



# SEVENTEEN NORTH VILLAGE

±4.5 AC | ±29,022 SF

3236 N HIGHWAY 17  
MT. PLEASANT, SC 29466

**CBRE**

ESTIMATED DELIVERY  
WINTER 2026-7

## EXECUTIVE SUMMARY

Seventeen North Village, a  $\pm 4$ -acre site in Mt. Pleasant, SC, offers excellent access and visibility from Highway 17 North. Approved for up to  $\pm 29,022$  SF of new Retail/Office development, the initial phase will feature suites ranging from  $\pm 1,180$  SF to entire buildings of 6,600 SF or 7,900 SF, totaling  $\pm 29,022$  SF. The property is zoned Area-Wide Business by the Town of Mt. Pleasant and is conveniently located across from the recently opened Aldi grocery store.

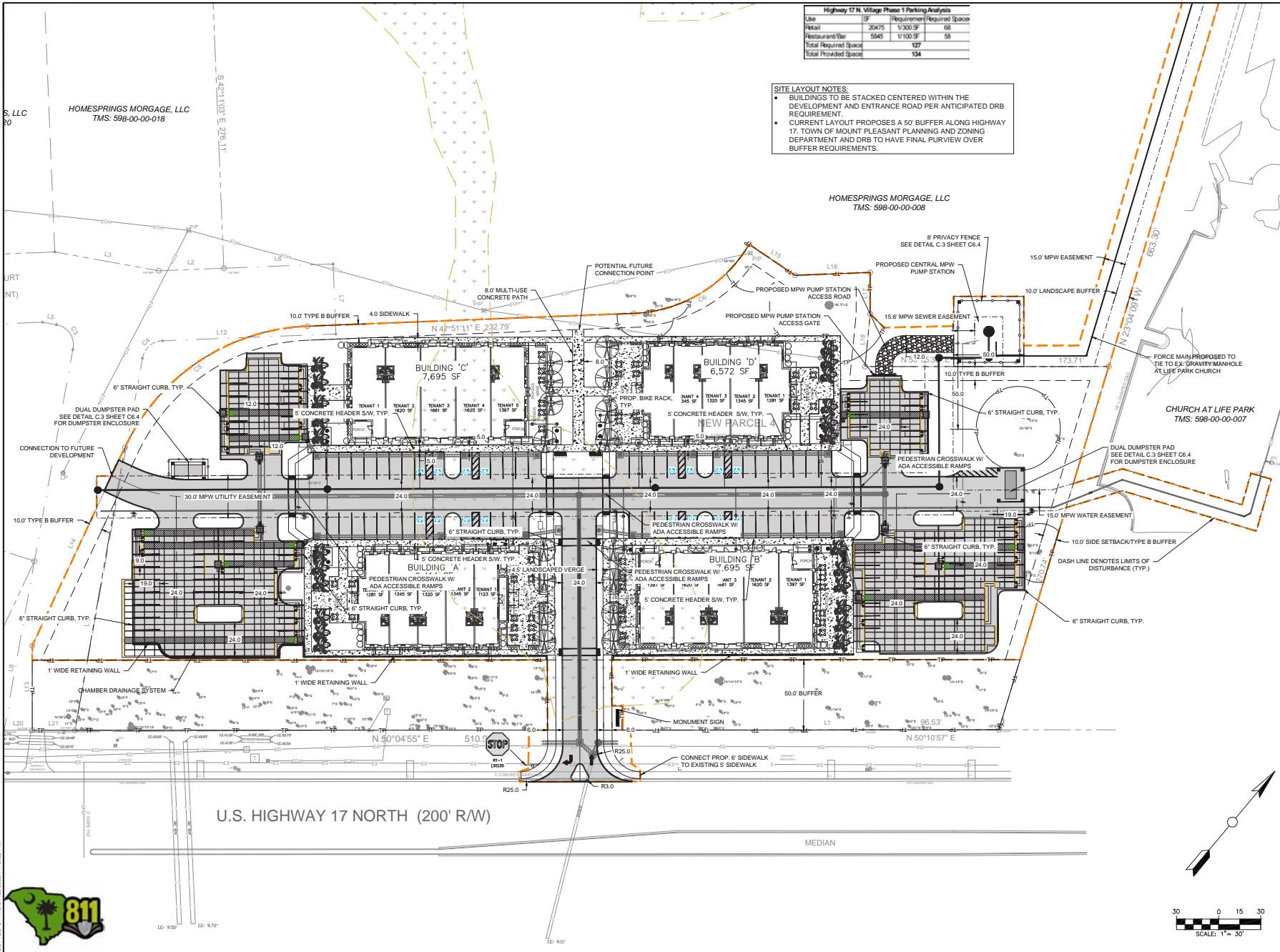


Rentable SF	$\pm 29,022$ SF
Rate	\$40 - \$45/PSF (NNN)
Type	Retail/Restaurant/Office
Range	$\pm 1,180$ - 7,900 SF

- PROJECTED DELIVERY DATE TO TENANTS: FALL/WINTER 2026
- LOCATED IN THE NORTHERN PART OF MOUNT PLEASANT, SC
- SITUATED ALONG HIGHWAY 17 NORTH
- TRAFFIC COUNT: 55,300 VPD
- ZONED AB (AREAWIDE BUSINESS)
- END CAP UNITS AVAILABLE WITH OUTSIDE SEATING AREAS
- FINAL LEG OF 'ALL AMERICAN BOULEVARD' HAS BEEN COMPLETED OFFERING ADDITIONAL ACCESS TO SEVENTEEN NORTH VILLAGE



SEVENTEEN NORTH VILLAGE | MT. PLEASANT, SC



PROJECT #	23-102
DESIGNED BY:	CBW
APPROVED BY:	AJB
DATE:	7/1/25

REVISION LOG	
DATE:	REASON:
07/15/2025	FINAL DRB
10/06/2025	MPW COMMENTS
10/10/2025	DRT COMMENTS

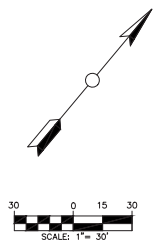


HIGHWAY 17 NORTH VILLAGE PHASE 1  
TOWN OF MT. PLEASANT, SC

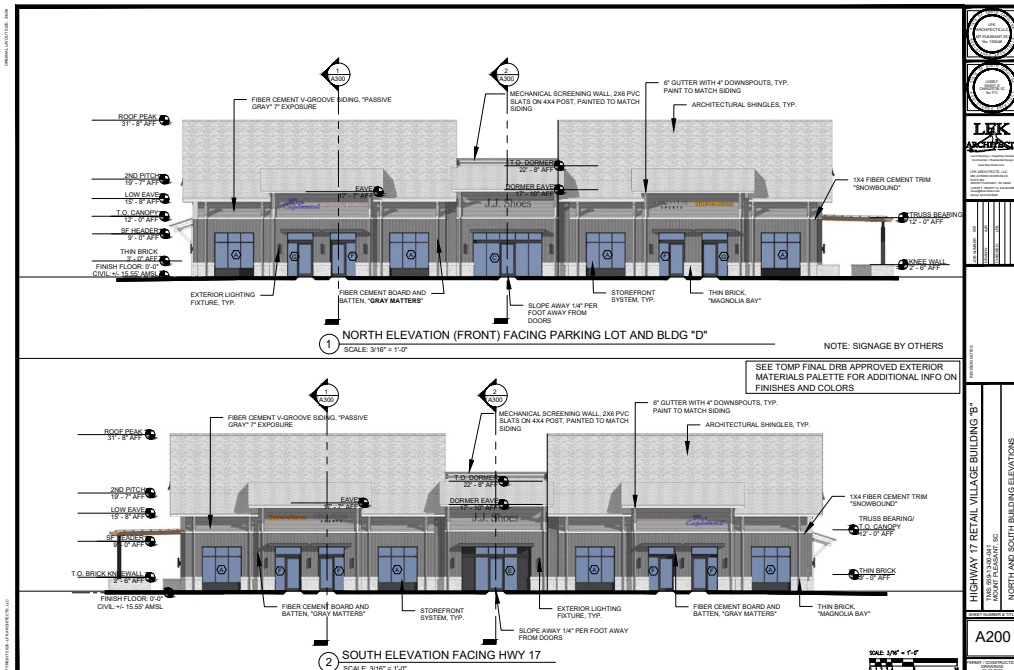
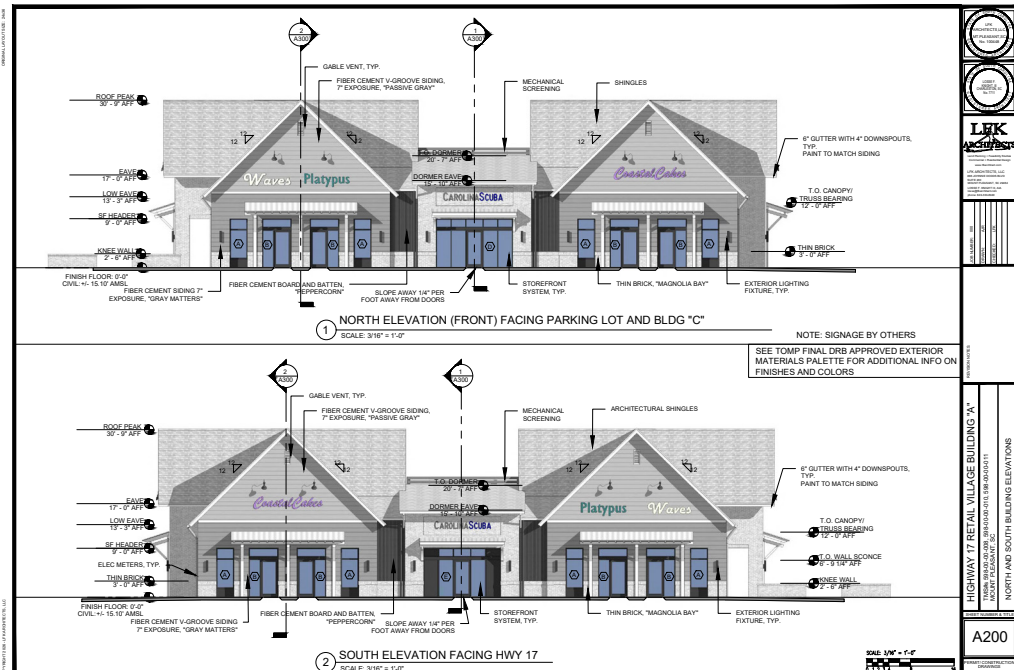
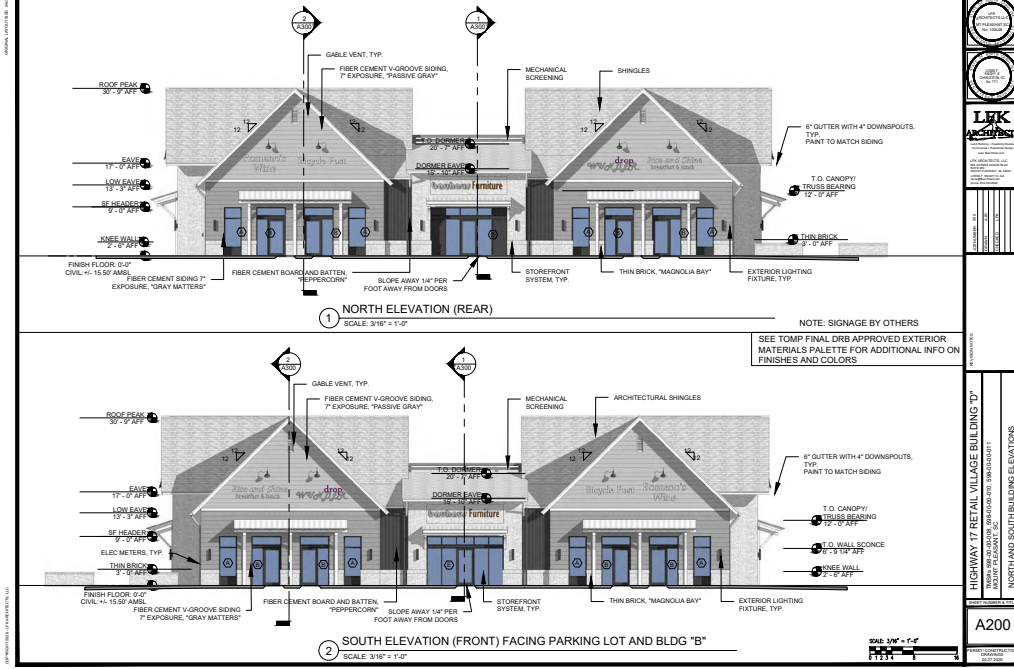
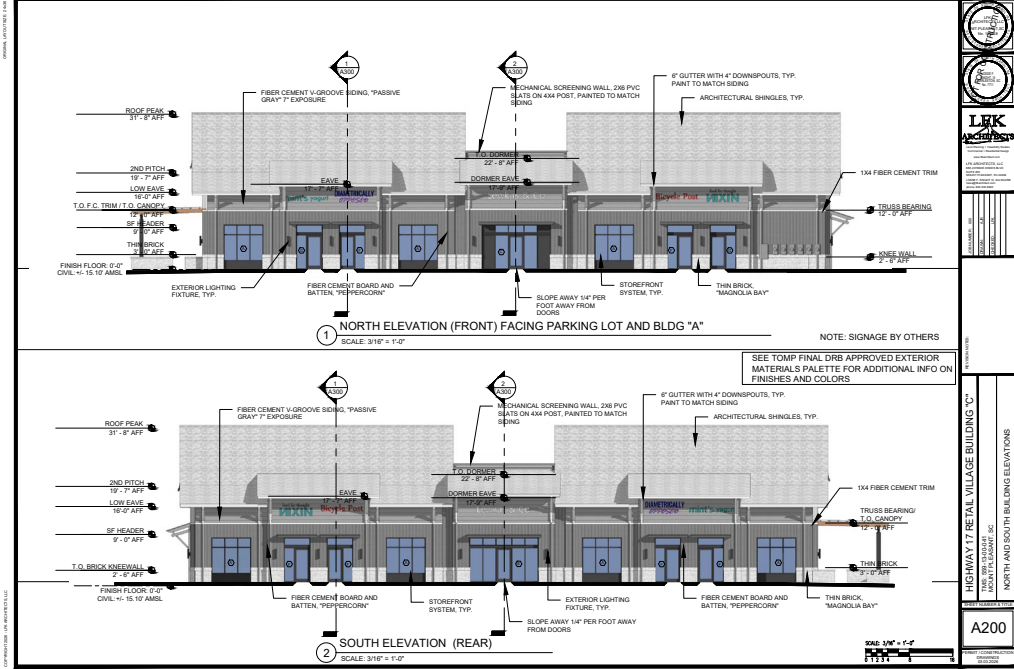
SITE PLAN

C5.0

PLOTTED ON: 07/15/25 AT 12:52 PM

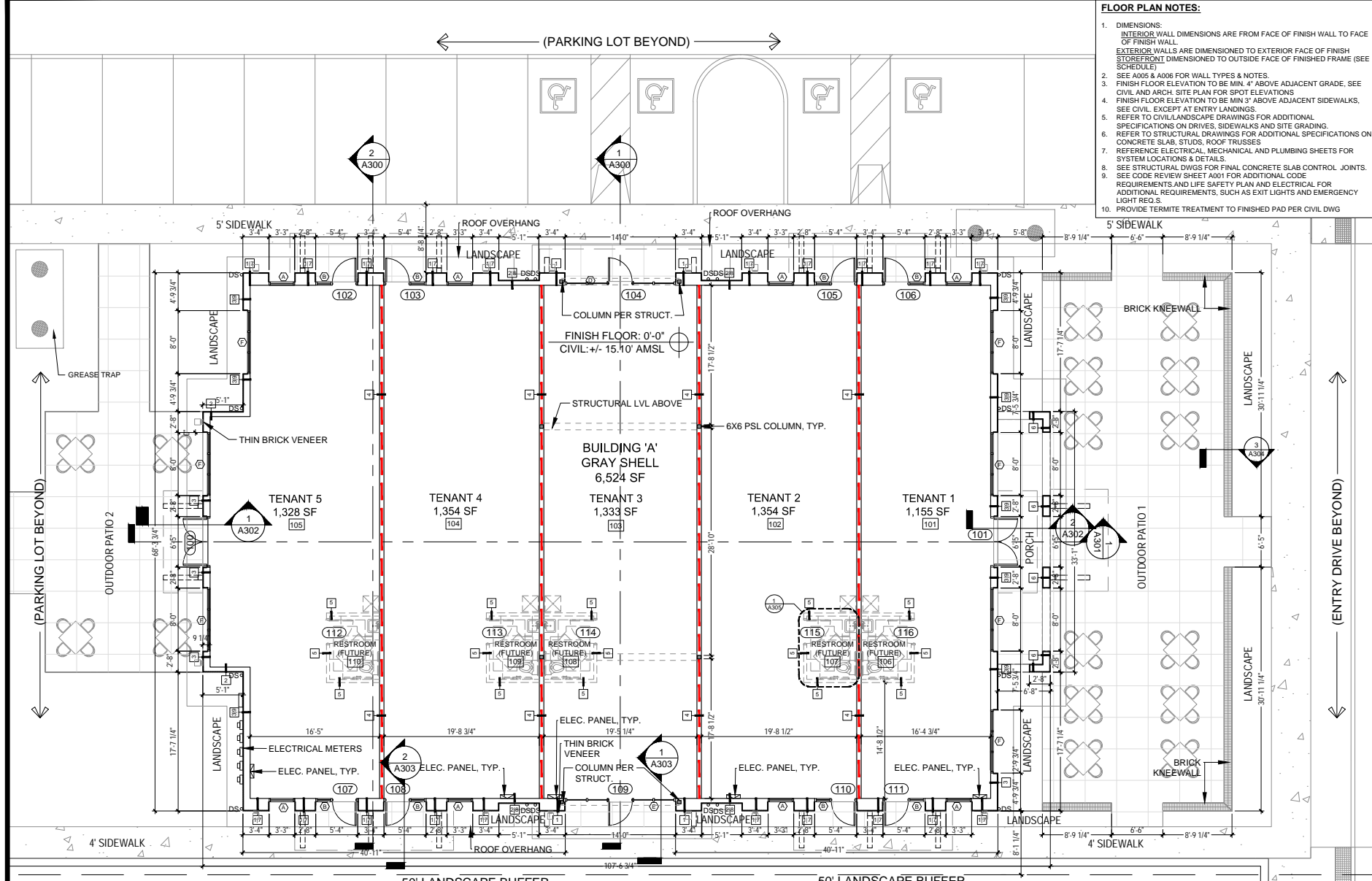


SEVENTEEN NORTH VILLAGE | MT. PLESANT, SC

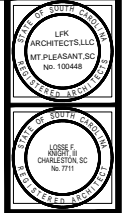


ORIGINAL LAYOUT SIZE: 24X36

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- FLOOR PLAN NOTES:**
1. DIMENSIONS: INTERIOR WALL DIMENSIONS ARE FROM FACE OF FINISH WALL TO FACE OF FINISH WALL. EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF FINISH. STOREFRONT DIMENSIONED TO OUTSIDE FACE OF FINISHED FRAME (SEE SCHEDULE).
  2. SEE A005 & A006 FOR WALL TYPES & NOTES.
  3. FINISH FLOOR ELEVATION TO BE MIN. 4" ABOVE ADJACENT GRADE. SEE CIVIL AND ARCH. SITE PLAN FOR SPOT ELEVATIONS.
  4. FINISH FLOOR ELEVATION TO BE MIN. 3" ABOVE ADJACENT SIDEWALKS. SEE CIVIL EXCEPT AT ENTRY LANDINGS.
  5. REFER TO CIVIL LANDSCAPE DRAWINGS FOR ADDITIONAL SPECIFICATIONS ON DRIVES, SIDEWALKS AND SITE GRADING.
  6. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL SPECIFICATIONS ON CONCRETE SLAB, STUDS, ROOF TRUSSES.
  7. REFERENCE ELECTRICAL, MECHANICAL AND PLUMBING SHEETS FOR SYSTEM LOCATIONS & DETAILS.
  8. SEE STRUCTURAL DWGS FOR FINAL CONCRETE SLAB CONTROL JOINTS.
  9. SEE CODE REVIEW SHEET A001 FOR ADDITIONAL CODE REQUIREMENTS AND LIFE SAFETY PLAN AND ELECTRICAL FOR ADDITIONAL REQUIREMENTS, SUCH AS EXIT LIGHTS AND EMERGENCY LIGHT REQ.S.
  10. PROVIDE TERMITE TREATMENT TO FINISHED PAD PER CIVIL DWG.



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 500 JONAH'S COOBS BLVD  
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 1000 P. HANCOCK BLVD  
 MOUNT PLEASANT, SC  
 www.lkarchitect.com  
 Phone: 843-232-0800

JOB NUMBER:	000
DRAWN:	AJR
CHECKED:	LKX

REVISION NOTES:

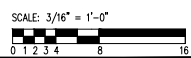
HIGHWAY 17 RETAIL VILLAGE BUILDING 'A'  
 TMS#S: 598-00-00-008, 598-00-00-010, 598-00-00-011  
 MOUNT PLEASANT, SC

SHEET NUMBER & TITLE

**A100**

PERMIT/ CONSTRUCTION DRAWINGS  
 02/27/2026

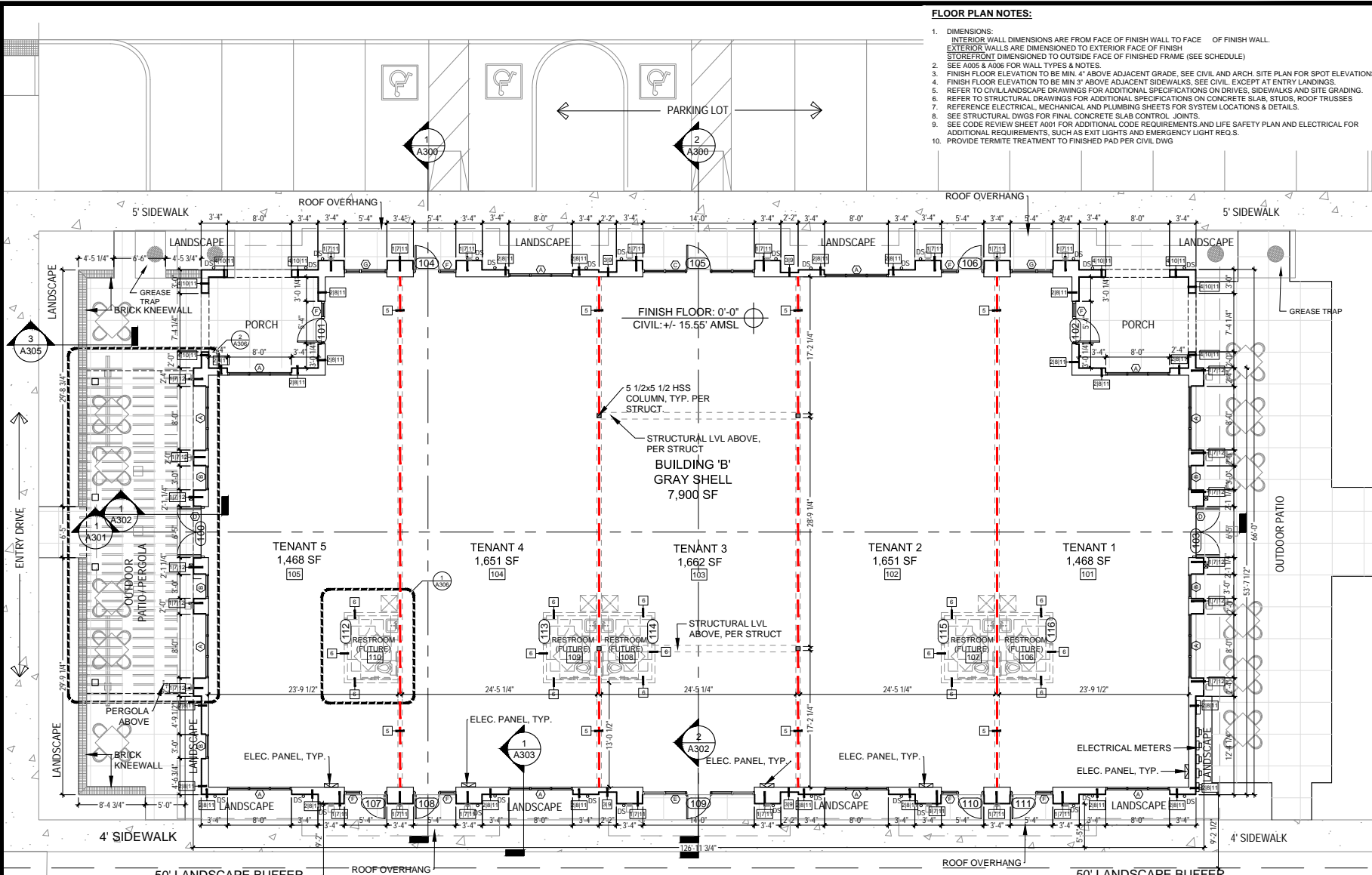
**1** PROPOSED FLOOR PLAN  
 SCALE: 3/16" = 1'-0"  
 6,524 SF



SEVENTEEN NORTH VILLAGE | MT. PLEASANT, SC

FLOOR PLAN NOTES:

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10. PROVIDE TERMITE TREATMENT TO FINISHED PAD PER CIVIL DWG



Local Planning & Feasibility Studies  
 Construction & Remedial Design  
 www.lfkarch.com

LFK ARCHITECTS, LLC  
 804 J.W. WHEAT BLDG. 2ND FL.  
 MOUNT PLEASANT, SC 29524  
 LOSE F. ARCHITECTS, LLC  
 1010 W. BROAD ST. 2ND FL.  
 CHARLESTON, SC 29403  
 PHONE: 803-330-5890

LOG NUMBER:	000
DATE:	03/20/2024
DESIGNED BY:	ALF
CHECKED BY:	LFK

REVISION NOTES:

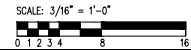
NO.	DESCRIPTION

HIGHWAY 17 RETAIL VILLAGE BUILDING 'B'  
 TMS: 569-13-00-041  
 MOUNT PLEASANT, SC  
 FLOOR PLAN & NOTES

SHEET NUMBER & TITLE  
**A100**

PERMIT / CONSTRUCTION DRAWINGS  
 10/27/2024

1 PROPOSED FLOOR PLAN  
 SCALE: 3/16" = 1'-0"  
 7,900 SF



ORIGINAL LAYOUT SEE 2A05

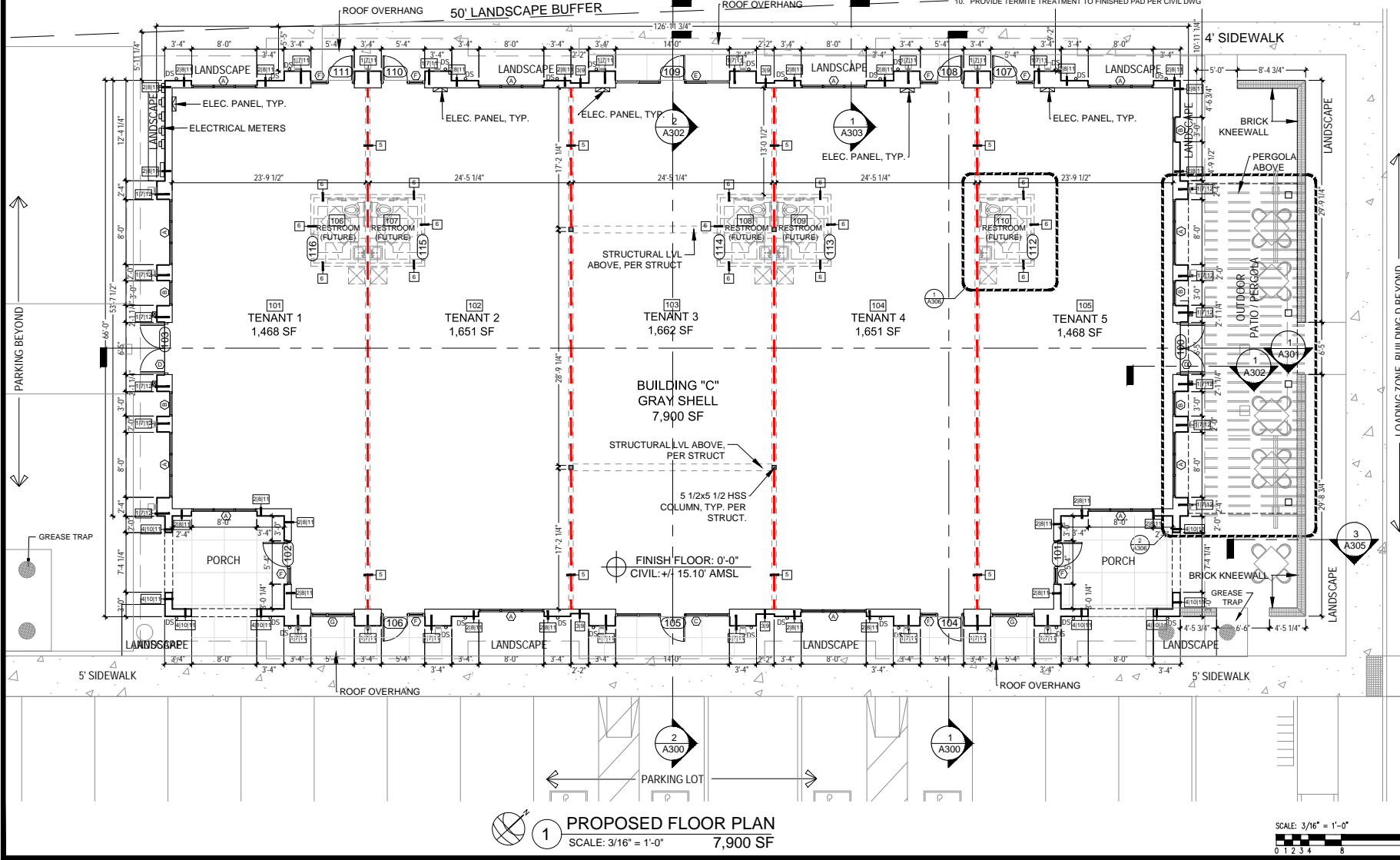
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ORIGINAL PLOT SIZE: 24x36

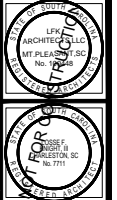
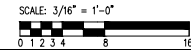
PROPERTY LINE

FLOOR PLAN NOTES:

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**1** PROPOSED FLOOR PLAN  
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www.lfkarch.com  
LFK ARCHITECTS, LLC  
500 JOHNS CREEK BLVD  
SUITE 200  
MOUNT PLEASANT, SC 29564  
LOUIS F. KNIGHT II, ARCHITECT  
LICENSE # 333-335-3807  
PHONE # 853-335-3807

DATE	DESCRIPTION
000	ISSUED FOR PERMIT
001	REVISED
002	REVISED
003	REVISED
004	REVISED
005	REVISED
006	REVISED
007	REVISED
008	REVISED
009	REVISED
010	REVISED

REVISION NOTES:  
LOADING ZONE, BUILDING D BEYOND

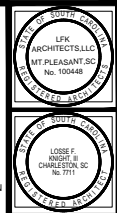
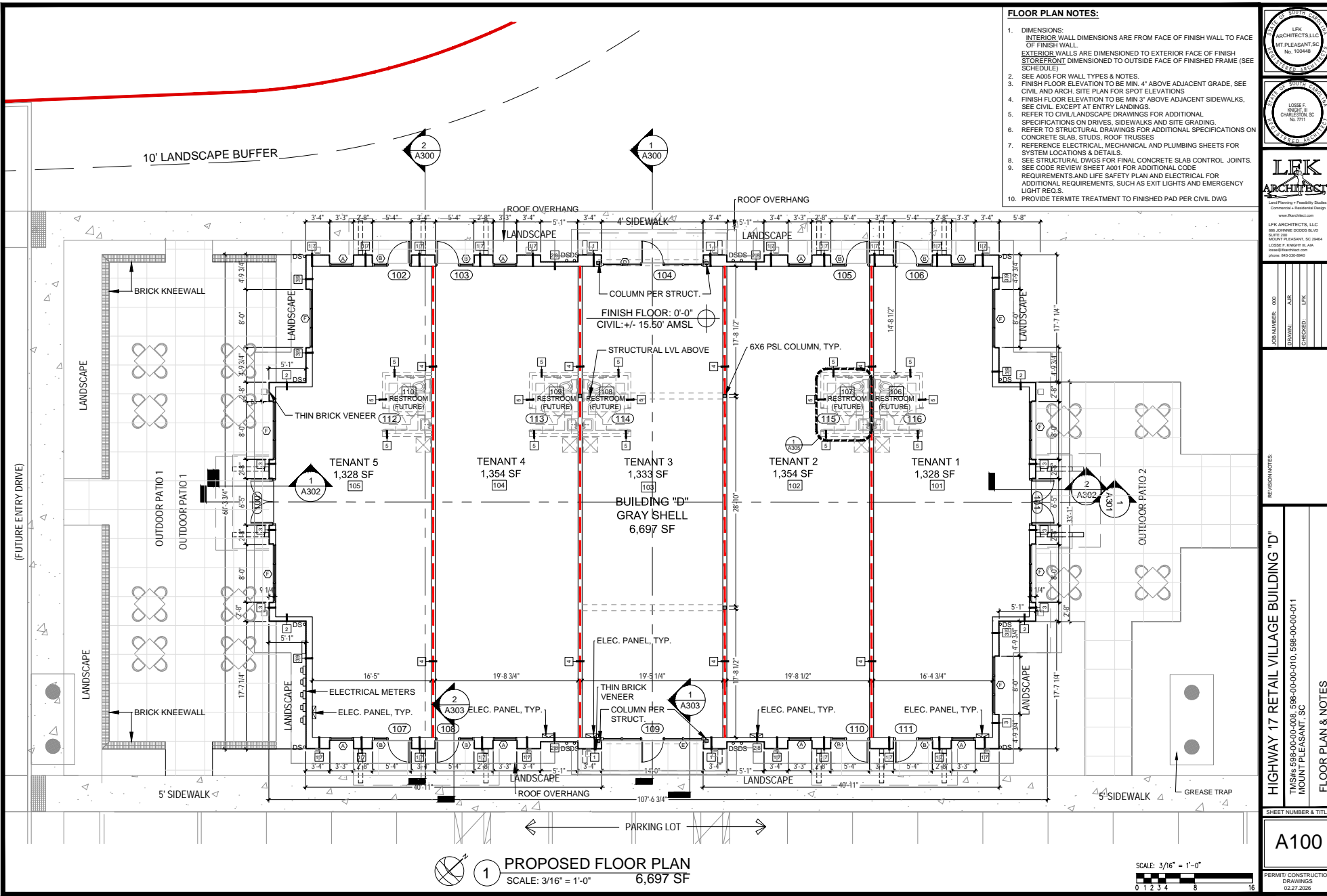
HIGHWAY 17 RETAIL VILLAGE BUILDING "C"  
TMS: 559.13.00.041  
MOUNT PLEASANT, SC  
FLOOR PLAN & NOTES

SHEET NUMBER & TITLE  
**A100**

PERMIT / CONSTRUCTION  
DRAWINGS  
03.03.2026

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ORIGINAL LAYOUT SIZE: 24x36



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LFK ARCHITECTS, LLC  
866 JOHNS CROSSL BLVD  
SUITE 200 MOUNTAIN SC 29628  
LOUISE F. KINGSTON, AIA  
803.636.6666  
phone: 843.333.6945

JOB NUMBER:	000
DRAWN:	LFK
CHECKED:	LFK

**REVISION NOTES:**

**HIGHWAY 17 RETAIL VILLAGE BUILDING "D"**  
TMS# 598-00-00-008, 598-00-00-010, 598-00-00-011  
MOUNT PLEASANT, SC

**FLOOR PLAN & NOTES**

**A100**

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10.

SEVENTEEN NORTH VILLAGE | MT. PLEasant, SC



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	4,143	33,668	63,492
2030 Population	4,284	34,613	65,192
2025 Households	1,858	13,143	25,640
2030 Households	1,976	13,841	26,945
2025 Average HH Income	\$176,751	\$179,263	\$187,102
2030 Average HH Income	\$215,851	\$207,164	\$213,541

# SEVENTEEN NORTH VILLAGE

## CONTACTS

### JOYCE BEACH

First Vice President

+1 843 224 4242

joyce.beach@cbre.com

### CBRE

+1 843 577 0702

1080 Morrison Drive, Suite 140

Charleston, SC 29403

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