



**OFFICE FOR LEASE**

## **MEDICAL OFFICE FOR LEASE**

3044 HIGHWAY 17 NORTH, UNIT B | MOUNT PLEASANT, SC 29466



# **ATLANTIC**

COLDWELL BANKER COMMERCIAL ATLANTIC  
3506 WEST MONTAGUE AVENUE, SUITE 200 NORTH CHARLESTON, SC 29418  
CBCATLANTIC.COM

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## PROPERTY OVERVIEW



### PROPERTY HIGHLIGHTS

**FOR SALE:** \$22 PSF NNN  
**AVAILABLE SF:** 3,300 SF  
**PROPERTY TYPE:** Medical, Office Building  
**COUNTY:** Charleston  
**TAX ID:** 598-00-00-046  
**TRAFFIC COUNT:** 41,200 VPD

### PROPERTY OVERVIEW

Great building conveniently located just across from The Market at Oakland / intersection of Hwy 41 & Hwy 17 N. About 1 mile from Roper. Medical space or can be regular office space. 10 exam / offices, conference, waiting areas, three bathrooms, two lab rooms, kitchen and more. Unit can easily be sectioned off and lease out offices to other tenants. Beside Tony Pope State Farm.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	2,950	32,403	65,678
HOUSEHOLDS	1,210	12,413	25,246
AVG. HH INCOME	\$134,729	\$131,867	\$133,891

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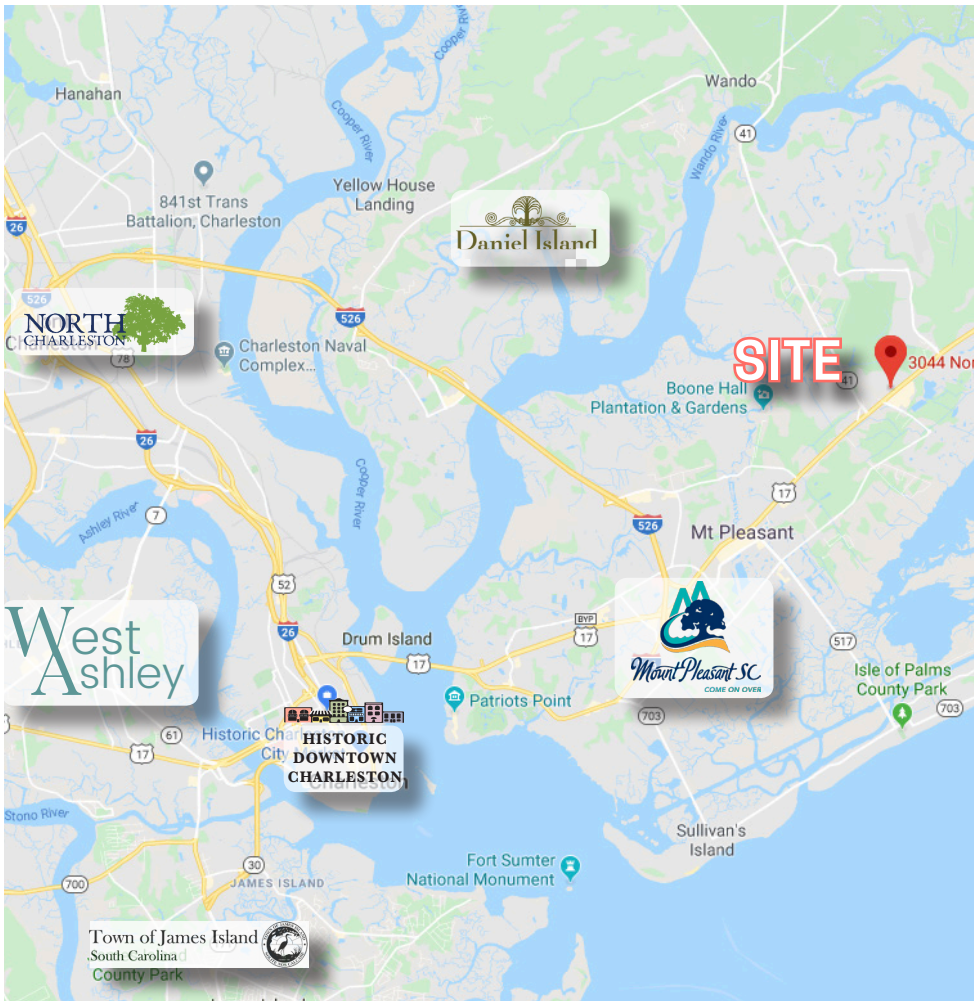
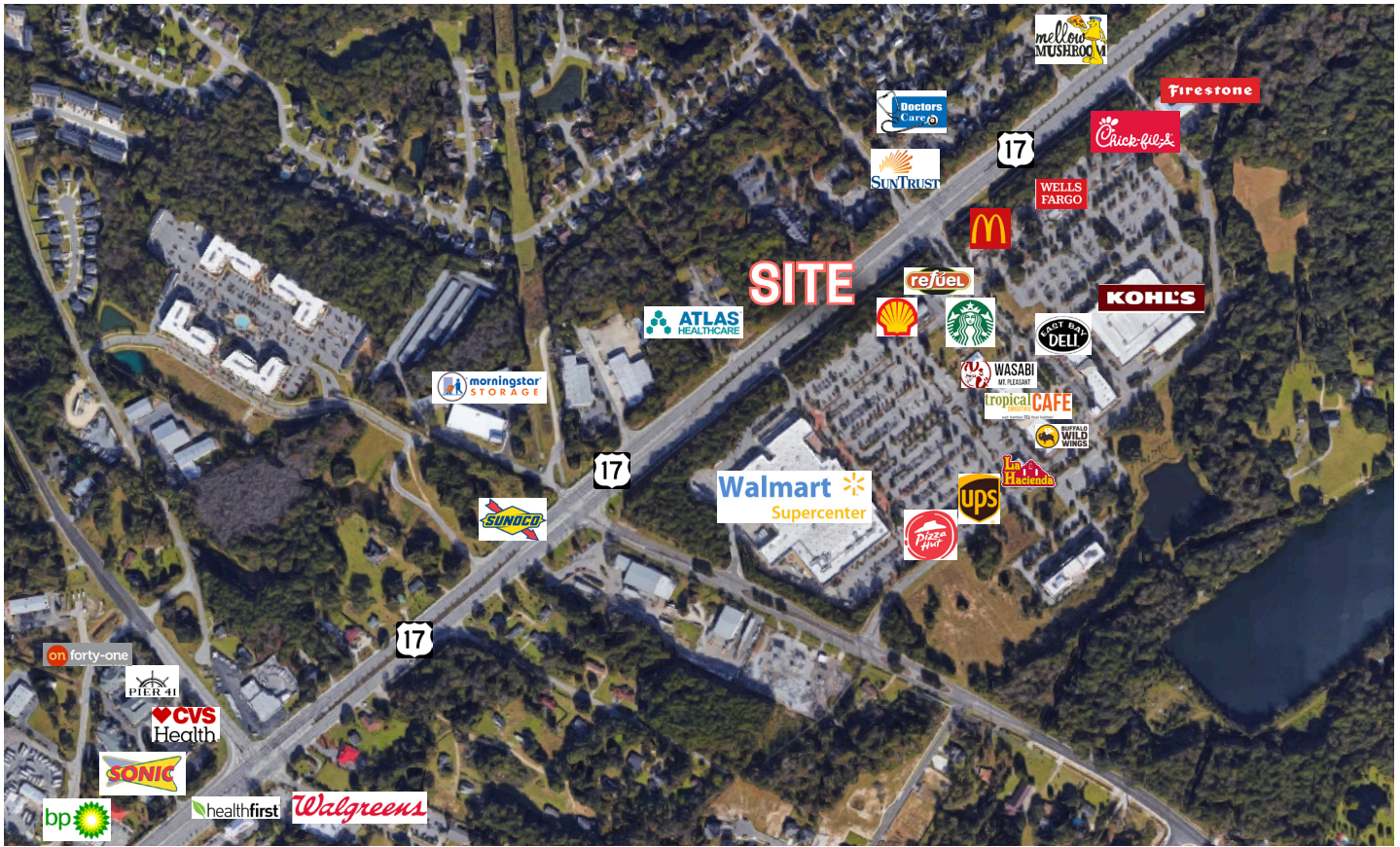
## ADDITIONAL IMAGES



CBC ATLANTIC - 3506 W. MONTAGUE AVENUE, STE. 200 NORTH CHARLESTON, SC 29418 - CBCATLANTIC.COM

IMAGES 3

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**COLDWELL  
BANKER  
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