

# BELLE STATION



## PRIME RETAIL SPACES FOR LEASE Located in Mt. Pleasant, SC

- **AVAILABLE SPACES:**

- (2) 1,200 SF spaces - \$16.00 PSF, NNN
- (1) 2,600 SF space - \$16.00 PSF, NNN

- Perfect for retail, restaurant or service professionals
- Center anchored by Food Lion
- Located at the intersection of Long Point Road & Egypt Road; minutes from I-526, Moultrie Office Park & the new East Cooper Hospital
- Tenant mix includes: Subway, Dollar Store, floral shop, hair salon, ballet studio, medical professionals, Pizza Hut, Hobby Town USA, and a tennis shop

### DEMOGRAPHICS & TRAFFIC COUNT

<u>2009 Estimate</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Total Population:	37,105	65,979	121,318
Median Home Value:	\$229,584	\$238,657	\$245,649
Average Household Inc.:	\$75,976	\$77,190	\$61,561
Traffic Count:	22,000 (Long Point Road at Egypt Road)		

For More Information please contact:

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## RETAIL & INVESTMENT PROPERTY

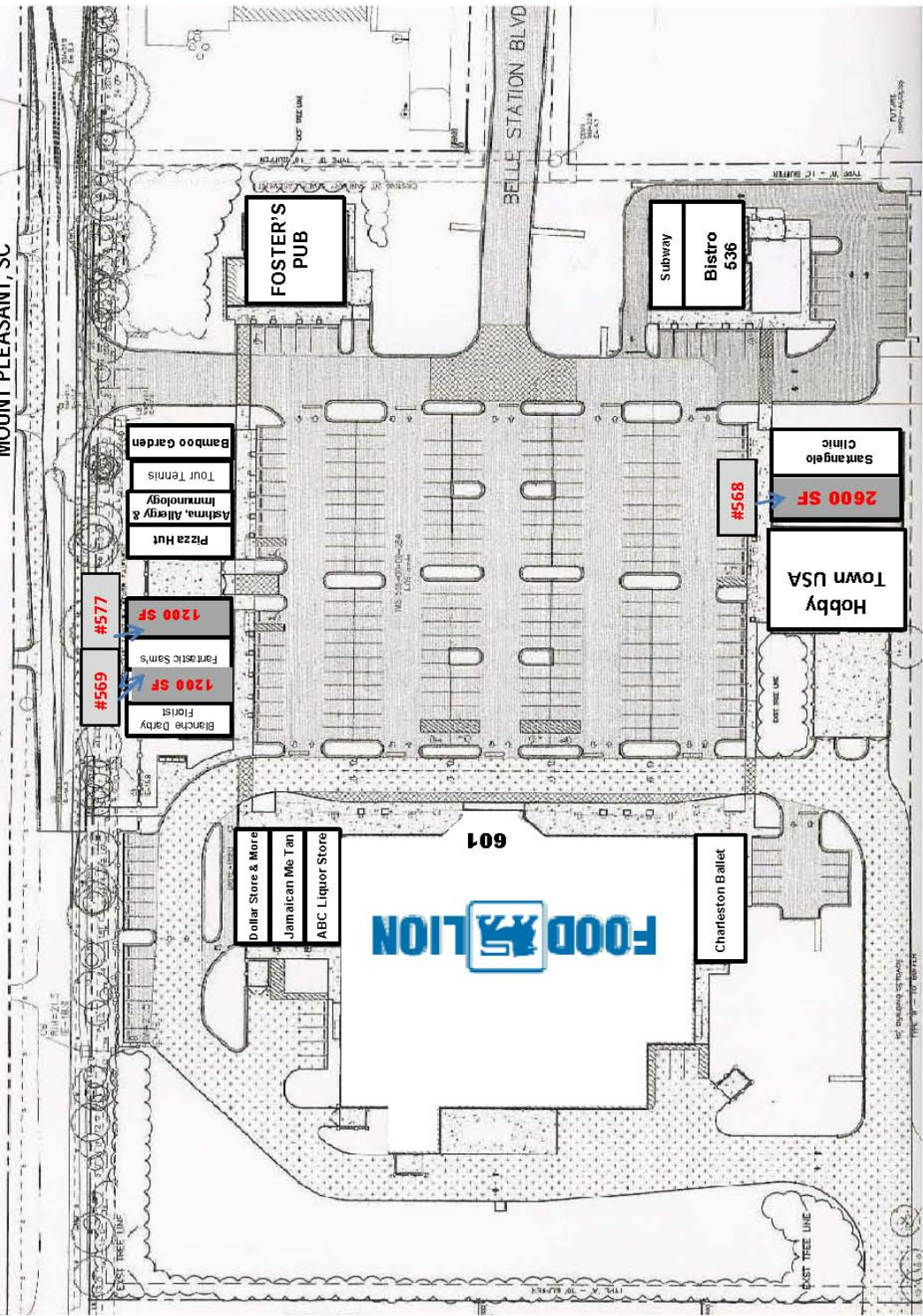
LEASING, BROKERAGE, INVESTMENT SALES, TENANT REPRESENTATION

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Rev.6.10

BELLE STATION  
INTERSECTION OF EGYPT ROAD & PAUL  
FOSTER ROAD  
MOUNT PLEASANT, SC

EGYPT ROAD



PAUL FOSTER ROAD