

AVAILABLE - FOR LEASE

**BOWMAN PLACE PHASE II, BUILDING E**

1356 OLD GEORGETOWN RD MT. PLEASANT, SC

RETAIL | OFFICE

Shop. Dine. Work. Play.

VEHICLES PER DAY: 81,200

**BUILDING E**



Retailers include:



OFFERED BY



(843) 856-4600  
[www.belklucy.com](http://www.belklucy.com)

Trey Lucy  
 trey.lucy@belklucy.com  
 (843) 606-5455 — direct office  
 (843) 566-2867 — mobile

AND

Blair Belk, CCIM  
 blair.belk@belklucy.com  
 (843) 606-5449 — direct office  
 (843) 709-9292 — mobile



PROPERTY INFORMATION



**BOWMAN PLACE - PHASE II**

Belk | Lucy is pleased to present the exclusive listing for Building E of Bowman Place, one of Mt. Pleasant's freshest retail destinations.

- Join awesome tenant mix including Dick's Sporting Goods, Nordstrom Rack, DSW, The Fresh Market, J.Crew Factory, Two Cumberland, Kairos Mediterranean, Vitamin Shoppe, and XFINITY
- Capitalize on existing retail traffic
- Benefit from easy ingress and egress and convenient location at intersection of I-526 and Hwy 17 (Johnnie Dodds Blvd)

**DEMOGRAPHICS (5-MILE)**

Population	78,868
Households	35,281
Avg. HH Income	\$172,365
Traffic Count (Hwy 17)	81,200 VPD
Traffic Count (Bowman Rd)	20,500 VPD

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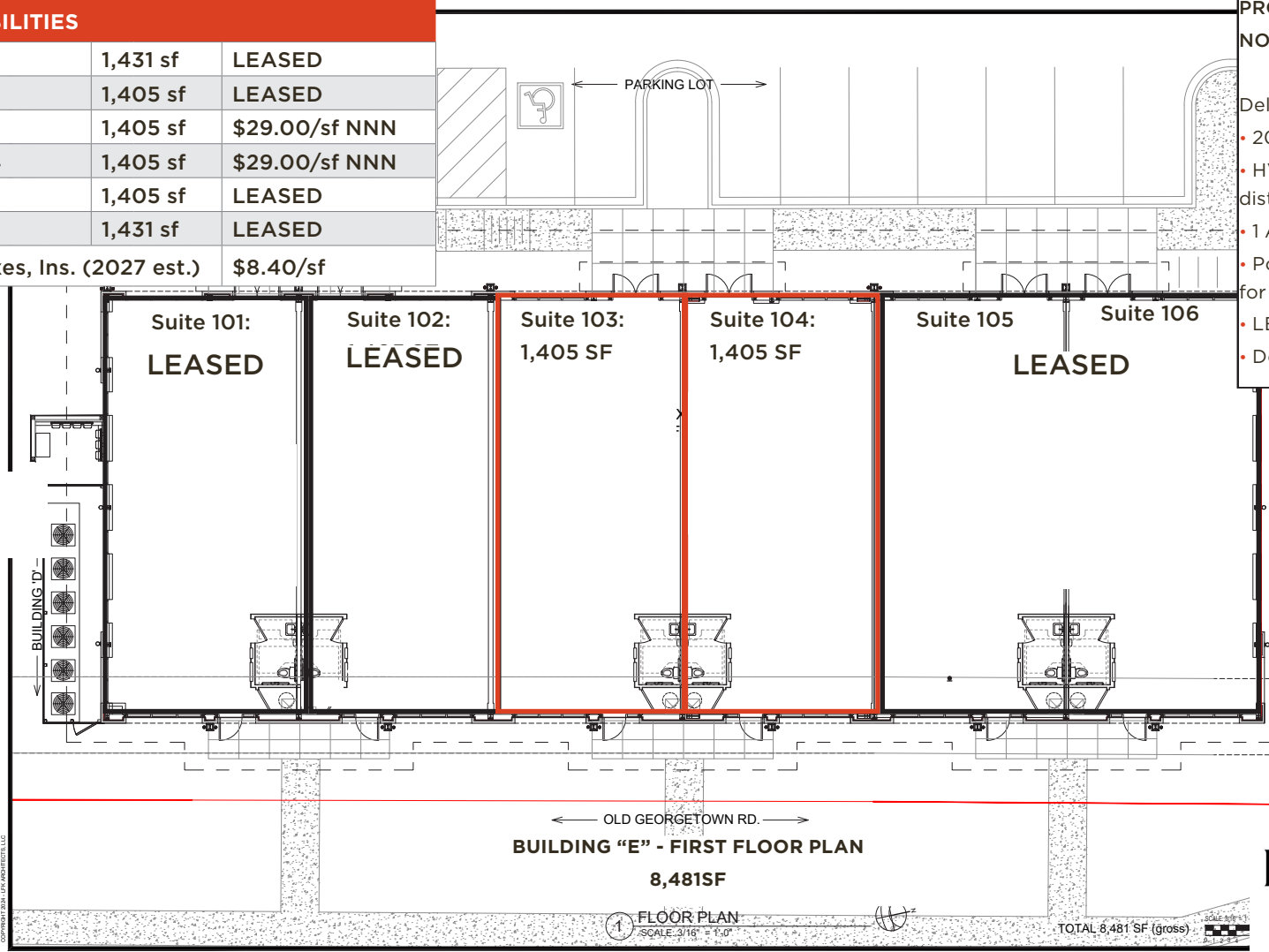
**BUILDING E PLAN**

AVAILABILITIES		
Suite 101	1,431 sf	LEASED
Suite 102	1,405 sf	LEASED
Suite 103	1,405 sf	\$29.00/sf NNN
Suite 104	1,405 sf	\$29.00/sf NNN
Suite 105	1,405 sf	LEASED
Suite 106	1,431 sf	LEASED
CAM, Taxes, Ins. (2027 est.)	\$8.40/sf	

**PROJECTED DELIVERY:**  
NOVEMBER 2026

Delivery Condition:

- 200-amp electrical panel
- HVAC hung, powered and distributed
- 1 ADA restroom per bay
- Polished concrete floor ready for occupancy
- LED lighting installed
- Demising walls and outlets



**BUILDING "E" - FIRST FLOOR PLAN**

**8,481SF**

1 FLOOR PLAN  
SCALE: 3/16" = 1'-0"

TOTAL 8,481 SF (gross)

**BOWMAN PLACE**

WMAN PLACE - BUILDING 'E'  
 8 OLD GEORGETOWN RD  
 MT PLEASANT, SC  
 FOR PLAN AND NOTES

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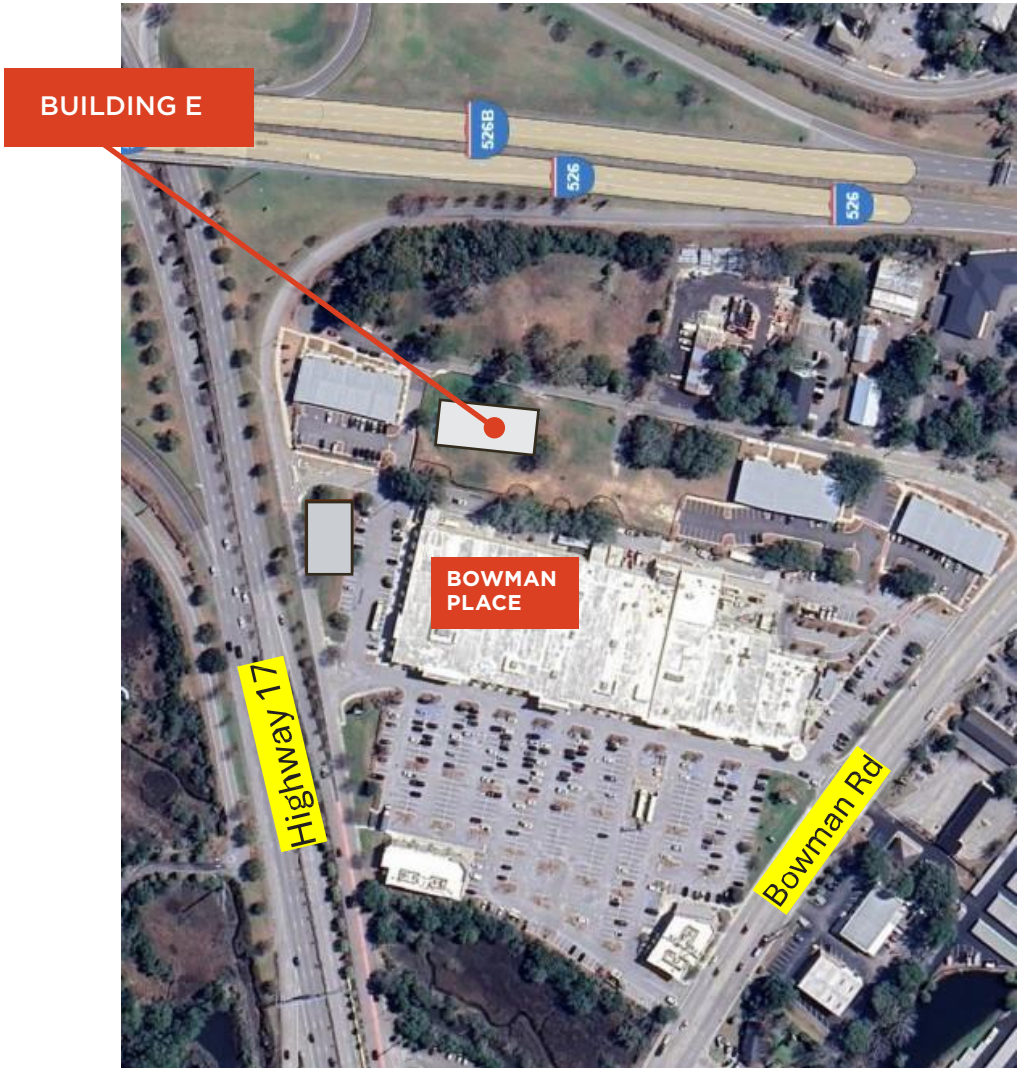
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DEMOGRAPHICS

	2025
Average Daily Traffic Highway 17	81,200
Average Daily Traffic Bowman Rd	20,500
Avg Household Income (Mount Pleasant)	\$165,424
Population (Mount Pleasant)	95,604



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