FOR SALE

119 SPRING ST
CHARLESTON, SC 29403



DOWNTOWN MIXED-USE INVESTMENT

Harbor
COMMERCIAL PARTNERS

PROPERTY DESCRIPTION

Incredible mixed use investment opportunity in bustling downtown Charleston neighborhood. 119 Spring Street offers four first floor retail units and seven upstairs residential units with 14 total bedrooms and 15 off street parking spaces. Residential units are currently leased as annual rentals but this offers an excellent opportunity to reposition as Short Term Rentals. The property is zoned Limited Business in the City of Charleston and situated within the City's Short-term rental overlay district. The property is currently 100% leased with the commercial units being occupied by a single tenant on a month to month lease. 119 Spring is situated on the busy intersection of Rutledge Ave. and Spring St., surrounded by various neighborhood restaurant and retail uses and in walking distance of MUSC.

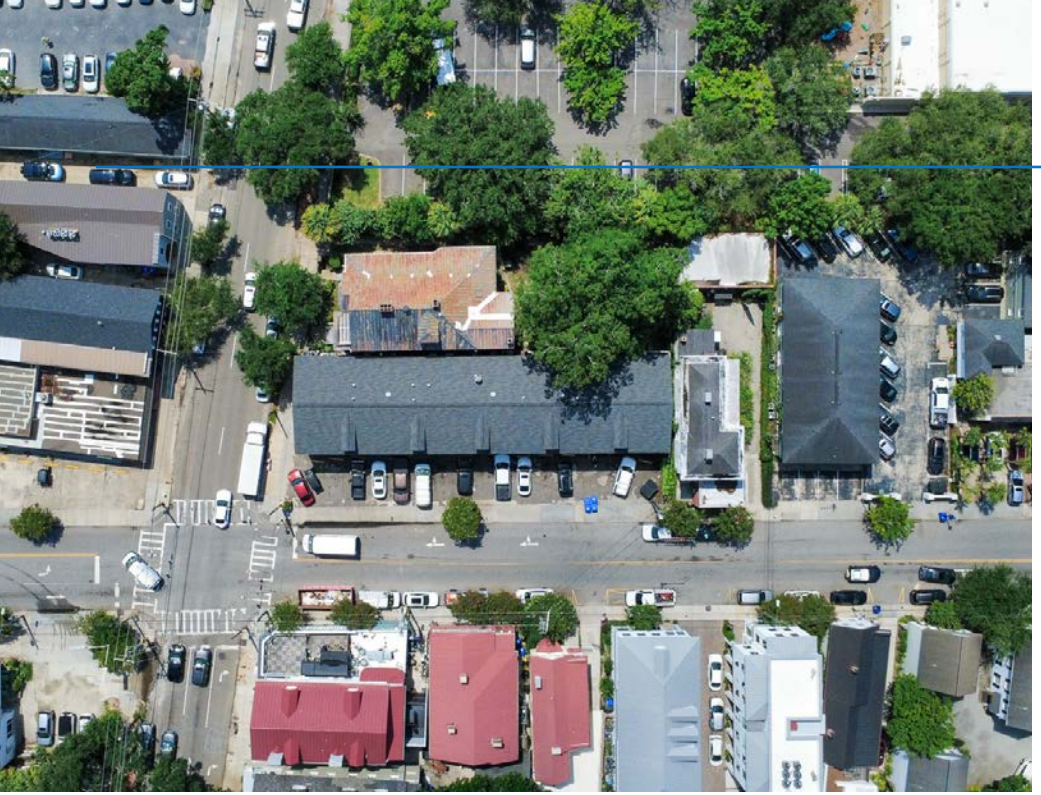
THE OFFERING

SALE PRICE	$6,950,000
TMS	460-11-02-011
SIZE	+/-12,000 SF
LOT SIZE	0.20 AC
ZONING	Limited Business

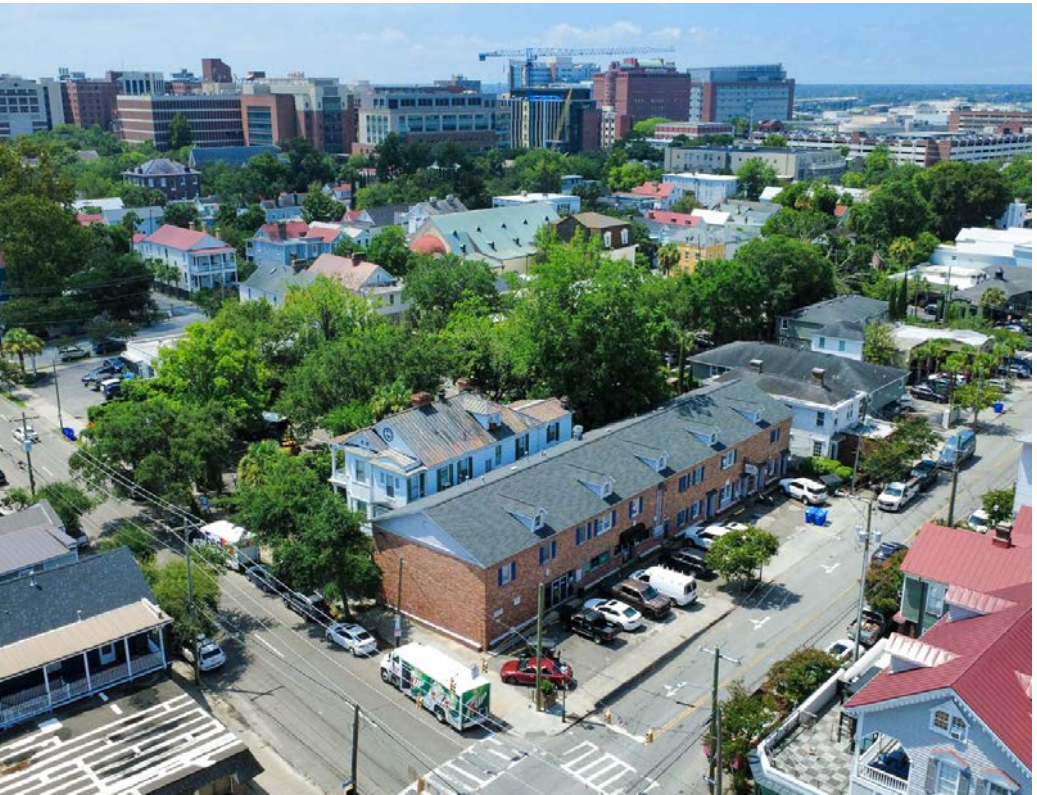
PROPERTY HIGHLIGHTS

- Located within City's Short -Term Rental Overlay
- Four first floor retail Units totaling 6,000 SF
- Prime corner lot on busy intersection
- Limited Business Zoning (City)
- Proximity to MUSC, CofC, King Street





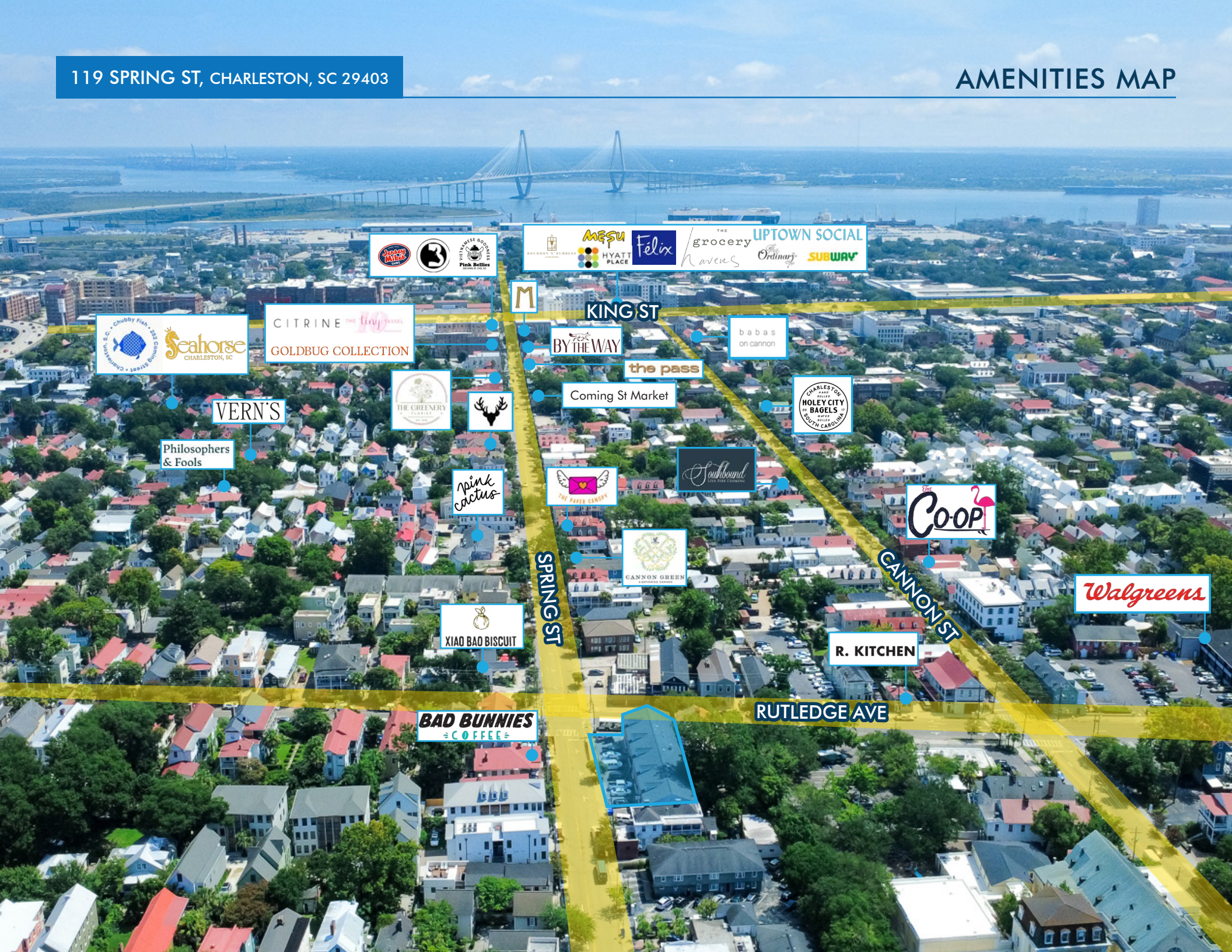

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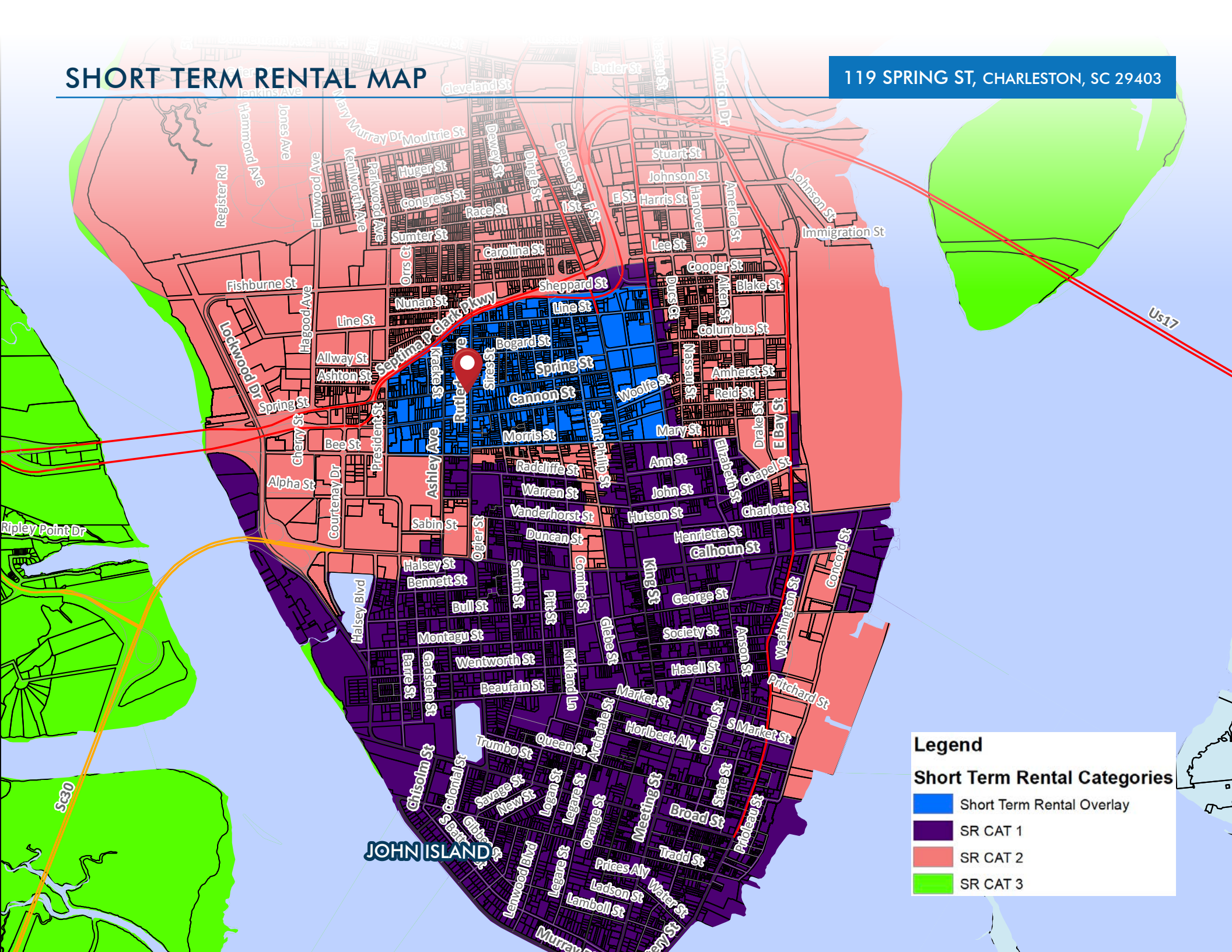
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AMENITIES MAP



SHORT TERM RENTAL MAP

119 SPRING ST, CHARLESTON, SC 29403



DEMOGRAPHICS

	One mile	Three mile	Five mile
POPULATION	24,342	55,451	133,106
TOTAL BUSINESSES	5,721	9,758	15,308
MEDIAN AGE	30.4	33.9	37.8
MEDIAN HOUSEHOLD INCOME	$55,496	$67,246	$75,056

DOWNTOWN CHARLESTON

119 SPRING ST, CHARLESTON, SC 29403

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



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