

OFFICE SPACE FOR SALE

MLS # 1120084



1150-D & E
Queensborough
Blvd.
Mt. Pleasant, SC

- 2,719 sq ft of class A Office Space
- Located off Mathis Ferry Road with easy access to Hwy 17, I-526, Johnnie Dodds Blvd. and the shops of Queensborough
- Mixed use area with retail and restaurants
- Call John Elliott or Shawn Howell for information at (843) 884-8976
- Prime office location in Mt. Pleasant
- Sales Price: \$440,000
- Zoning: Commercial
- All Utilities Available on Site
- 12 office suite available upstairs
- Near Publix, Chick-fil-a, and Post Office
- TMS # 535-00-00-355 & 535-00-00-356

Directions:

From Hwy 17 North, turn West onto Anna Knapp Blvd. Turn left into Publix/Queensborough shopping center - building is on the left. Call and see map for more details.



Commercial and Investment Real Estate
242 Mathis Ferry Road, Suite 200 Mt. Pleasant, SC 29464
(843) 884-8976 (843) 884-0177
www.howellandassociates.net

1150-D & E Queensborough Blvd. Mt. Pleasant, SC

CLASS "A" OFFICE SPACE WITH 12 INDIVIDUAL OFFICES AND A RECEPTION AREA

This Office Space has many windows for natural light and a center space including kitchen area, restrooms, and supply/utility closet. This space is perfect for many uses!



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Mount Pleasant Traffic Counts

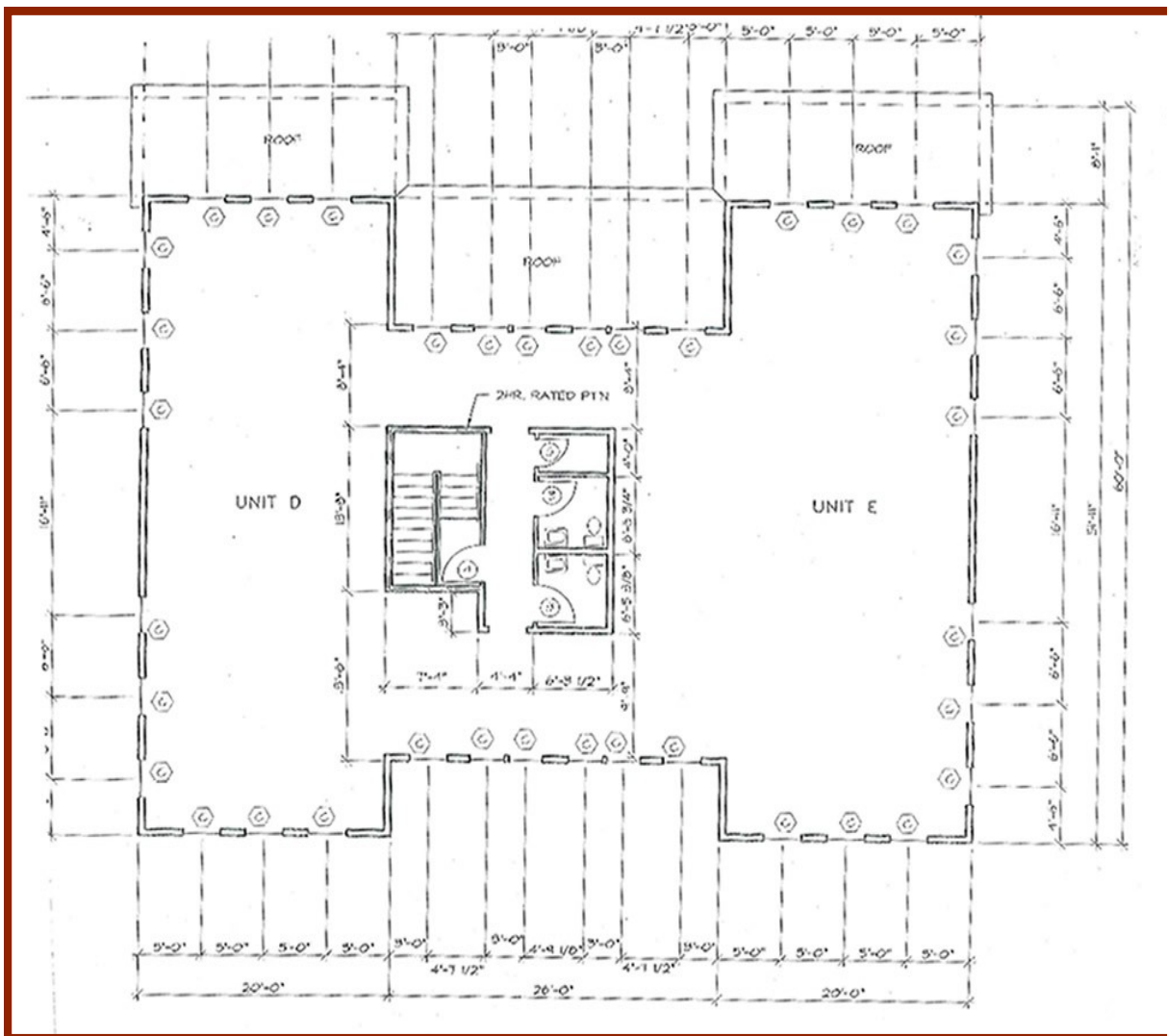
	Station	2005	2006	2007	2008	2009
Hwy 17 (Ravenel Bridge)	127	43,000	75,500	78,100	74,900	75,500
Hwy 17 at Shellmore	129	43,000	38,400	36,400	38,700	38,700
Hwy 17 at I-526	131	43,000	45,300	44,000	42,300	42,300
Houston Northcutt Blvd.	332	14,600	13,900	15,100	15,100	15,100
Chuck Dawley Blvd.	143	21,400	22,000	23,100	23,400	23,400
Bowman Road Near Hwy 17	644	13,300	13,300	13,300	11,900	11,600



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This Queensborough site has all necessary utilities available to it. Power is available from SCE&G, phone and internet service is available from AT&T, and water and sewer services are available from Mount Pleasant Waterworks.

POPULATION AND INCOME

	Within 1 mile	Within 3 miles	Within 5 miles
2000 Population	8,601	31,921	59,479
2010 Population	9,432	43,733	79,592
2015 Population	10,017	46,992	85,638
Median HH Income	\$60,953	\$67,876	\$60,763
Average HH Income	\$74,656	\$84,135	\$77,890

The local population is considered to be relatively affluent with higher than average median household income levels compared to the State average of \$44,695 and National average of \$52,029.

The area is considered to be stable, and capable of supporting real estate values for most all property types, including the subject, in the foreseeable future.



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