



# AVAILABLE FOR GROUND LEASE PRIME OUTPARCEL RESTAURANT SPACE 6,463 SF ON 0.73 ACRES

1885 N HIGHWAY 17, OP3  
MOUNT PLEASANT SC 29464



LOCATED IN



## Mount Pleasant

TOWNE CENTRE

**SITE MAP**

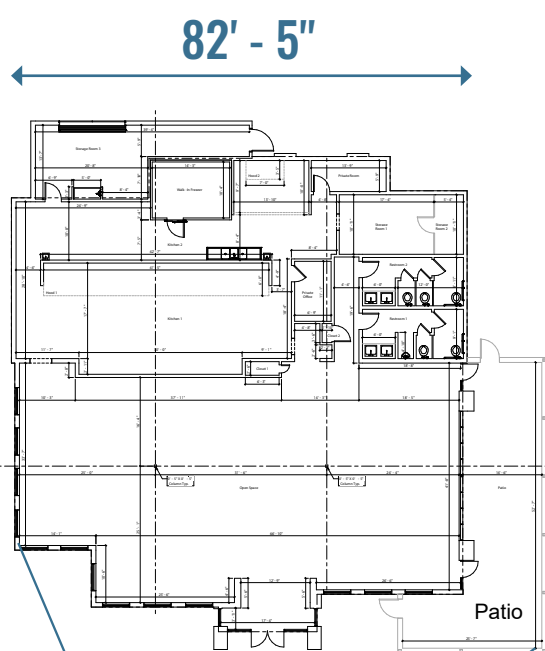
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**LOD PAD OP3**

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**VIRTUAL TOUR**

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### Demographics

	1 MILE	3 MILES	5 MILES
Est. Population	8,194	41,732	87,212
Est. Households	3,834	17,656	36,660
Est. HH Income	\$124,050	\$138,562	\$145,897
Traffic Count	Hwy 17 - 43,797 VPD Hungry Neck Blvd - 21,125 VPD		
Annual Visits	4.3 Million		

### Ground Lease OP3 Highlights

- Highly Visible from Highway 17
- 830sf Covered Outdoor Patio
- Easy, Multiple Ingress and Egress
- Convenient Adjacent Parking and Cross Parking
- Well suited for a sit down restaurant

Available Late 2027 in Mount Pleasant's 510,000 square foot mixed-use lifestyle center, anchored by Barnes & Noble, Belk, Regal Cinemas and the Hyatt Place Hotel.

For more information or to set up a tour, please contact me.



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