

FOR LEASE

1,212 SF
OFFICE/RETAIL SPACE



1116 GRADDICK RD, MOUNT PLEASANT, SC 29464

Harbor
COMMERCIAL PARTNERS

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

1116 GRADDICK RD, MOUNT PLEASANT, SC 29464



1116 GRADDICK RD, MOUNT PLEASANT, SC 29464

CONSTRUCTION UPDATE



CONSTRUCTION UPDATE



1116 GRADDICK RD, MOUNT PLEASANT, SC 29464



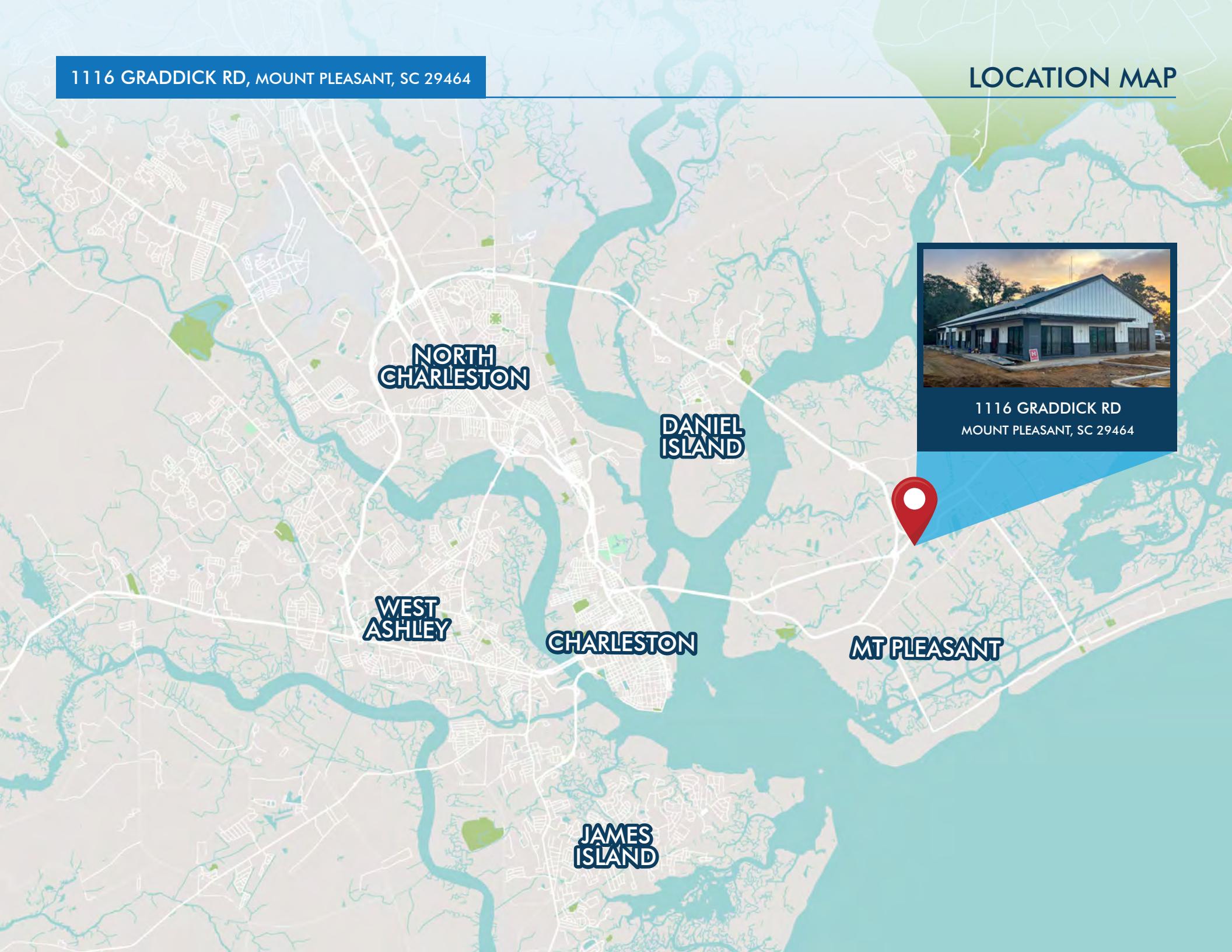
1116 GRADDICK RD, MOUNT PLEASANT, SC 29464

CONSTRUCTION UPDATE



1116 GRADDICK RD, MOUNT PLEASANT, SC 29464

LOCATION MAP



AMENITIES MAP

1116 GRADDICK RD, MOUNT PLEASANT, SC 29464





POPULATION

One mile

7,939

Three mile

51,148

Five mile

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



CONTACT:

Vitré Ravenel Stephens

Partner

+1.843.513.7555

vitre.stephens@harborcommercialpartners.com

Harbor
COMMERCIAL PARTNERS

harborcommercialpartners.com