

FOR LEASE

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NEW MARKET
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SWEETGRASS CORNER

1909 Highway 17 North, Mt. Pleasant, SC 29464

89,124 SF SHOPPING CENTER WITH 3,400 SF AVAILABLE

- ◆ Move-in ready retail with prominent store front facade
- ◆ Anchor opportunity - Call for details!
- ◆ Average household incomes exceed \$108,000 in a 5 mile radius
- ◆ Located at signalized major intersection IOP Connector and Highway 17N with strong traffic counts of 44,500 VPD
- ◆ Opportunity monument signage along Highway 17N and IOP Connector

NEARBY RETAILERS



TRAFFIC COUNT



44,500
Hwy 17 N

Source: Esri 2018

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◆ SITE PLAN & AERIAL ◆



AVAILABLE SUITES

| Suite | Available SF |
|-------|--------------|
| P/210 | 3,400 SF |

THE DEMOS

10 Minutes

- 57,115**
Estimated 2018 Population
- 63,224**
Estimated 2023 Population
- \$113,028**
Average Household Income
- 41.4**
Median Age

15 Minutes

- 101,821**
Estimated 2018 Population
- 114,721**
Estimated 2023 Population
- \$113,688**
Average Household Income
- 40.6**
Median Age

Source: Esri 2018



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