

# FOR SALE



## **HOTEL + RETAIL + OFFICE DEVELOPMENT OPPORTUNITY**

6 Acres | Approved Hotel Site & Four Retail/Office Pads





# PROPERTY DETAILS

ADDRESS	Porchers Bluff Rd at South Morgans Point Road
TMS #	600-00-00-055
CITY	Mount Pleasant
ZONING	PD (Planned Development)
ACREAGE	6 Acres
PROPOSED SF	40,000 SF + 121 Rooms
PARCEL A-1	10,000 SF (Retail)
PARCEL A-2	4,000 SF (Retail)
PARCEL A-3	121 Rooms (Approved Plan)
PARCEL A-4	20,000 SF Office
PARCEL A-5	4,000 SF (Restaurant)
PRICING	\$7,395,000

Parking spaces depicted on this site plan may include areas that are not exclusively allocated to this property. Certain spaces are shared with adjacent or neighboring developments and are subject to shared-use agreements.

# THE OPPORTUNITY

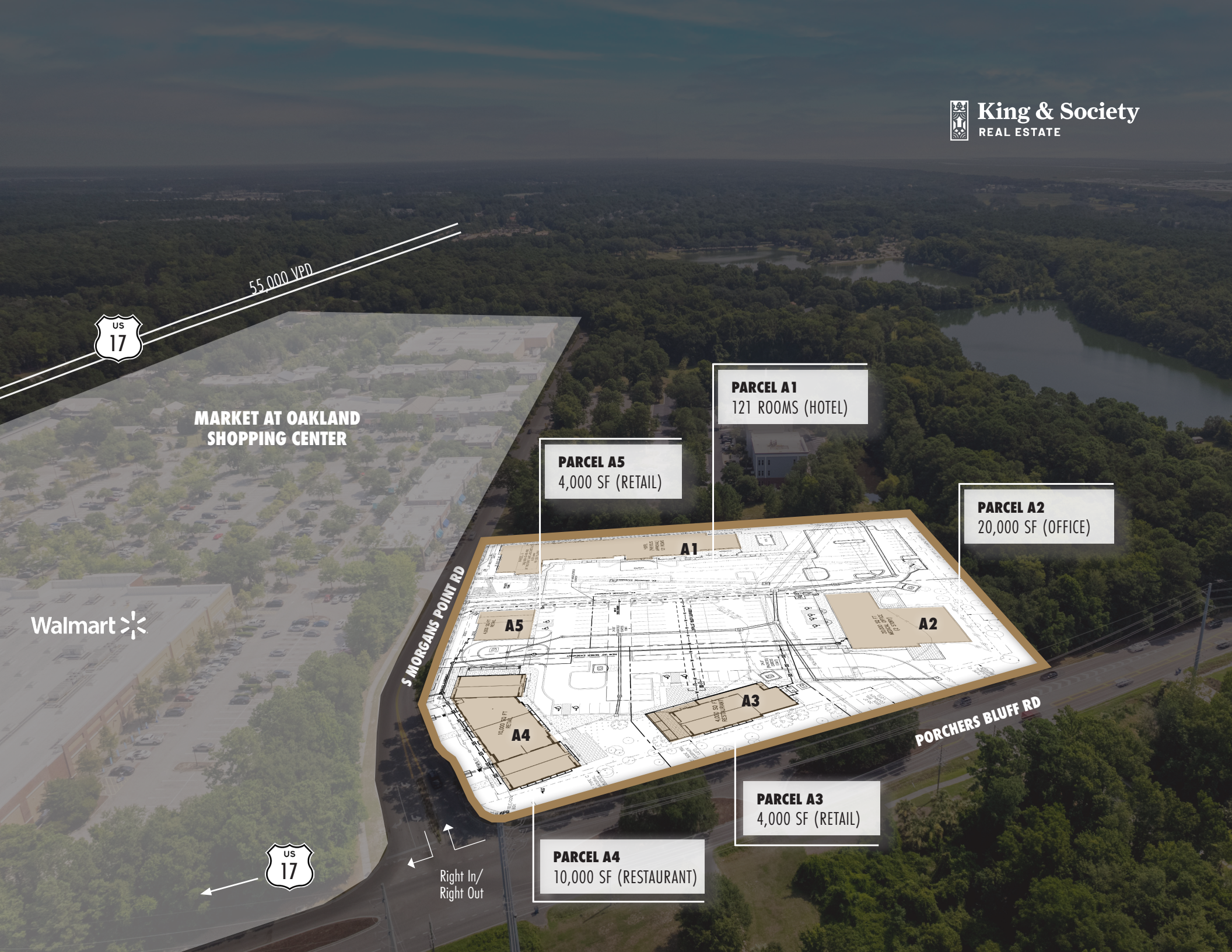
Unlock a premier commercial land development opportunity in one of the Southeast’s most desirable and rapidly growing markets—Mount Pleasant, South Carolina.

This well-located property, is located on the northeast corner of the intersection of Porchers Bluff Road and South Morgan Point Road. The development parcel is six (6.0) acres or 261,360-square-foot. The Town of Mt Pleasant has given preliminary approval for one hotel parcel to include approximately 121 rooms. In addition, the remaining 4 parcels have been approved for up to 40,000 SF of retail, restaurants, and office space. The property is located within The Market at Oakland, in Mount Pleasant, South Carolina. Anchored by Kohl’s and Walmart, this vibrant open-air center offers a mix of national and local retailers, including Starbucks, Orangetheory, Trek, East Bay Deli, and more.

Don’t miss this unique opportunity to develop in one of the Southeast’s most high-demand markets. Contact us today for pricing, site studies, and scheduling your tour. Let your next flagship project rise in Mount Pleasant.

## HIGHLIGHTS

- Preliminarily approved for approximately 124-room, 4-story Hotel – A rare entitlement in a supply-constrained market
- Four Additional Pad Sites – Up to 40,000+ SF of retail, restaurant, and office space
- Corner Lot Visibility – Exceptional daily traffic and direct access from major thoroughfares
- Part of the Proven Market at Oakland Development – Synergistic tenant mix, established foot and vehicular traffic
- Development-Ready – Subdivision and Master Plan Approved to expedite build timelines





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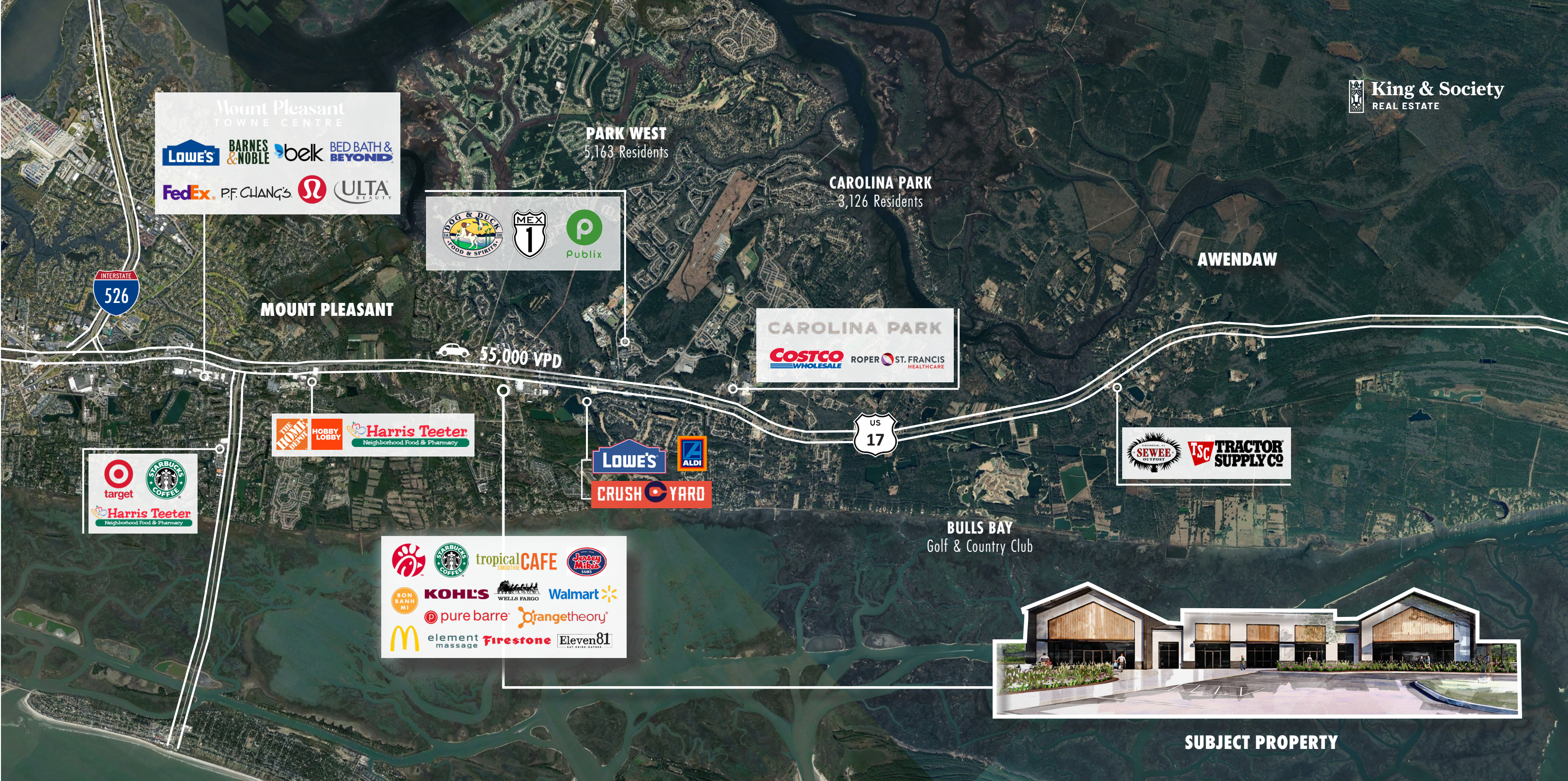


# AREA OVERVIEW

## MT. PLEASANT, SOUTH CAROLINA

### THE OUTLOOK -

The outlook for this area remains positive and Mount Pleasant is expected to remain one of the most desirable towns in the area. The Town of Mount Pleasant is an affluent South Carolina coastal community which is part of the 900,000-person Charleston, SC Metropolitan and is South Carolina’s fourth largest municipality. A leader in growth, this flourishing community was recently ranked number one fastest-growing city in the state and number two fast-growing city in the country. Known for its high quality of life, people flock to this charming suburban town for its proximity to area beaches, outdoor activities, shopping and dining amenities, and laid-back atmosphere. Additionally, this dynamic community has proven to be an outstanding location for business, offering a highly desirable lifestyle to attract and retain key employees, while providing an available “highly skilled” regional workforce.





# MARKET AT OAKLAND

The Market at Oakland, in Mount Pleasant, South Carolina.  
Anchored by Kohl's and Walmart, this attractive open-air shopping center features an eclectic mix of national and local retailers and restaurants. Tenants include Starbucks, La Hacienda, Trek, East Bay Deli, Orangetheory Fitness, Tropical Smoothie, Pure Barre, Guinot Beauty Institute, and many others. This property has great access to Highway 17 and Porchers Bluff Rd.

- 1

Walmart
- 2

GNC  
LIVE WELL

Jersey Mike's  
SUBS
- 3

ups

Haven's  
FURNITURE & HOME DECOR
- 4

La Hacienda
- 5

tropicalCAFE  
SMOOTHIES

element  
massage
- 6

H&R  
BLOCK

TREK
- 7

KOHL'S
- 8

GOLFTEC

EAST BAY  
DELI
- 9

pure barre

WASABI  
MT. PLEASANT

Orangetheory
- 10

restore  
HYPER WELLNESS

BON  
BANH  
MI
- 11

STARBUCKS  
COFFEE

refuel
- 12

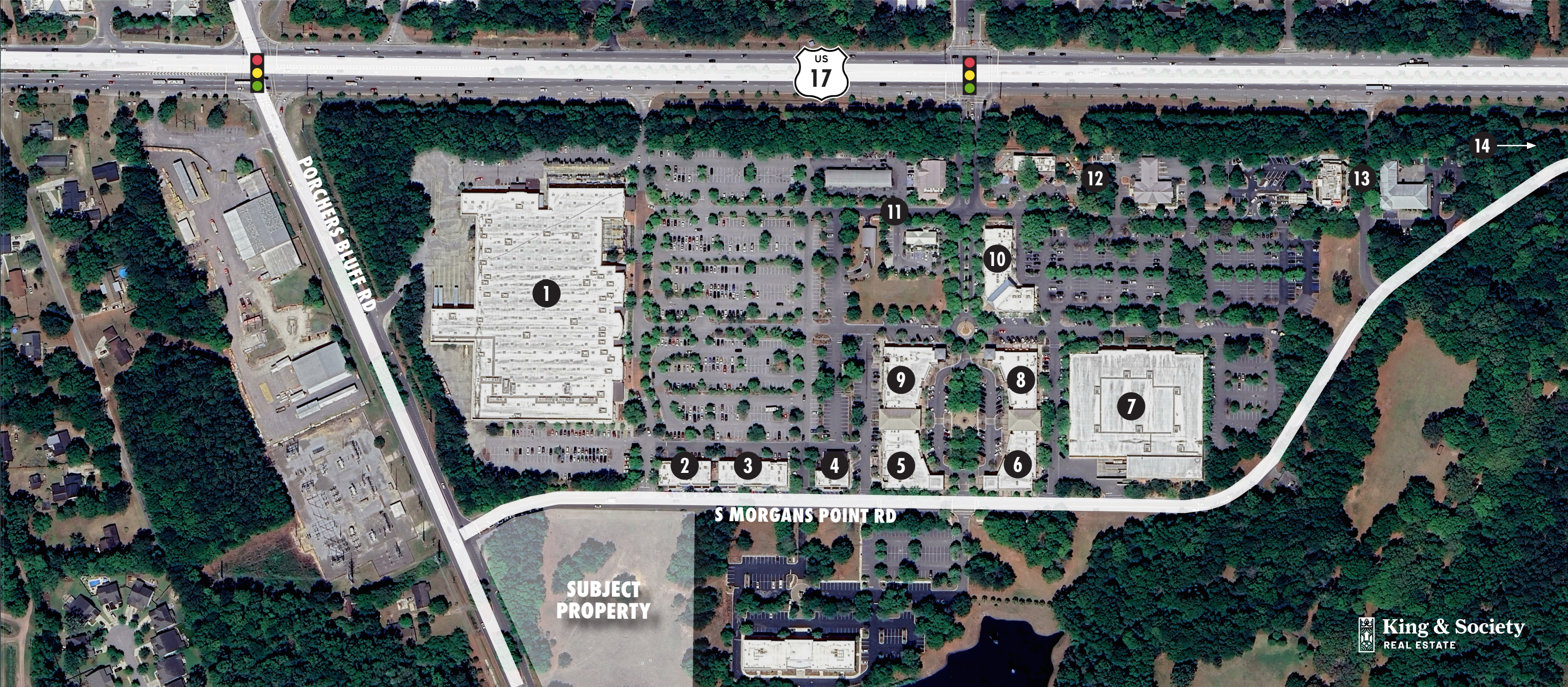
McDonald's

WELLS FARGO
- 13

Firestone
- 14

LOWE'S

ALDI







# MOUNT PLEASANT



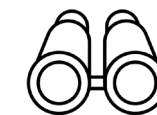
north highway 17 -  
55,000 VPD



surrounding  
population 95,232

#4

largest & fastest growing  
municipalities in SC



Charleston Tourism  
7.7 M visitors 2023



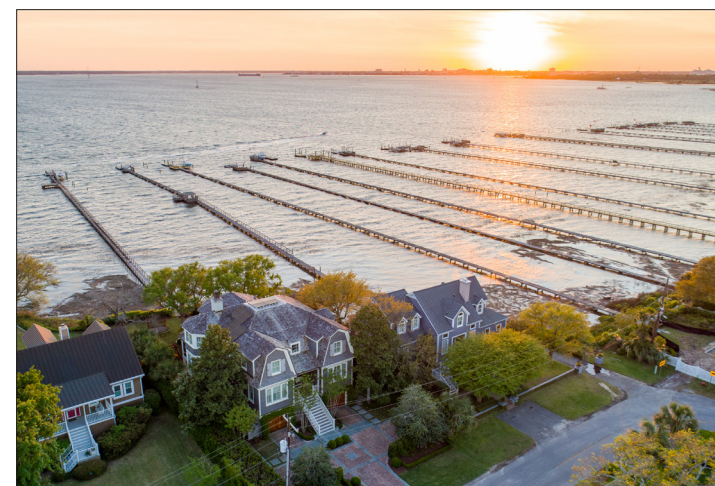
## DEVELOPMENT ON THE WAY!



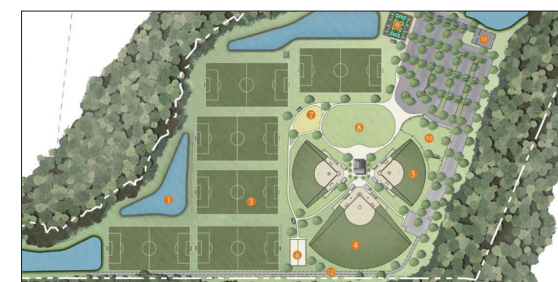
**GATHER MT. PLEASANT**  
Entertainment & Retail Space | Hungary Neck Blvd



**CAROLINA BUSINESS PARK**  
484,000 SF Industrial Business Park | Faison Rd



**RIFLE RANGE RD PARK**  
100-acre Recreational Space | Rifle Range Rd



**CAROLINA PARK EXPANSION**  
Recreational, shopping, residential | Carolina Park





EXCLUSIVELY LISTED BY

**CHRIS ANDERSON**

Broker In Charge

(843) 442 2339

[canderson@kingandsociety.com](mailto:canderson@kingandsociety.com)

1012 Ewall Street, Unit B

Mount Pleasant, SC 29464

[kingandsocietyrealestate.com](http://kingandsocietyrealestate.com)



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