

FOR SALE

1,836 SF FREE-STANDING
RETAIL/OFFICE SPACE



223 CALHOUN ST, CHARLESTON, SC 29401

Harbor
COMMERCIAL PARTNERS

223 CALHOUN ST, CHARLESTON, SC 29401

PROPERTY DESCRIPTION

1,836 SF free standing building ideal for a retail or office user.

Property has an open reception area, various rooms and two restrooms.

223 Calhoun Street is located next to Brown Dog Deli and across from All Creatures Veterinarian Clinic. Building is located between the intersections of Smith Street and Rutledge Ave with 14,912 vehicles per day.

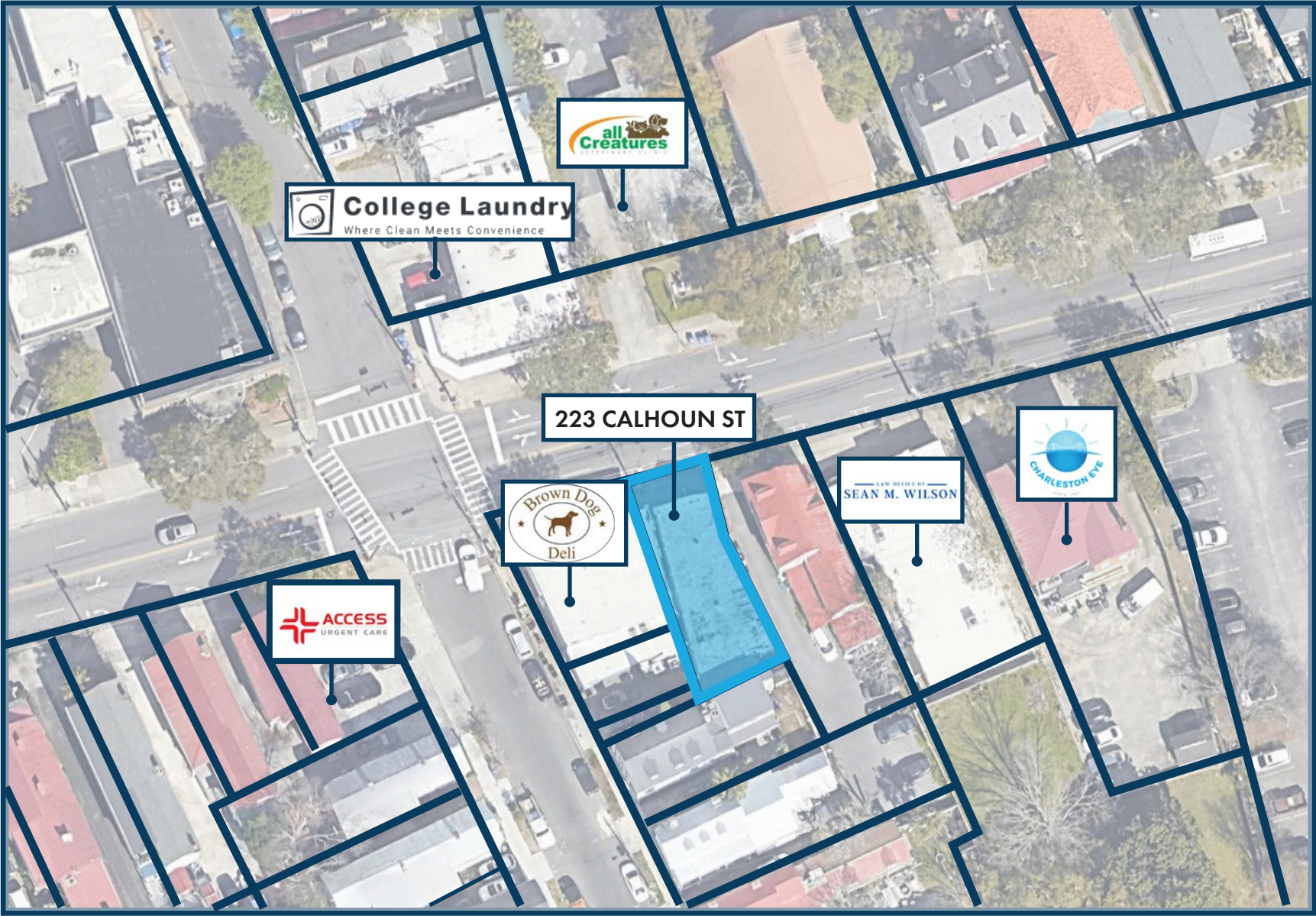
THE OFFERING

SIZE	LOT SIZE	LIST PRICE
1,836 SF	0.04 AC	\$1,770,000

PROPERTY SPECS

BUILDING SIZE	1,836 SF
SALE PRICE	\$1,770,000
TAX ID/APN	457-03-02-014
COUNTY	Charleston
MUNICIPALITY	City of Charleston
YEAR BUILT	1922
BUILDING TYPE	Stand Alone
ZONING	LB - Limited Business
TRAFFIC COUNT	14,912 VPD





223 CALHOUN ST, CHARLESTON, SC 29401



AMENITIES MAP

223 CALHOUN ST, CHARLESTON, SC 29401

UPPER KING

- Bourbon N' Bubbles
- Uptown Social
- Subway
- Indaco
- Free People
- Harvest Moon Home
- The Darling
- Stars Bar
- The Record Stop
- Altered State
- West Elm
- Halls Chophouse
- Callie's Hot Little Biscuit
- Jeni's Ice Cream
- Republic Garden & Lounge
- Hotel Bennett
- Virginia's On King
- La Patisserie
- Felix Cocktails et Cuisine
- Starbucks
- Sewing Down South

MIDDLE KING

- Urban Outfitters
- Yeti
- Walgreens
- Alice and Olivia
- Kenny Flowers
- Woof Gang
- Freebird Stores
- Pottery Barn
- Brandy Melville
- The OOPS!
- Studs
- Apple Store
- UNTUCKIT
- H&M
- Kate Spade
- Half Moon Outfitters
- Madewell
- Lululemon
- Vineyard Vines
- Candlefish
- Kendra Scott
- Gucci
- Louis Vuitton
- Abercrombie



OVERVIEW

Charleston, South Carolina, has attracted residents, tourists, and students with its charm for over 350 years. Since it's founding, the city has evolved from a bustling port to a thriving shopping and cultural destination. Earning the title of #1 City in the South for the past 9 years by Southern Living Magazine.

Today, downtown Charleston's bright, pastel streets are home to a mix of local, regional, and national retailers offering fashion, art, antiques, home decor and top-rated restaurants. These businesses cater to both locals and over 7 million visitors each year.

Along with its vibrant tourism industry, downtown Charleston is a home to multiple higher education institutions, bringing over 16,300 undergraduate and graduate students to the city each year. The College of Charleston, MUSC (Medical University of South Carolina) and The Citadel are all located on the peninsula, bringing a young lively spirit to the city.

Many of those students, and countless visitors choose to make to Charleston their permanent home, helping it rank in the top 10% fastest-growing cities in the United States.



FACTS AT A GLANCE

#1 CITY
IN THE
SOUTH
Southern Living Magazine

#2 TOURIST
DESTINATION
In the United States

TOP 10%
FASTEST GROWING CITY
In the United States

7 MILLION
Visitors Each year

ON THE PENINSULA

180+
RESTAURANTS

300+
RETAIL STORES

157K
RESIDENTS

16K
UNDERGRAD &
GRADUATE STUDENTS

DEMOGRAPHICS

223 CALHOUN ST, CHARLESTON, SC 29401

One mile

Three mile

Five mile



POPULATION

23,650

49,032

122,060



TOTAL BUSINESSES

6,891

8,883

15,065



MEDIAN AGE

32.2

34.6

38.4



MEDIAN HOUSEHOLD INCOME

\$75,872

\$86,239

\$93,200



SALE CONTACT:

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