

CHARLESTON, SC
SWEETGRASS CORNER

US HIGHWAY 17 & ISLE OF PALMS CONNECTOR

NEW
MARKET

newmarketprop.com



SIZE

89,124 SF

ADDRESS

1909 Highway 17 North
 Mt Pleasant, South Carolina 29464

ANCHOR TENANT

BI-LO

PROPERTY HIGHLIGHTS

- Successful BI-LO grocery anchored community center
- Located at the signalized intersection of IOP Connector and Highway 17
- Average household incomes exceed \$108,000 in a 5 mile radius
- One space remaining of 1,245 SF

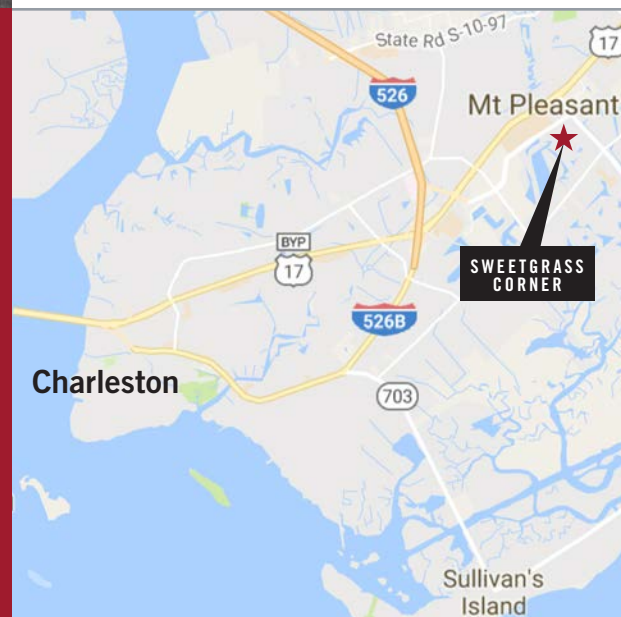
MARKET HIGHLIGHTS

Charleston is known for promising job market growth with major corporate presences from companies such as Boeing, Daimler and PeopleMatter. The Charleston Aviation Complex impacts the market by more than \$13.8 billion and is inclusive of the Charleston International Airport, the U.S. Air Force Joint Base Charleston, the Charleston County Aviation Authority and Boeing.

DEMOGRAPHICS*	1 MILE	3 MILE	5 MILE
Population	9,224	39,838	81,859
Average HH Income	\$99,667	\$105,985	\$113,441

TRAFFIC COUNTS	VEHICLES PER DAY
US Highway 17	38,203
Isle of Palm Connector	20,872

*2017 Estimates



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