

FOR LEASE

1,212 SF
OFFICE/RETAIL SPACE



1116 GRADDICK RD, MOUNT PLEASANT, SC 29464



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PROPERTY DESCRIPTION

Space is 1,212 SF and is located next to highly visited Caliente Ballroom.

Coming from N Highway 17 turn onto Graddick Road and property will be on your left next to Wando Crossing, which is home to Walmart, Ashley Homestore, TJ Maxx, Marshalls HomeGoods, Michael's, Petco and many others.

THE OFFERING

UNIT	SIZE	LEASE RATE	NNN AMOUNT	AVAILABLE
101	1,212 SF	\$38.00 PSF NNN	\$8.00 PSF	2/1/26



PROPERTY SPECS

TAX ID/APN	559-00-00-002
BUILDING SIZE	5,460 SF
AVAILABLE SPACE	1,212 SF
LEASE RATE	\$38.00 PSF NNN
NNN AMOUNT	\$8.00 PSF
YEAR BUILT	2026
COUNTY	Charleston
MUNICIPALITY	Town of Mount Pleasant
CONSTRUCTION	Under Construction
ZONING	AB-1
PARKING	19 Shared Spaces
VPD	45,174 VPD on Hwy 17

FLOOR PLAN

2413 SAVANNAH HWY, CHARLESTON, SC 29414



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CONSTRUCTION UPDATE



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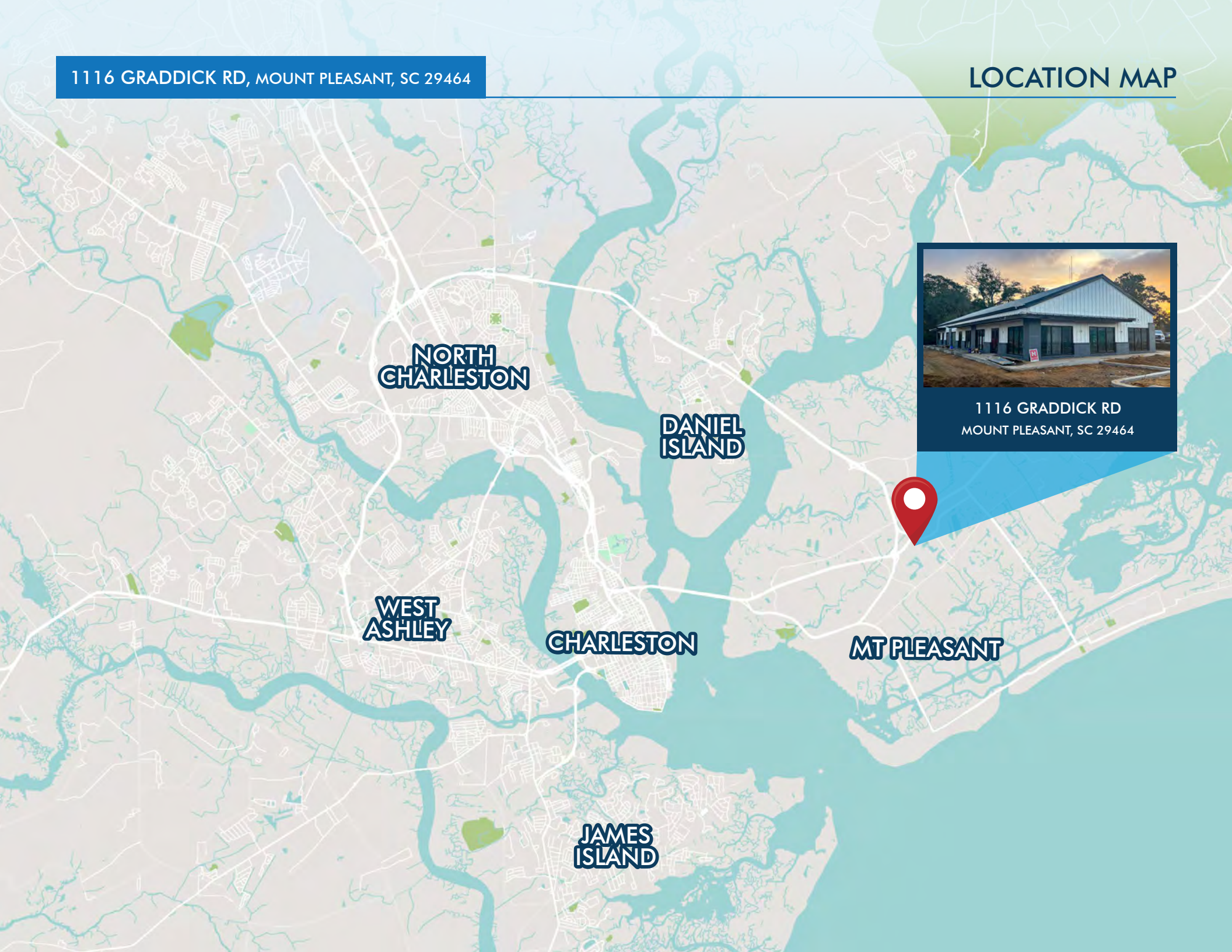


CONSTRUCTION UPDATE



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LOCATION MAP



**NORTH
CHARLESTON**

**DANIEL
ISLAND**

**WEST
ASHLEY**

CHARLESTON

MT PLEASANT

**JAMES
ISLAND**



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AMENITIES MAP

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POPULATION

One mile

Three mile

Five mile

7,939

51,148

80,617



TOTAL BUSINESSES

1,192

4,542

6,240



MEDIAN AGE

40.1

42

43



MEDIAN HOUSEHOLD INCOME

\$73,981

\$99,345

\$102,123



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