

**FOR LEASE**

850 SF RETAIL SPACE



51 REID ST, CHARLESTON, SC 29403



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## PROPERTY DESCRIPTION

51 Reid Street offers a flexible, street-level retail space in a rapidly growing downtown Charleston pocket. Formerly a laundromat, the space includes existing utility infrastructure, making it ideal for a new operator seeking a low-cost setup. The space also lends itself to adaptive reuse, including coffee shop, service retail, or other neighborhood-oriented concepts. Strong visibility and an efficient layout make it easy to activate.

Located within close proximity to the College of Charleston, the property is surrounded by a dense population of students and young professionals. The immediate neighborhood has seen significant residential growth and continues to lack small-format retail, creating strong demand for daily-use concepts like coffee, grab-and-go food, and service retail. Convenient access to King Street.

## THE OFFERING

SIZE	LEASE RATE	LEASE TYPE
850 SF	\$35 PSF	NNN

## PROPERTY SPECS

SPACE AVAILABLE	850 SF
LEASE PRICE	\$35 PSF
TAX ID/APN	459-09-03-010
COUNTY	Charleston
MUNICIPALITY	City of Charleston
YEAR BUILT	1973
BUILDING TYPE	Stand Alone
ZONING	GB
TRAFFIC COUNT	4,278 VPD



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# AMENITIES MAP



F45 DOWNTOWN CHARLESTON  
JANE DO CHARLESTON  
The Clubhouse  
ATLYSS LET'S EAT!



SHARE HOUSE  
CHILDREN'S MUSEUM of the LOWCOUNTRY  
Bodega



# DEMOGRAPHICS

51 REID ST, CHARLESTON, SC 29403

One mile

Three mile

Five mile



POPULATION

22,590

48,980

137,965



TOTAL BUSINESSES

5,264

9

15,335



MEDIAN AGE

31.3

34

38.6



MEDIAN HOUSEHOLD INCOME

\$68,695

\$84,180

\$93,573



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