

**AVISON
YOUNG**

FOR LEASE

580 Long Point Road, Mount Pleasant, SC 29464



Belle Station

For more information, please contact:

Vitré R. Stephens

Retail & Investment Services

C 843.513.7555

vitre.stephens@avisonyoung.com

Belle Station



Belle Station is a busy center in the heart of Mt Pleasant, anchored by a 34,000 sf Planet Fitness with 34,000 sf of shop space. Other tenants include Subway, Allstate Insurance, health and wellness professionals, martial arts, kickboxing, and dance studios, etc. Suite 565 is perfect for restaurant use.

Belle Station is located at the intersection of Egypt Road and Belle Station Boulevard and can be accessed off of Long Point Road and Egypt Road.

Across the street is Belle Hall Shopping Center which is anchored by Harris Teeter and Stein Mart. Belle Station is also in close proximity to I-526.

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Snapshot

Tax Map	556-00-00-384
Year Built	2000
Total Building Size	68,806 sf
Zoning	PD
County	Charleston
Municipality	Town of Mount Pleasant
Parking	On-Site
Traffic Count	23,400 vehicle per day
Anchor Tenant	Planet Fitness
Pass Through(s)	\$3.96/sf/yr

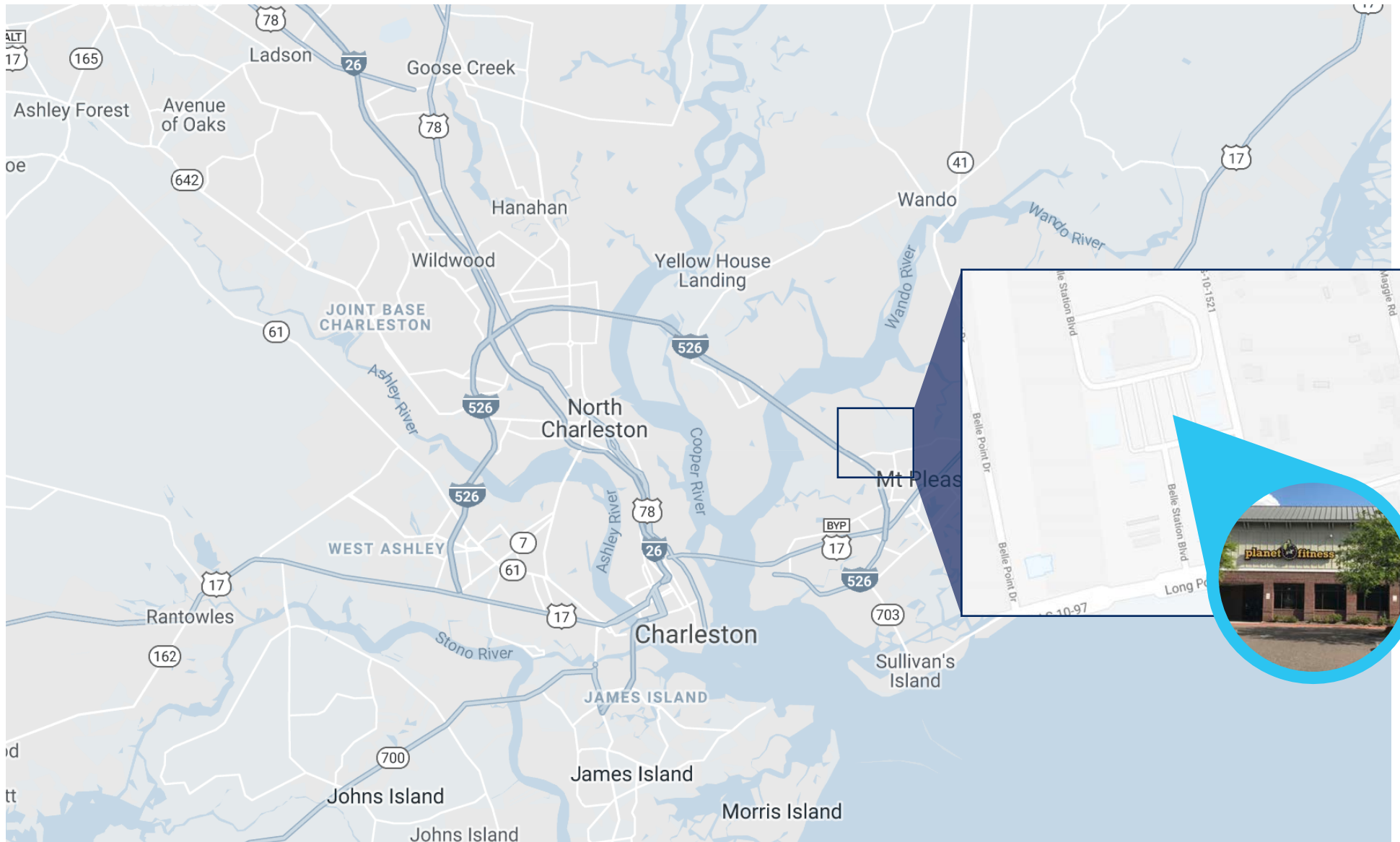
Leasing Information

Unit	Size	Lease Rate	Lease Type	Available
565	1,200 sf	\$18.00/sf/yr	NNN	Now

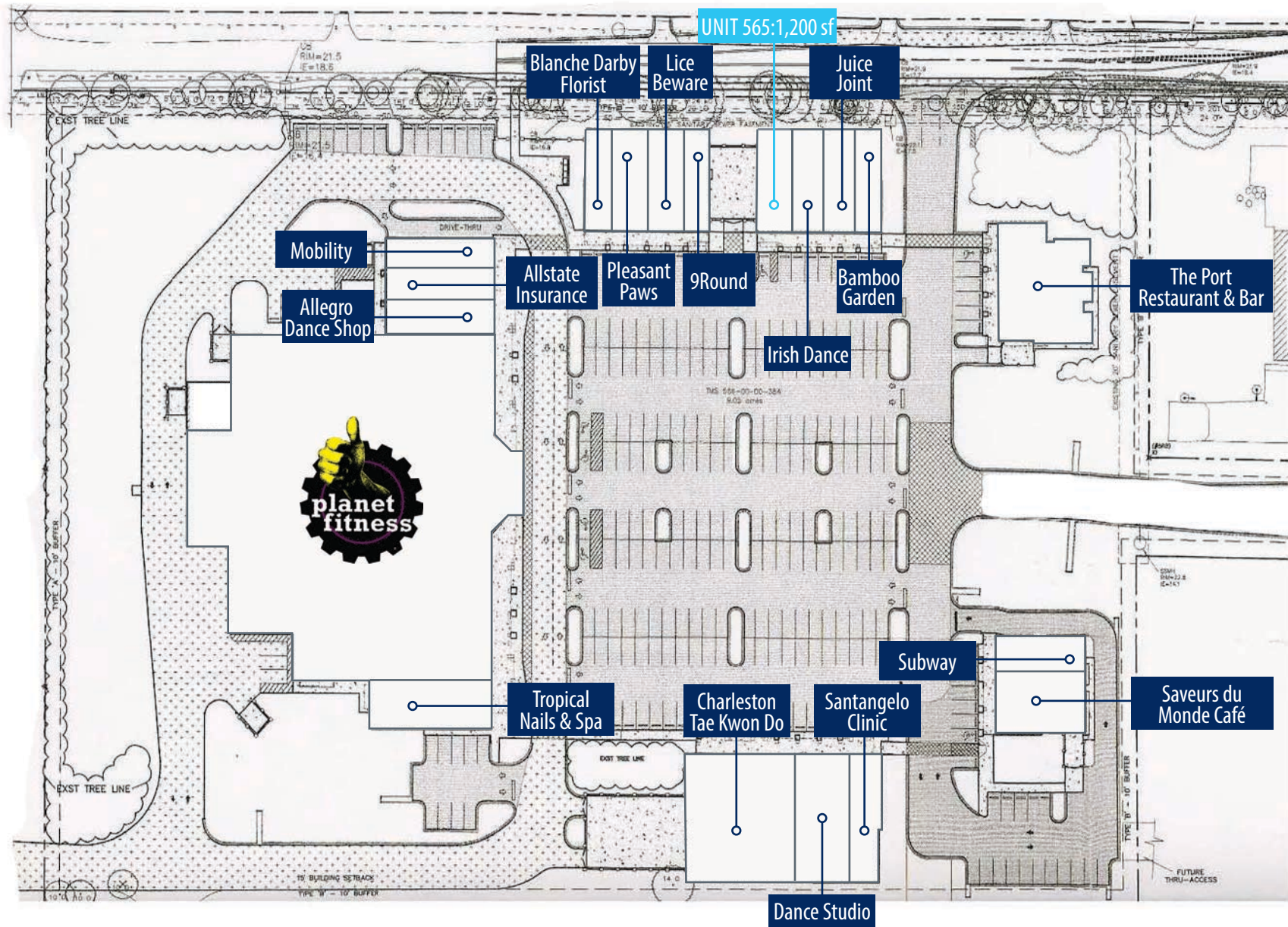
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Location Map

Coming for I-526W merge onto Long Point Road via Exit 28, make a right onto Long Point Road and then a left onto Belle Station Blvd. Center will be at the end of Belle Station Boulevard.



Site Plan



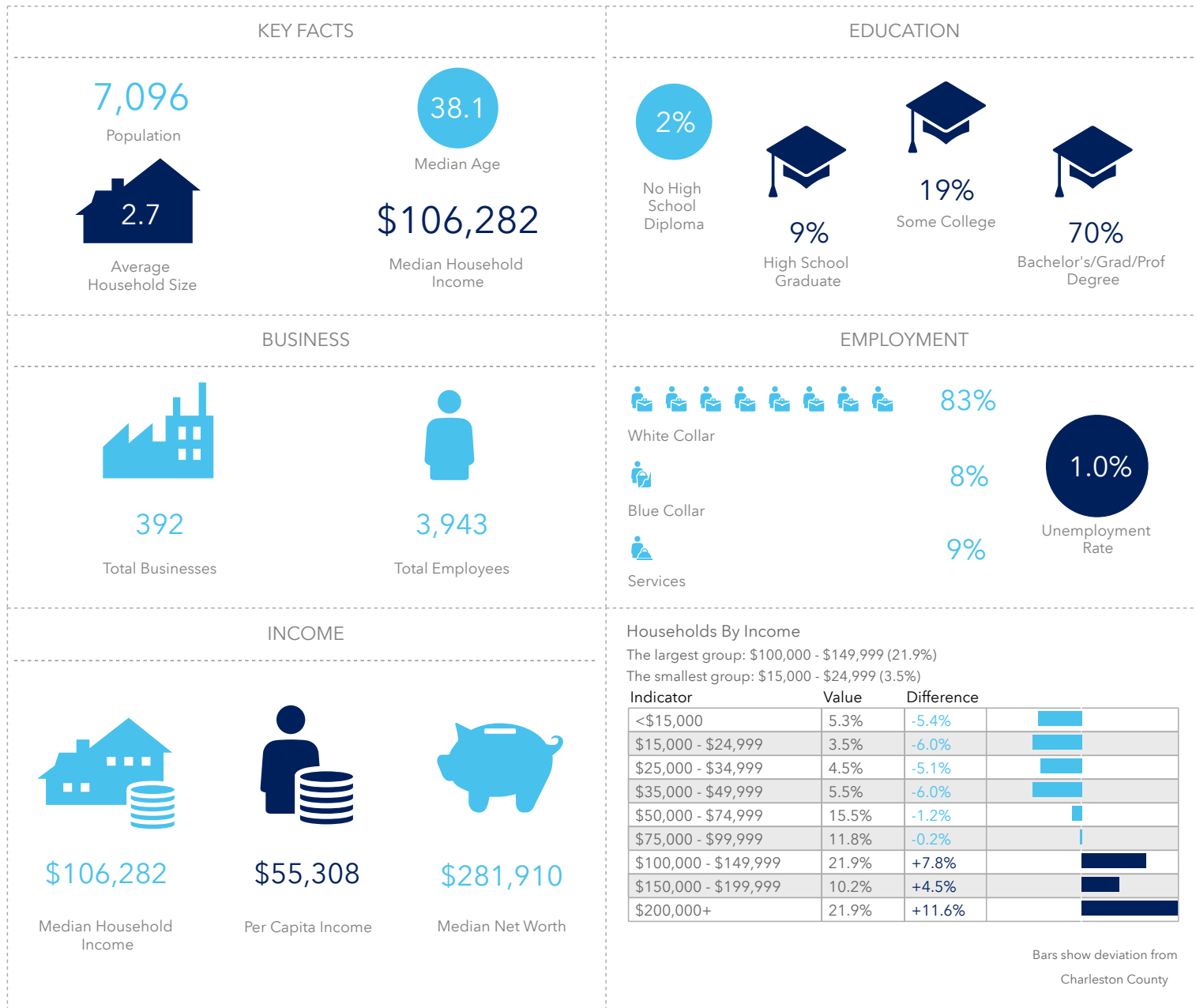
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Amenities Map



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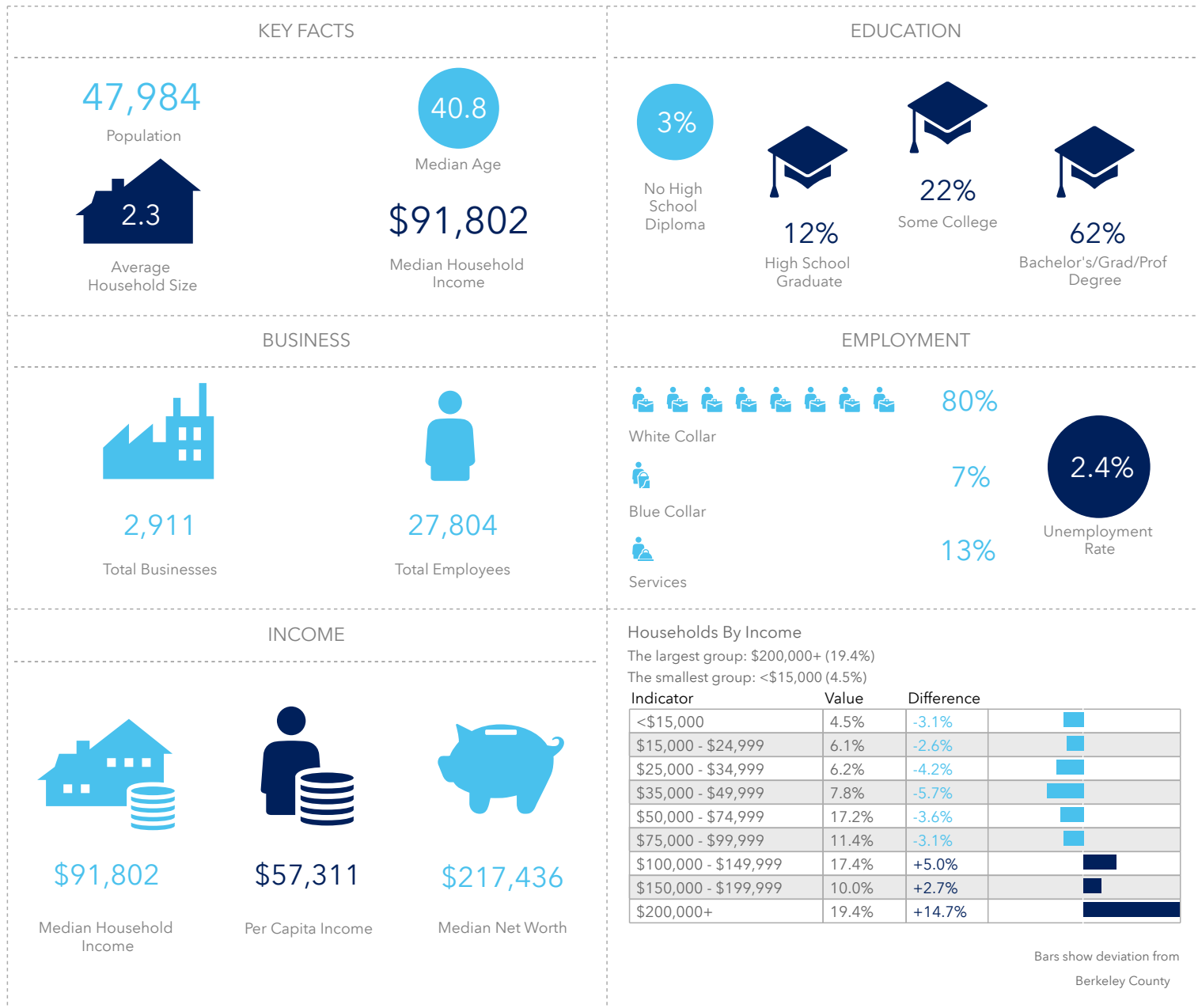
1 Mile Demographics



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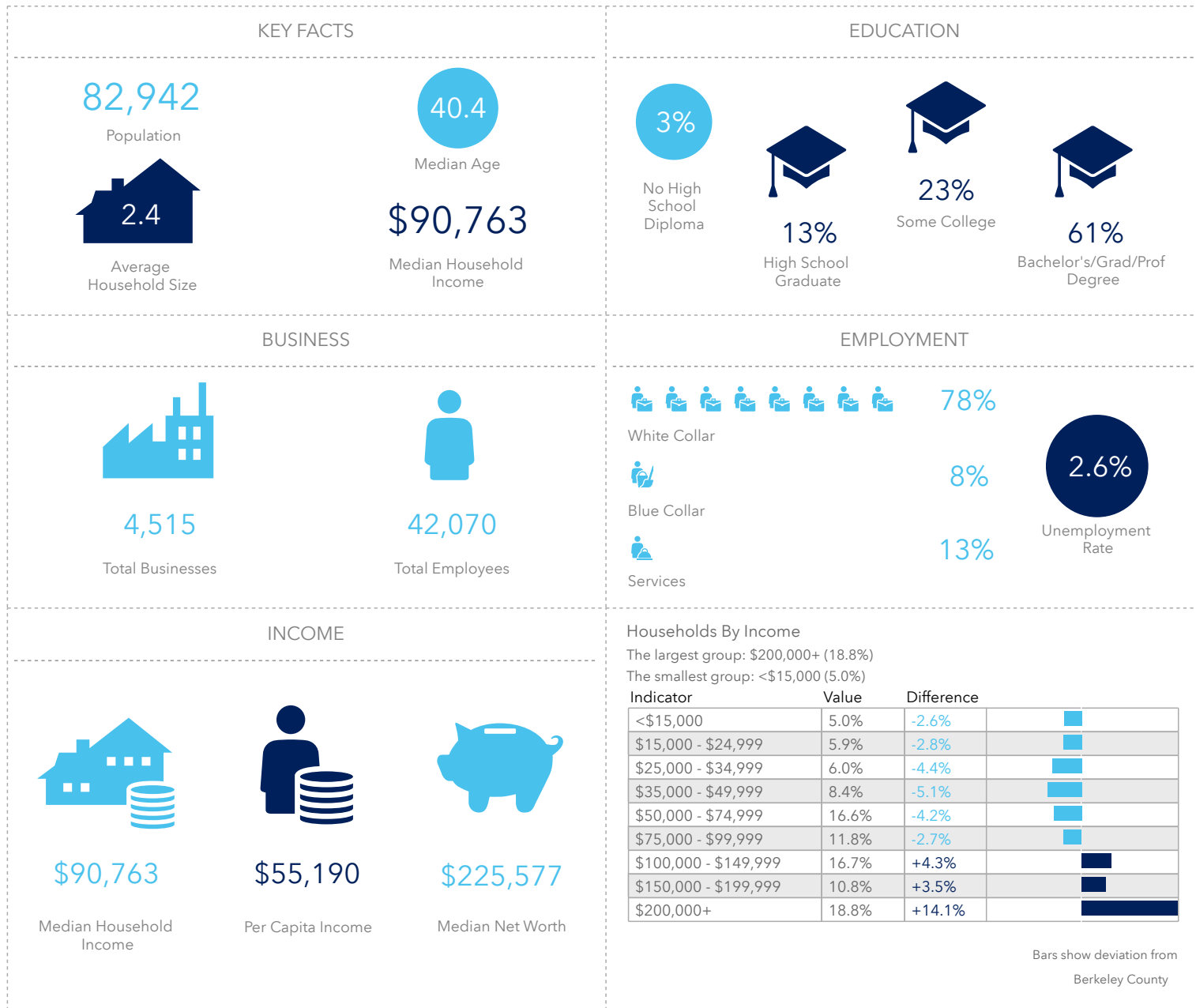
3 Mile Demographics



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5 Mile Demographics



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South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

Listing Broker



Vitre Stephens

Senior Vice President

Retail & Investment Services

O 843.725.7200

D 843.973.8350

C 843.513.7555

vitre.stephens@avisonyoung.com

Support Team



Tate Walkush

Marketing Manager

tate.walkush@avisonyoung.com



Thank you.

**AVISON
YOUNG**

avisonyoung.com

1315 Ashley River Road
Charleston, South Carolina 29407
O 843.725.7200
F 843.725.7201
Avison Young - South Carolina, Inc.

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