
SITE

FLOOR PLAN



OSWALD COOKE

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The Jewelry Exchange®

AVAILABLE

SUITE C
4,336 SF

Suite B
3,850 SF

AVAILABLE

Highway 17 N Frontage

* The plans are preliminary designs and subject to change.

SITE PHOTOS



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ABOUT CHARLESTON MSA

Population Growth

- The Charleston–North Charleston MSA has nearly **870,000 residents as of 2024**, reaching an all-time high.
- This region’s population has grown **rapidly over recent years**, consistently outpacing many U.S. metros and is projected to reach ~1 million residents by the early 2030s.
- The metro area’s population growth rate is **about three times the U.S. average**, driven by strong in-migration and job opportunities.

Job & Workforce Growth

- Overall employment in the Charleston MSA has been expanding, adding tens of thousands of workers annually with strong labor force growth.
- From June 2024 to June 2025, the Charleston metro added about 17,600 jobs, ranking it among the top U.S. metro areas for employment growth rate (~4.1%).
- Civilian labor force figures show continued expansion, with labor force numbers rising year-over-year.

Tourism

In 2024, tourism delivered a record **\$14.03 billion** in total economic impact to the Charleston region — up about 7 % year-over-year.

The area welcomed approximately **7.9 million visitors in 2024**, fueling hospitality, retail, dining, and entertainment sectors.

Average visitor spending was roughly **\$1,105 per adult**, reinforcing the high-value nature of tourism demand.

Tourism supports tens of thousands of jobs and contributed to a record level of hospitality employment (~54,900 jobs)

Charleston MSA Largest Employers (#of Employees)

The Boeing Company	9,059
Roper St. Francis Healthcare	7,100
Walmart Inc.	4,300
Trident Health System	3,100
Volvo Car USA LLC	2,400
Mercedes-Benz Vans, LLC	1,800
Robert Bosch LLC	1,800
Breeze Airways (Breeze Aviation Group) Operating Base	1,600
Publix Supermarkets	1,600
Kiawah Island Golf Resort/The Sanctuary at Kiawah	1,400
Harris Teeter Supermarkets	1,350
T-Mobile USA	1,200
Nucor Steel	1,000
Scientific Research Corporation	1,000

For more information contact:

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