



## VACANT LAND FOR SALE

2655 Highway 17 North  
Mount Pleasant, SC 29456



**COLDWELL BANKER**  
**COMMERCIAL**  
ATLANTIC

Mike Rose, CCIM  
(C) 843.224.1533  
mrose@cbcatlantic.com

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Price: \$3,400,000  
Acres: 4.55 Acres  
Property Type: Land  
Municipality: Charleston County  
Traffic Count: 55,300 2023  
Zoning: VC (Mount Pleasant Overlay District)  
TMS #: 578-00-00-035

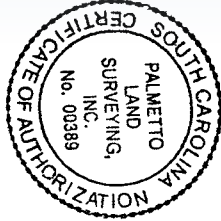
## PROPERTY OVERVIEW

Rectangular tract fronting US 17 North with 165' frontage at highway median break. 704' deep and 337' wide at rear. Most due diligence completed some years ago and available. Would require updating. Information and reports include plat, non-jurisdictional wetlands delineation, phase 1 environmental, water and sewer at site. Recently heavily thinned. Septic permits in hand. Property in Charleston County but contiguous to Town of Mt Pleasant. First 500' of depth in the Sweetgrass Basket overlay district. All 4.55 acres for sale. Must annex into Mt. Pleasant for sewer access. Currently owner has 5 approved septic tank locations if remains in County.

Highly visible, high traffic commercial parcel on US 17 North in expanding commercial growth corridor. Just south of Hwy 41 intersection and Hamlin Road. Adjacent 1 acre corner and 5.95 ac adjacent property for sale. Can assemble over 10 acres. Possibly additional lots on Hamlin Rd frontage could be added as well.

529271

Doug



Charleston, South Carolina  
 Office of Register Mesne Conveyance  
 Plat recorded this 9th day of June, 2000 at  
10:53 o'clock in Plat Book DC, Page 400, and tracing cloth  
 copy filed in File 6 Drawer --- Folder 22, Drawing No. 23.  
 Original plat (a White Print) delivered to Palmetto Land Survey.

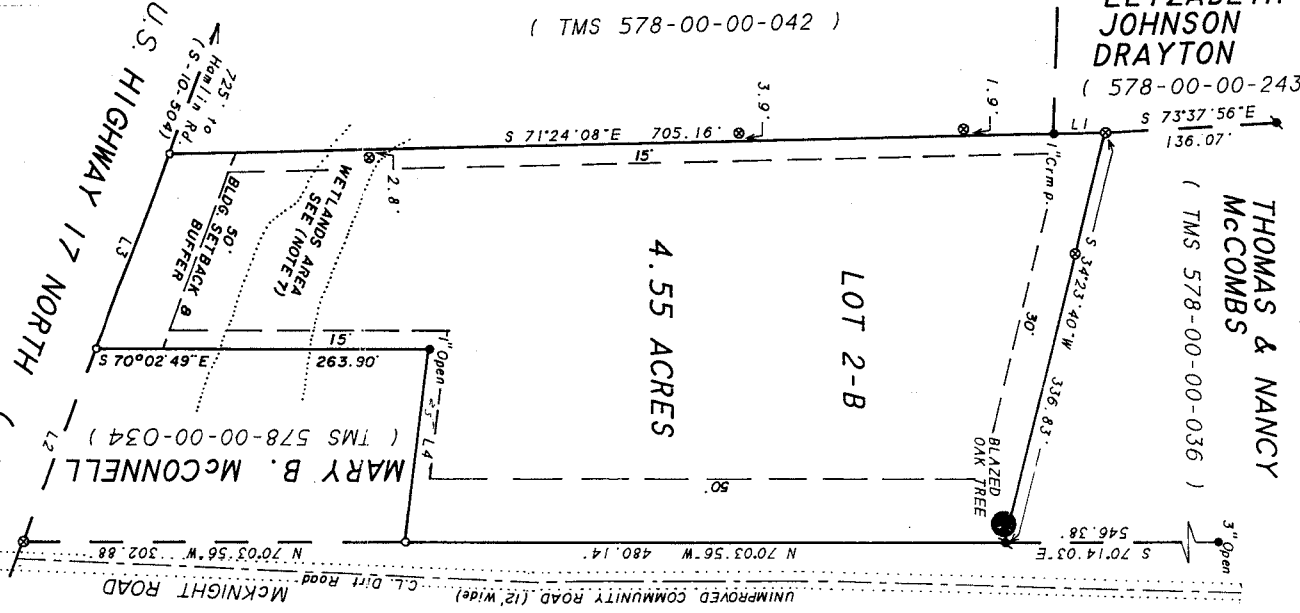
*Charles F. Head*  
 Register Mesne Conveyance

**LOT B**  
**ELIZABETH JOHNSON DRAYTON**  
 ( TMS 578-00-00-042 )

**LOT B-1**  
**ELIZABETH JOHNSON DRAYTON**  
 ( 578-00-00-243 )

**THOMAS & NANCY**  
**McCOMBS**  
 ( TMS 578-00-00-036 )

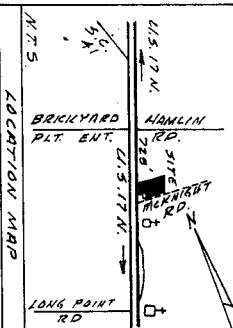
IMB 34,9PG325



U.S. HIGHWAY 17 NORTH ( 143. R/W )

MARY B. MCCONNELL  
 ( TMS 578-00-00-034 )

NOTE: PROPERTY IS NOT LOCATED  
 IN A SPECIAL FLOOD  
 HAZARD AREA. REFERENCE  
 MAP NO. 453413-02505-G-  
 11/4/92 (Index 9/2/95)



**APPROVED PLAT**  
*Paul B. ...*  
 DIRECTOR OF PLANNING  
 CHARLESTON PLANNING COMMISSION  
 APR. # 06246  
 DATE MAY 26, 2000

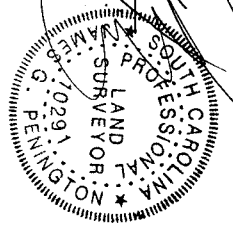
LINE	BEARING	DISTANCE
L 4	S 27°41'02\"	155.08
L 3	N 41°13'08\"	166.34
L 2	N 41°13'08\"	165.00
L 1	S 71°24'08\"	41.90
L 5	S 71°24'08\"	155.08

LEGEND:  
 ● Iron Pipe Found,  
 ● Iron Rebar Found, 1/2"  
 ⊗ Ate Found

**PLAT**  
 PART OF LOT 2, 4.55 ACRES  
 LOCATED  
 CHRIST CHURCH PARISH  
 CHARLESTON COUNTY, SOUTH CAROLINA  
 DATE: FEBRUARY 28, 2000 SCALE: 1" = 100'  
 REV: APRIL 25, 2000  
 REV: MAY 15, 2000

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein."

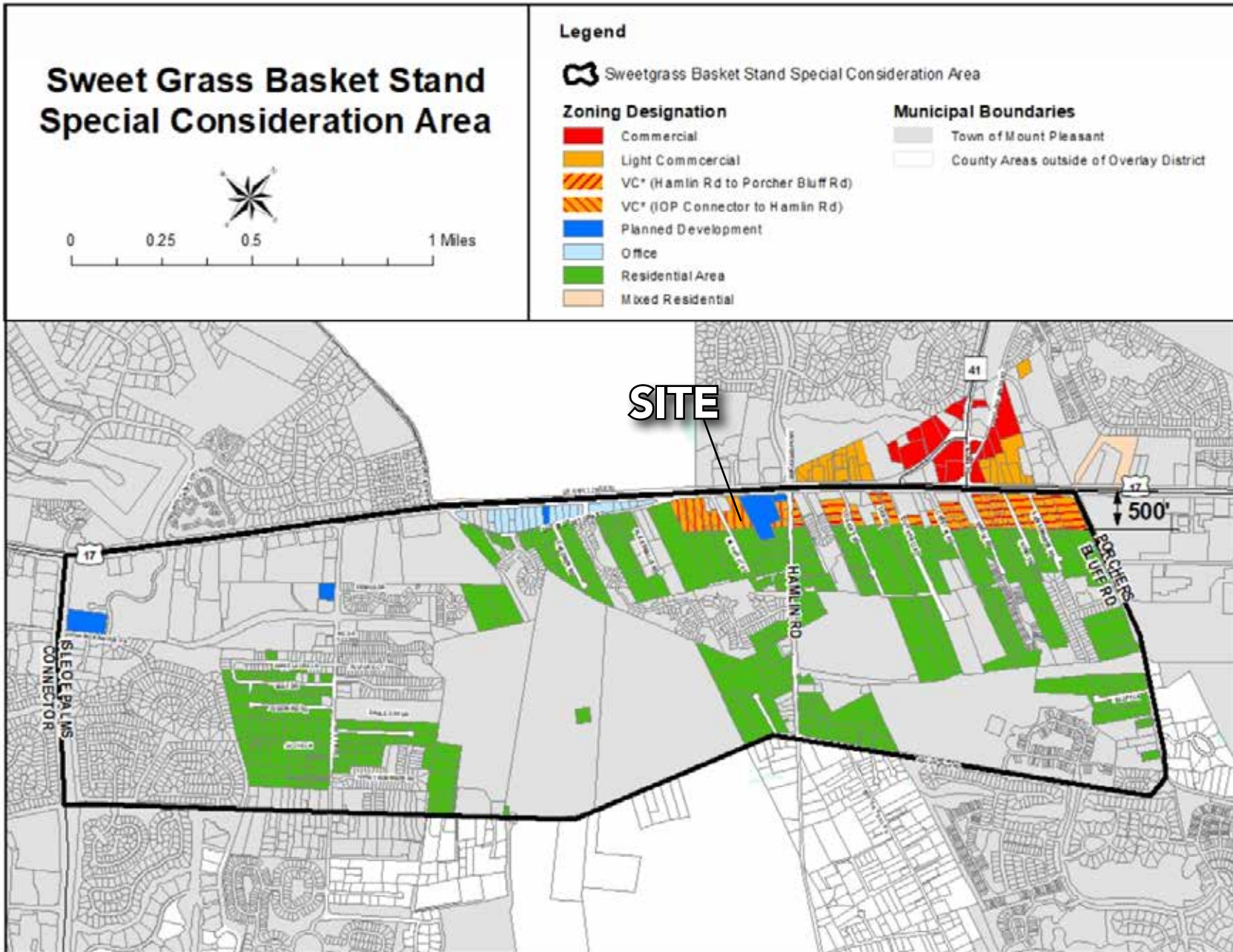
James G. Pennington, P.L.S. No. 10291  
 Palmetto Land Surveying, Inc. ©  
 P.O. Box 31817, (843) 571-5191  
 Charleston, SC 29417



- NOTES:
1. REFERENCE T.M.S. 578-00-00-035
  2. REFERENCE Deed Book U 78, Page 177
  3. Reference Plat dated January 1873, Plat of a portion of Boone Hall, shown as Lot 2 on said plat.
  4. Reference Plat Book CK, Page 42.
  5. Property owned By R. Patrick Welch
  6. Reference South Carolina Highway FILE NO 10 597, Page 27
  7. Wetlands delineated by Nate Ball with "GENERAL ENGINEERING."

06246







Charleston International Airport	17 MILES	23 MINUTES
Boeing	18 MILES	25 MINUTES
James Island	16 MILES	25 MINUTES
Johns Island	26 MILES	35 MINUTES
Mercedes	25 MILES	30 MINUTES
Port Services	8 MILES	16 MINUTES
Summerville	31 MILES	40 MINUTES
Volvo	40 MILES	44 MINUTES

**SITE**

**VOLVO**



**MERCEDES-BENZ**



**BOEING**



**SOUTH CAROLINA PORTS**



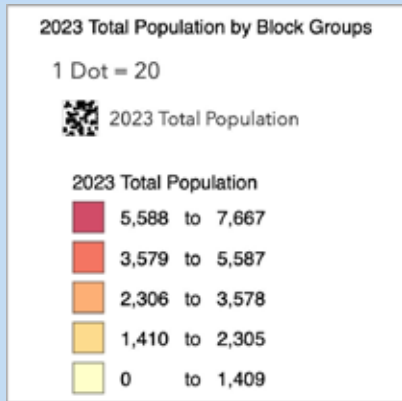
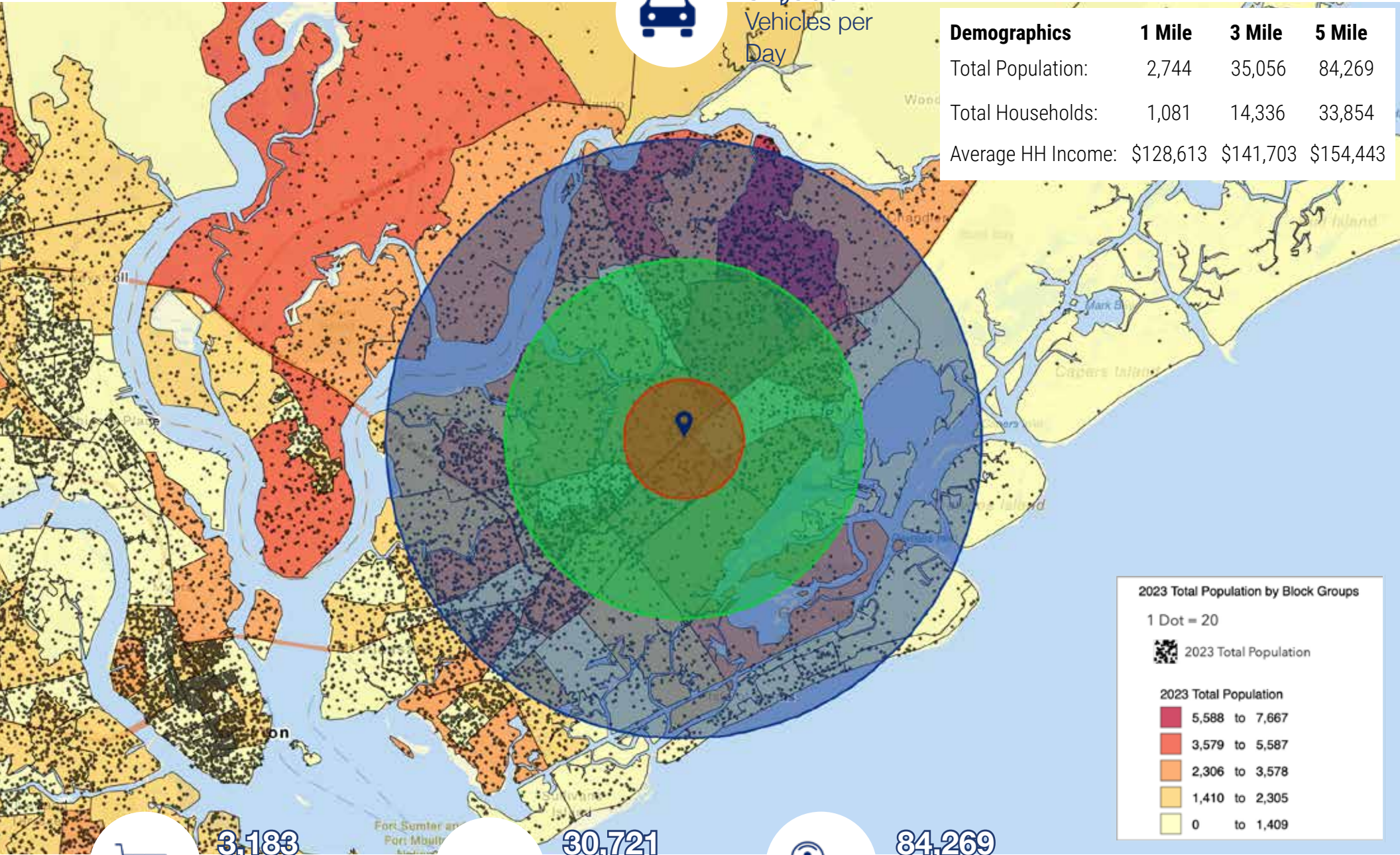
**CHARLESTON INTERNATIONAL AIRPORT**

# DEMOGRAPHICS



52,600  
Vehicles per  
Day

Demographics	1 Mile	3 Mile	5 Mile
Total Population:	2,744	35,056	84,269
Total Households:	1,081	14,336	33,854
Average HH Income:	\$128,613	\$141,703	\$154,443



3,183  
Businesses  
within 5 Miles



30,721  
Employees  
within 5 Miles



84,269  
Population  
within 5 Miles

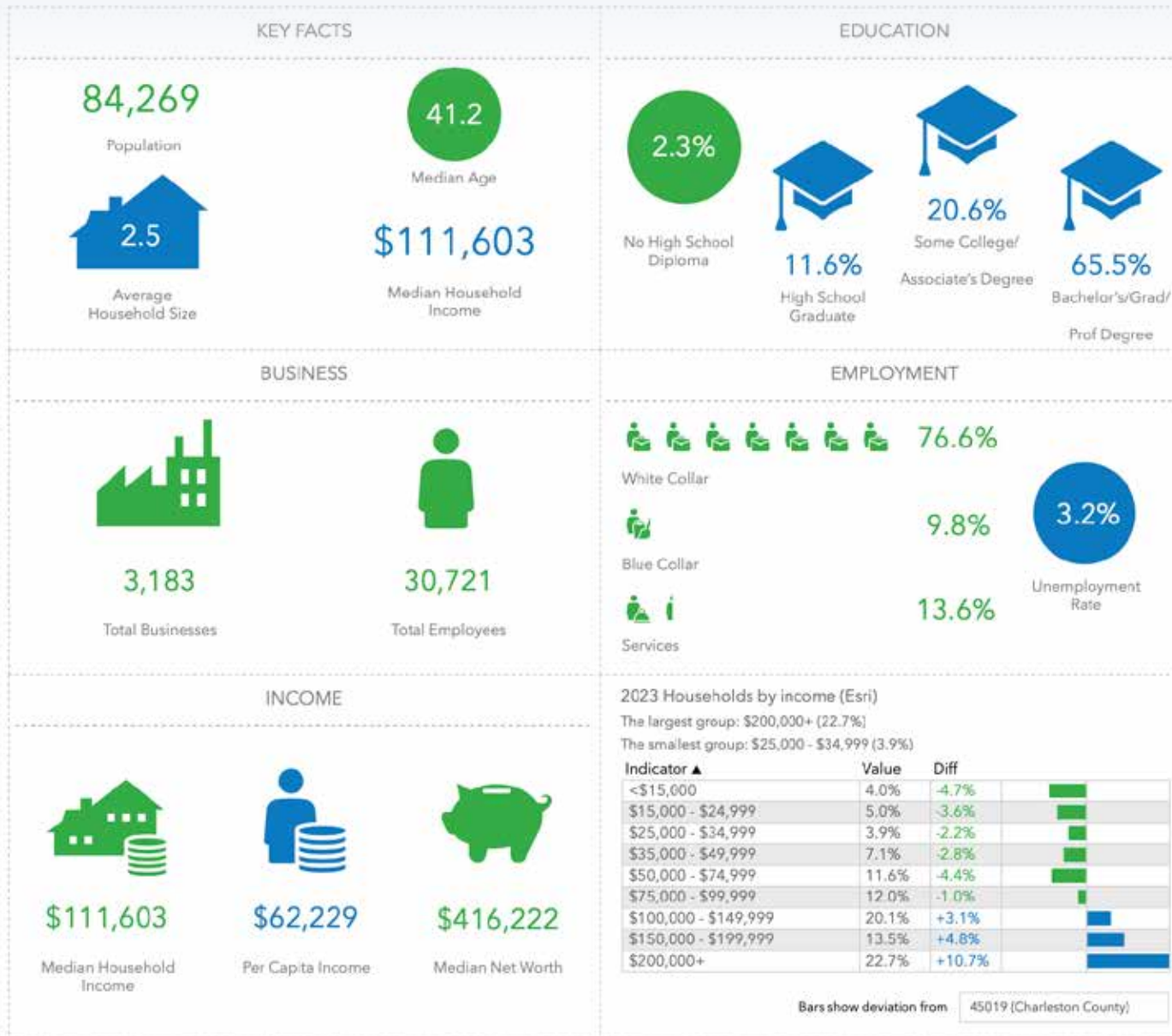
All demographics based on Esri forecasts for 2023  
SCDOT VPD 2022

2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$44,310,210	\$39,629,273	\$4,680,937	5.6	25
Total Retail Trade	44-45	\$39,851,691	\$30,036,655	\$9,815,036	14.0	14
Total Food & Drink	722	\$4,458,519	\$9,592,618	-\$5,134,099	-36.5	11
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$8,507,127	\$2,171,497	\$6,335,630	59.3	2
Automobile Dealers	4411	\$6,831,786	\$0	\$6,831,786	100.0	0
Other Motor Vehicle Dealers	4412	\$785,496	\$2,171,497	-\$1,386,001	-46.9	2
Auto Parts, Accessories & Tire Stores	4413	\$889,846	\$0	\$889,846	100.0	0
Furniture & Home Furnishings Stores	442	\$1,484,204	\$675,504	\$808,700	37.4	1
Furniture Stores	4421	\$933,625	\$0	\$933,625	100.0	0
Home Furnishings Stores	4422	\$550,579	\$382,215	\$168,364	18.0	1
Electronics & Appliance Stores	443	\$1,186,648	\$2,325,257	-\$1,138,609	-32.4	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$3,010,630	\$871,424	\$2,139,206	55.1	2
Bldg Material & Supplies Dealers	4441	\$2,851,716	\$0	\$2,851,716	100.0	0
Lawn & Garden Equip & Supply Stores	4442	\$158,914	\$404,725	-\$245,811	-43.6	1
Food & Beverage Stores	445	\$6,850,545	\$5,923,902	\$926,643	7.3	2
Grocery Stores	4451	\$6,216,517	\$5,553,215	\$663,302	5.6	2
Specialty Food Stores	4452	\$237,016	\$0	\$237,016	100.0	0
Beer, Wine & Liquor Stores	4453	\$397,012	\$0	\$397,012	100.0	0
Health & Personal Care Stores	446,4461	\$2,500,497	\$5,503,985	-\$3,003,488	-37.5	2
Gasoline Stations	447,4471	\$4,325,434	\$0	\$4,325,434	100.0	0
Clothing & Clothing Accessories Stores	448	\$1,910,482	\$0	\$1,910,482	100.0	0
Clothing Stores	4481	\$1,216,648	\$0	\$1,216,648	100.0	0
Shoe Stores	4482	\$291,715	\$0	\$291,715	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$402,120	\$0	\$402,120	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$1,163,602	\$943,381	\$220,221	10.5	1
Sporting Goods/Hobby/Musical Instr Stores	4511	\$993,859	\$0	\$993,859	100.0	0
Book, Periodical & Music Stores	4512	\$169,743	\$571,296	-\$401,553	-54.2	1
General Merchandise Stores	452	\$6,741,767	\$0	\$6,741,767	100.0	0
Department Stores Excluding Leased Depts.	4521	\$5,045,850	\$0	\$5,045,850	100.0	0
Other General Merchandise Stores	4529	\$1,695,917	\$0	\$1,695,917	100.0	0
Miscellaneous Store Retailers	453	\$1,490,914	\$1,000,838	\$490,076	19.7	3
Florists	4531	\$70,222	\$66,176	\$4,046	3.0	1
Office Supplies, Stationery & Gift Stores	4532	\$342,149	\$0	\$342,149	100.0	0
Used Merchandise Stores	4533	\$186,754	\$253,686	-\$66,932	-15.2	1
Other Miscellaneous Store Retailers	4539	\$891,789	\$646,731	\$245,058	15.9	1
Nonstore Retailers	454	\$679,841	\$0	\$679,841	100.0	0
Electronic Shopping & Mail-Order Houses	4541	\$468,875	\$0	\$468,875	100.0	0
Vending Machine Operators	4542	\$24,107	\$0	\$24,107	100.0	0
Direct Selling Establishments	4543	\$186,859	\$0	\$186,859	100.0	0
Food Services & Drinking Places	722	\$4,458,519	\$9,592,618	-\$5,134,099	-36.5	11
Special Food Services	7223	\$65,097	\$0	\$65,097	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$334,729	\$791,148	-\$456,419	-40.5	2
Restaurants/Other Eating Places	7225	\$4,058,693	\$8,801,470	-\$4,742,777	-36.9	9

**Data Note:** Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail Marketplace data, please click the link below to view the Methodology Statement.

<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

**Source:** Esri and Data Axle. Esri 2021 Updated Demographics. Esri 2017 Retail Marketplace. ©2021 Esri. ©2017 Data Axle, Inc. All rights reserved.



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2023 Esri

Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023).

## Community • Demographic Snapshot

Mount Pleasant, South Carolina



Population		Age	
2020	90,801	0 - 9 Years	10.87%
2023	93,706	10 - 17 Years	8.57%
2028	99,113	18 - 24 Years	6.37%
<b>Educational Attainment (%)</b>		25 - 34 Years	14.55%
Graduate or Professional Degree	23.57%	35 - 44 Years	13.58%
Bachelors Degree	37.87%	45 - 54 Years	13.17%
Associate Degree	8.15%	55 - 64 Years	13.88%
Some College	14.92%	65 and Older	19.02%
High School Graduate (GED)	12.56%	Median Age	42.06
Some High School, No Degree	1.84%	Average Age	42.00
Less than 9th Grade	1.08%	<b>Race Distribution (%)</b>	
<b>Income</b>		White	86.47%
Average HH	\$164,444	Black/African American	4.79%
Median HH	\$117,552	American Indian/Alaskan	0.20%
Per Capita	\$68,106	Asian	2.43%
		Native Hawaiian/Islander	0.05%
		Other Race	1.01%
		Two or More Races	5.05%
		Hispanic	3.65%



**Matt Brady**  
 Town of Mount Pleasant  
 Economic Development Manager  
 100 Ann Edwards Lane  
 Mount Pleasant, South Carolina 29464  
 Phone 843.345.0066  
 mbrady@tompsc.com  
 www.tompsc.com

**Charles R. Parker**  
 The Retail Coach, LLC  
 Project Director

Office 662.844.2155  
 Cell 662.231.9078  
 CParker@TheRetailCoach.net  
 www.TheRetailCoach.net





### Established and Growing Sector

Our region is experiencing significant growth in the technology sector. Numerous tech companies, startups, and entrepreneurs have located here, creating a vibrant and supportive ecosystem. Mount Pleasant is also home to the region's premier entrepreneurial facility—The Harbor Entrepreneur Center. HEC provides a place for high-growth companies to collaborate and nurture collision that is vital to technology and innovation.



### Proximity to Talent and Research

Mount Pleasant is near prestigious research and academic institutions. The College of Charleston and the Citadel produce talented graduates in computer science, engineering, and related fields. The region hosts the Medical University of South Carolina (MUSC), known for robust programs in biomedical and pharmaceutical sciences, and clinical research. South Carolina also has the University of South Carolina and Clemson University, both renowned for cutting-edge research and high-quality graduates seeking opportunities in the Charleston Region.

## Why Do Business in Mount Pleasant?



### Unmatched Quality of Life

Mount Pleasant offers one of the best qualities of life on the east coast. The town is situated along the picturesque South Carolina coast, providing access to beautiful beaches, outdoor recreational activities, and a mild climate. The area also boasts a rich cultural heritage, a vibrant arts scene, and a variety of dining and entertainment options.





### Business Friendly Regulatory Environment

South Carolina offers a business-friendly environment with low corporate taxes and favorable economic policies. The state supports the life sciences sector through incentives and grants. You'll find a strong network of allies committed to your firm's success in the region. The area benefits from a robust transportation network, proximity to a growing international airport, and the growing Port of Charleston.



### Available Real Estate

Mount Pleasant and the surrounding region offer a range of available real estate options suitable for your company. The Town has a variety of existing office spaces available. But we also have specific light industrial underway, plus a wide selection of Class A offices to be constructed over the next 12-24 months.



PLEASE SEE HOSTESS

Area Retail



SITE



Mike Rose, CCIM is Vice President and Principal at Coldwell Banker Commercial Atlantic and has been the Industrial Team Leader since 2001. He has over 30 years in all aspects of residential, commercial, industrial land development, sales and consulting. Mike has a M.A. in Business Management and a B.S. Business Administration. He headed the economic development activities of conceiving, developing marketing and sales of two class A industrial parks. Mike has managed two local land development and investment companies involved in residential, commercial and industrial projects. He previously managed sales for over 6,600 planned acres in the Charleston area as Vice President for Westvaco. Over the years he has been awarded professional designations in Commercial Investment Real Estate (CCIM) and Corporate Real Estate-International Development and Research Council (IDRC).

**Mike Rose, CCIM**  
(C) 843.224.1533  
mrose@cbsatlantic.com

4.55 ACRES



**COLDWELL BANKER**  
**COMMERCIAL**  
ATLANTIC

3506 W Montague Ave Suite 200  
North Charleston, SC 29418  
843.744.9877  
cbsatlantic.com | cbcretailatlantic.com

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.