

FOR LEASE | DOWNTOWN CHARLESTON

186 King Street | Charleston, SC 29401



EDWARD G ROBINSON IV & CARLMICHAEL HARRISON

320 Broad Street, Suite 600 • Charleston • South Carolina 29401

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PROPERTY OFFERING



► HIGHLIGHTS

- Prime retail building located at the hard corner of King Street and Horlbeck Alley
- 3-story 5,486 SF building available for lease with potential apartment on third floor
- First and second floors configured for retail with approximately 4,000 SF + third floor has 1,486 SF
- Interior staircase connecting first and second levels
- Second staircase connects second and third floors
- Building has rear courtyard
- Additional door on King provides access to a second floor covered porch
- Charleston County Tax No. 457-08-04-024
- South Carolina Commercial MLS #31008347

► OFFERING SUMMARY

Beach Commercial, LLC as the exclusive agent to market this property, is pleased to offer this combined ±5,486 SF retail space in a high traffic/population location in downtown Charleston, SC.

► EXCLUSIVE LISTING AGENTS

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BEACH COMMERCIAL, LLC

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PROPERTY OVERVIEW



► 186 KING STREET | CHARLESTON, SC 29401

High Profile Retail Building for Lease in downtown Charleston

This three-story building is for lease. Former home of RTW Ladies Clothing. First time available for lease in over 40 years. Landlord is currently conducting a refresh of the Building. Building should be available to a new tenant at the end of June 2026. First and second floors are set-up for retail with approximately 4,000 total sf with a beautiful internal staircase connecting those two levels both floors have high ceilings and a combination of tile and hardwood floors. There is a second staircase on the second floor connecting the second and third levels of the Building. The third floor is an approximate 1,500 sf potential apartment with full kitchen. In addition to the retail portion of the Building, there is a second exterior door on King Street that gives access to a exterior foyer and upper exterior porch. The rear of the Building is an open courtyard available for deliveries and some parking.

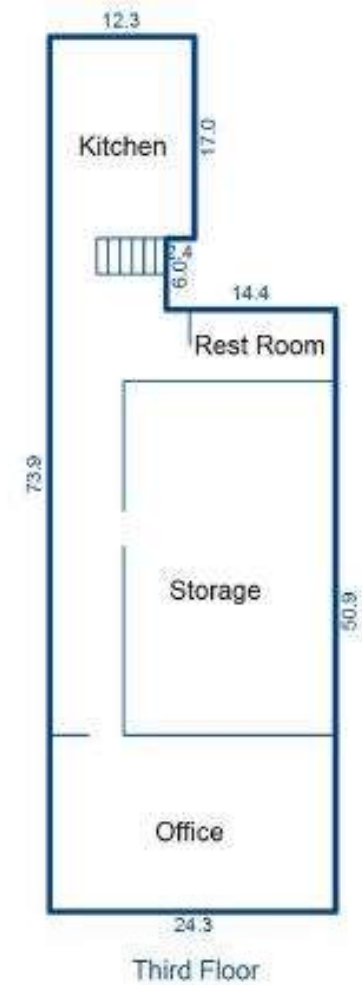
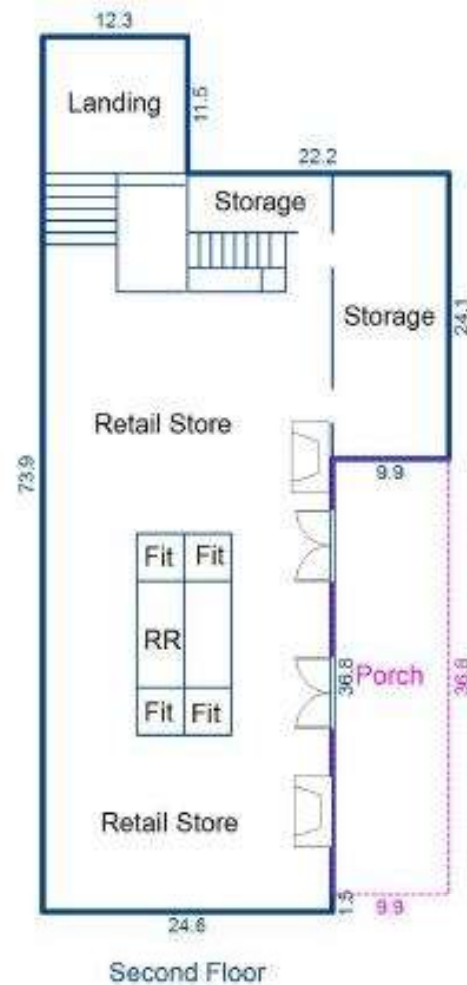
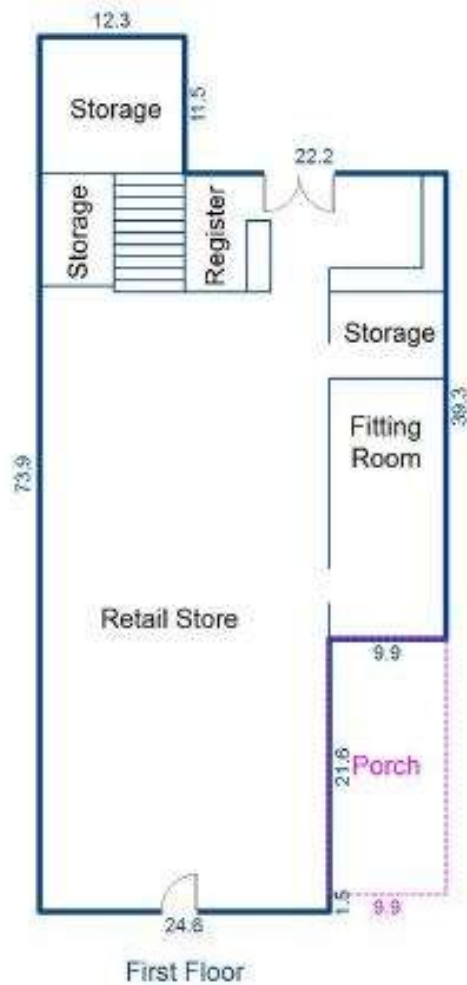
► MARKETING STATISTICS 29401 (3-MILE RADIUS)

- Total Population: Approximately 85,000 residents
- Median Household Income: Around \$100,000
- Daily foot traffic: 30k pedestrians per day
- Median Age: Approximately 36 years
- King Street is ranked one of the top ten shopping streets in the country

ADDITIONAL PHOTOS



FLOOR PLANS



PROXIMITY MAP



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