

RETAIL PROPERTY FOR LEASE

55 BROAD STREET

55 BROAD STREET, CHARLESTON, SC 29401



OFFERING SUMMARY

Lease Rate:	\$31.00 SF/yr (NNN)
Building Size:	1,374 SF
Available SF:	1,374 SF
Lot Size:	
Year Built:	1895
Zoning:	LB - Limited Business
Market:	Retail

PROPERTY OVERVIEW

First floor retail/office space on Broad Street. Hardwood floors throughout. Move in ready. Space can be office or retail. TI & CAM is estimated at \$10.95 psf. Year built is approximate.

PROPERTY HIGHLIGHTS

- Close to variety of restaurants
- First floor space
- Excellent Location close to City Hall, Post Office and Courthouse
- Flexible space that can accommodate multiple uses in high tourism area

for more information, please contact:

MILES MARTSCHINK, CCIM

C: 843.870.5850 | O: 843.414.4078

miles@cctre.com

11 Cunningham Avenue Charleston, SC 29405 **CCTRE.COM**

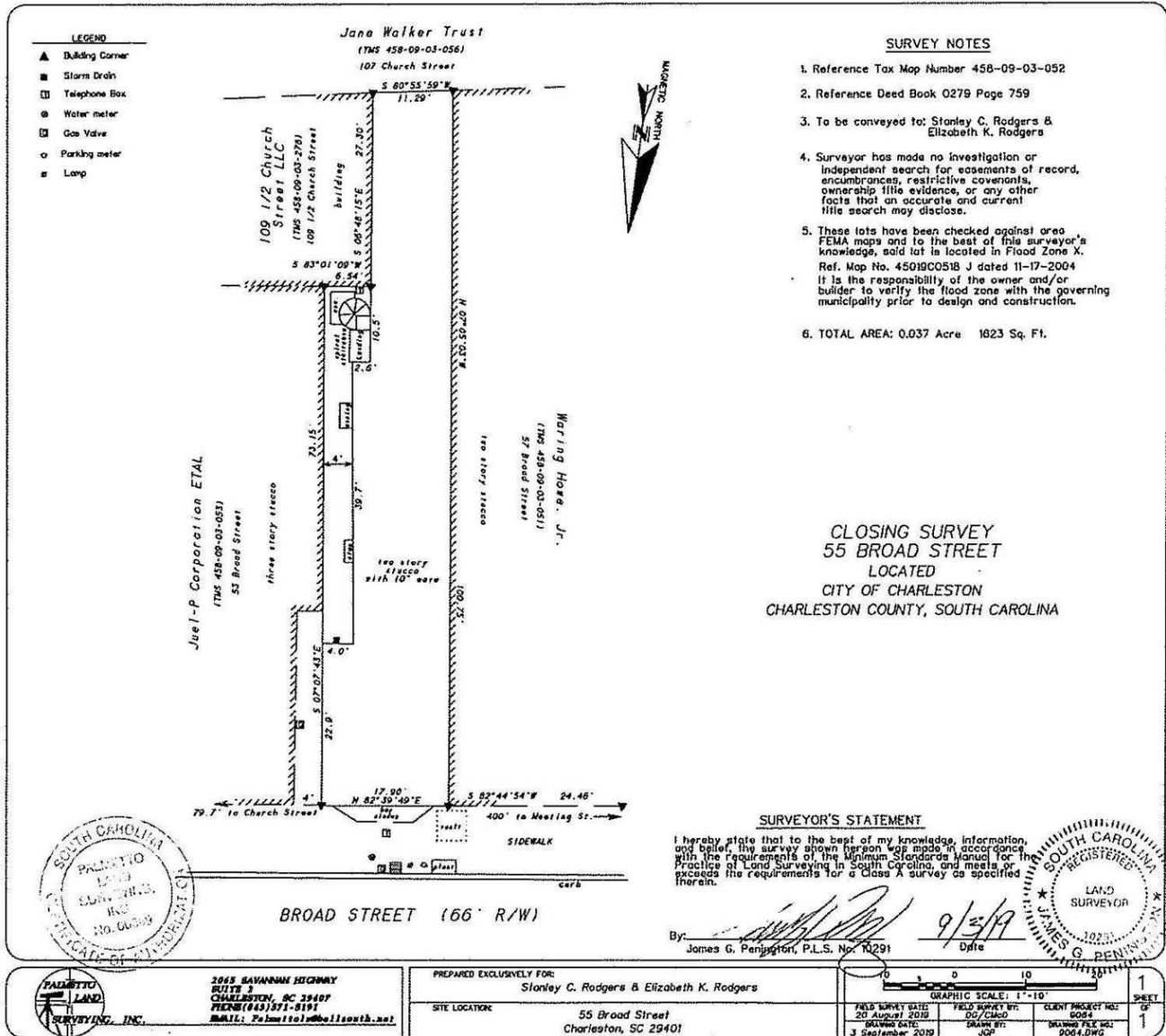
This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



RETAIL PROPERTY FOR LEASE

55 BROAD STREET

55 BROAD STREET, CHARLESTON, SC 29401



for more information, please contact:

MILES MARTSCHINK, CCIM

C: 843.870.5850 | O: 843.414.4078

miles@cctre.com

11 Cunningham Avenue Charleston, SC 29405 **CCTRE.COM**

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



RETAIL PROPERTY FOR LEASE

55 BROAD STREET

55 BROAD STREET, CHARLESTON, SC 29401



for more information, please contact:

MILES MARTSCHINK, CCIM

C: 843.870.5850 | O: 843.414.4078

miles@cctre.com

11 Cunningham Avenue Charleston, SC 29405 **CCTRE.COM**



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.

RETAIL PROPERTY FOR LEASE

55 BROAD STREET

55 BROAD STREET, CHARLESTON, SC 29401



for more information, please contact:

MILES MARTSCHINK, CCIM

C: 843.870.5850 | O: 843.414.4078

miles@cctre.com

11 Cunningham Avenue Charleston, SC 29405 **CCTRE.COM**

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



RETAIL PROPERTY FOR LEASE

55 BROAD STREET

55 BROAD STREET, CHARLESTON, SC 29401



for more information, please contact:

MILES MARTSCHINK, CCIM

C: 843.870.5850 | O: 843.414.4078

miles@cctre.com

11 Cunningham Avenue Charleston, SC 29405 **CCTRE.COM**

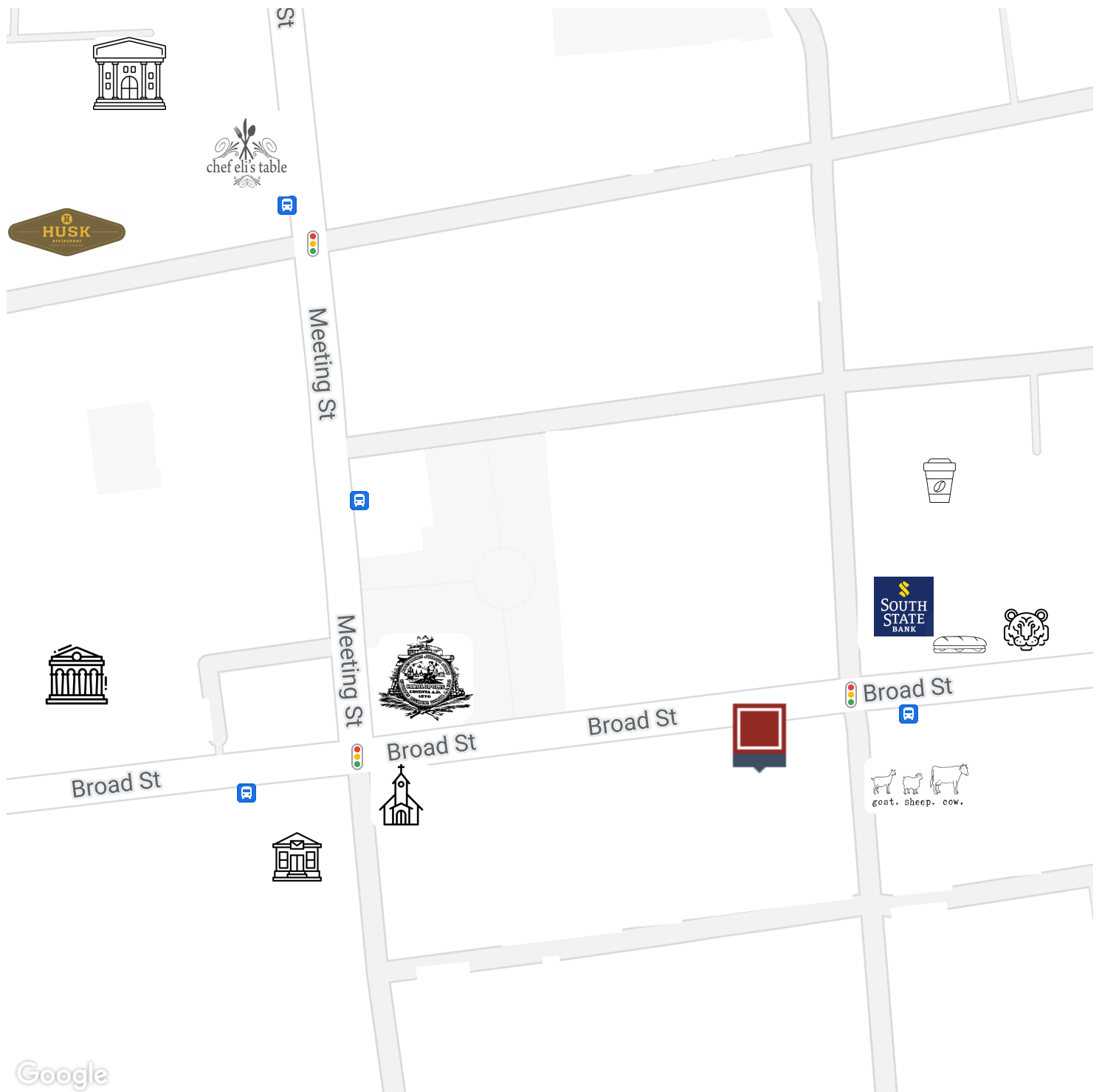
This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



RETAIL PROPERTY FOR LEASE

55 BROAD STREET

55 BROAD STREET, CHARLESTON, SC 29401



for more information, please contact:

MILES MARTSCHINK, CCIM

C: 843.870.5850 | O: 843.414.4078

miles@cctre.com

11 Cunningham Avenue Charleston, SC 29405 **CCTRE.COM**

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



RETAIL PROPERTY FOR LEASE

55 BROAD STREET

55 BROAD STREET, CHARLESTON, SC 29401



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,743	58,140	111,737
Median age	33.2	32.5	35.0
Median age (Male)	32.9	32.3	34.2
Median age (Female)	33.5	33.6	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,722	23,587	46,016
# of persons per HH	2.3	2.5	2.4
Average HH income	\$86,066	\$72,313	\$77,027
Average house value	\$723,029	\$418,774	\$402,435

* Demographic data derived from 2010 US Census

for more information, please contact:

MILES MARTSCHINK, CCIM

C: 843.870.5850 | O: 843.414.4078

miles@cctre.com

11 Cunningham Avenue Charleston, SC 29405 **CCTRE.COM**



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.