

FOR LEASE

PREMIER MOUNT PLEASANT RETAIL LOCATION



 **935 CHUCK DAWLEY BOULEVARD
CHARLESTON, SC 29464**



 **LEASE RATE:
\$50.00/RSF/YR**

 **SPACE:
3,400 SF**

 **LEASE TYPE:
ABSOLUTE NNN**

 **PROPERTY SUBTYPE:
RETAIL**

 **PARCEL ID:
532-070-0123**

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PROPERTY OVERVIEW



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OVERVIEW

Excellent opportunity to lease a highly visible former Wendy's located at 935 Chuck Dawley Boulevard in the heart of Mount Pleasant. The property consists of approximately 3,400 rentable square feet and is fully equipped for a restaurant user, featuring existing exhaust hood system, grease trap, refrigeration and more. Additionally, there is an added dedicated drive-thru, ample surrounding parking, and exceptional frontage along one of Mount Pleasant's primary commercial corridors.

Ideally positioned just minutes from Sullivan's Island and Isle of Palms, the site benefits from strong local demographics, year-round traffic, and significant visitor activity, making it an outstanding opportunity for a quick-service restaurant, fast-casual concept, or other food and beverage operator seeking a premier coastal location.

The property is being offered at \$50.00 per rentable square foot on an absolute NNN lease structure, with the tenant responsible for real estate taxes, insurance, maintenance, repairs, all operating expenses associated with the premises, maintaining parking lot, and structure of the building. This is a rare opportunity to secure a well-known restaurant location in one of the Charleston region's most desirable and high-performing suburban trade areas.

HIGHLIGHTS

1

LOCATION, LOCATION, LOCATION

Positioned along highly trafficked Chuck Dawley Blvd with outstanding visibility, signage opportunities, and convenient access from surrounding residential and commercial neighborhoods.

2

Ample Parking

Rare freestanding fast concept restaurant opportunity featuring abundant on-site parking, multiple points of access, and excellent customer convenience.

3

Flexible Opportunity

Open dining area with attractive natural light and a proven restaurant location ideal for quick-service, fast-casual, coffee, dessert, or specialty food concepts.

4

Captures Beach & Tourist Traffic

Positioned along a primary route connecting Mount Pleasant to Sullivan's Island and Isle of Palms, the site enjoys exceptional exposure to thousands of residents and visitors traveling to and from the area's most popular beach destinations.

FEATURES



**935 CHUCK DAWLEY
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DRIVE THRU FEATURE

Adds additional value for any fast concept retail



OPEN LAYOUT

Large dining space with plenty of natural light



HIGH TRAFFIC CORNER

Catch all Mount Pleasant, downtown, and beach bound travelers



FOR MORE INFORMATION
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