



Downtown Retail Space For Lease

+/- 6,500 SF

254/256 King Street, Charleston, SC, 29401

The Region

STRONG DEMOGRAPHICS TO SUPPORT A GROWING AREA

CHARLESTON HAS BEEN ON THE RISE FOR YEARS DUE TO THE NATIONAL EXPOSURE, EMPLOYERS RELOCATING AND FAVORABLE CONDITIONS



CHARLESTON MSA DEMOGRAPHICS

788,000
POPULATION

22% POPULATION
GROWTH OVER LAST
DECADE

27% POPULATION
GROWTH OF 25-34 YEAR
OLDS OVER LAST DECADE

\$43 BILLION
GROSS REGIONAL PRODUCT

5% ANNUAL GROWTH RATE
OF GROSS REGIONAL PRODUCT
OVER LAST DECADE

**Meyer
Kapp
& Associates**
COMMERCIAL REAL ESTATE

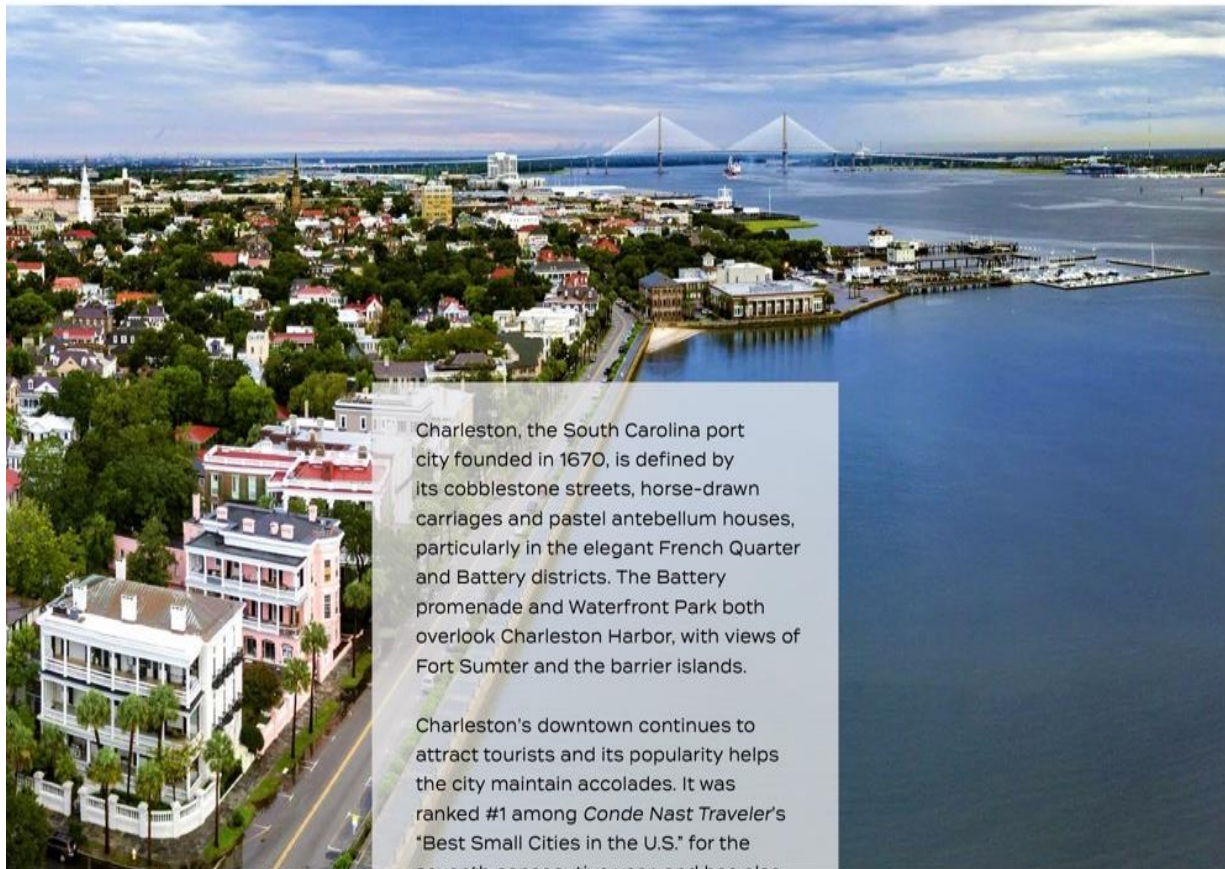
Contact: ERIC MEYER

Office: (843) 971-8603

Cell: (843) 696-7480

emeyer@meyerkappassociates.com

The City



Charleston, the South Carolina port city founded in 1670, is defined by its cobblestone streets, horse-drawn carriages and pastel antebellum houses, particularly in the elegant French Quarter and Battery districts. The Battery promenade and Waterfront Park both overlook Charleston Harbor, with views of Fort Sumter and the barrier islands.

Charleston's downtown continues to attract tourists and its popularity helps the city maintain accolades. It was ranked #1 among *Conde Nast Traveler's* "Best Small Cities in the U.S." for the seventh consecutive year, and has also been named number one on *Travel + Leisure's* list of "Best Cities in the U.S. and Canada" for the third consecutive year.

Tourism is an important and vital aspect of the region's economy. More than 7.3 million visitors come each year to the Charleston region to enjoy the area's history, arts and culture, beaches, golfing, shopping and dining.

CHARLESTON ACCOLADES

Inc. Magazine
50 Best U.S. Cities for
Starting a Business in 2020

Forbes
Where the Jobs will be in 2020

WalletHub
2020's Best Cities for Jobs

Travel + Leisure
#1 City in the U.S. for the 7th
Consecutive Year

Southern Living
"South's Best City", "Friendliest
City", "Prettiest City"

Conde Nast Traveler
2019 #1 Small U.S. City

MagnifyMoney
4th on "America's
Biggest Boomtowns" list



New jobs of
6,000 - 8,000
per year



Region expanding
by **38 people**
per day



Tourism economic
impact over **\$8 billion**
per year



Region's population is
growing **3x faster**
than U.S. Average

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NOTABLE TENANTS



KING STREET BUZZ

**"#1 CITY
IN THE USA"**

TRAVEL & LEISURE, 2019

**"#12 CITY
IN THE WORLD"**

TRAVEL & LEISURE, 2018

**"#1
SMALL CITY"**

CONDÉ NAST TRAVELER, 2018

**"THE SOUTH'S
BEST CITY"**

SOUTHERN LIVING, 2019

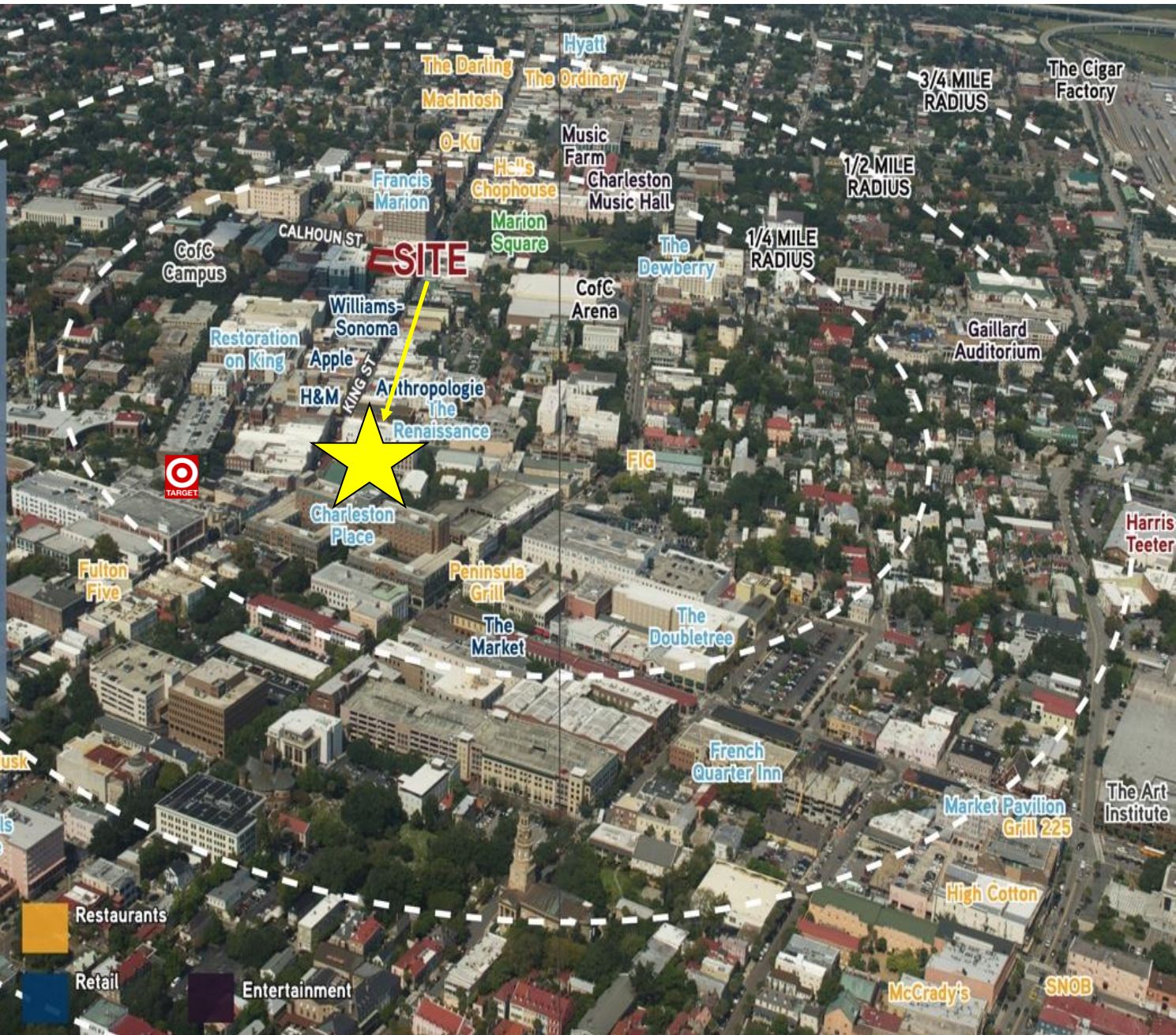


Downtown Charleston Aerial

A Walker's Paradise

The Charleston Peninsula is approximately two miles wide.

The Property's central location provides a walkable distance to everything downtown including shopping, restaurants, hotels, schools, employers, attractions and parks.



Middle King Street Tenant Map



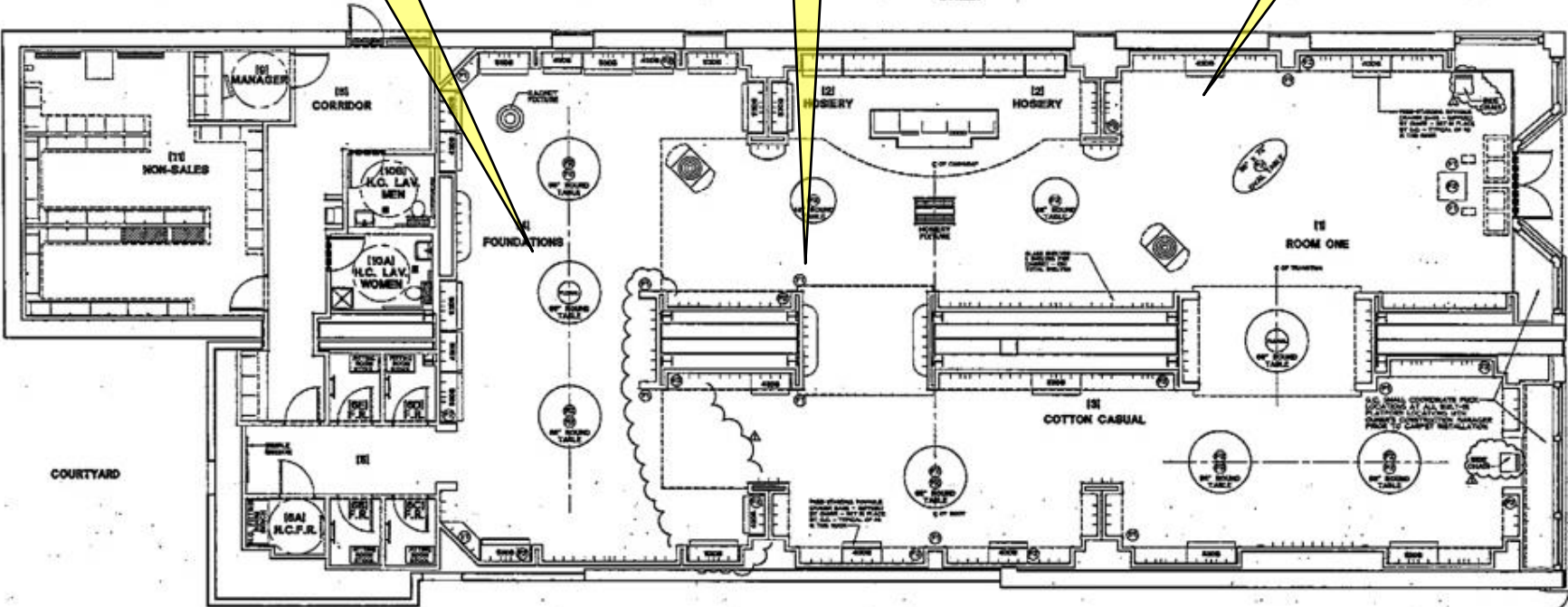
Interior Photos



Exterior Photos



Existing Floor Plan





Overview

Location Description:

At the intersection of King St and Hasell St. in the heart of Charleston's retail district. The subject property offers significant signage and on-street visibility to the King Street's high foot traffic, making it an ideal marquee destination in Charleston's premier retail area.

Property Description:

The existing space is +/- 6,500 SF on the ground floor of the larger Cornerstone at King mixed use project . The suite is two bays with over 100' of storefront on King Street (the City of Charleston's commercial center).

Access and Amenities:

The available suite (formerly inhabited by Victoria Secret) has a primary access point on King Street and a freight access point on Hasell Street.

Building Amenities:

This listing features a large and open retail floor space, conditioned rear storage areas, private bathrooms, and significant frontage on Charleston's heavily foot trafficked King Street. The space is ideal for a destination retailer looking for an incomparable location in Charleston's most desired real estate block.

New Lease Occupancy Date:

April 1, 2022

Available SF:

+/- 6,500 Square Feet (Rentable)

Listing Price:

Contact Broker

Estimated NNN Costs: +/- \$7 PSF

Broker Contact Information:

Contact: Eric Meyer

Office: (843) 971-8603

Cell: (843) 696-7480

Email: emeyer@meyerkappassociates.com

Contact: Fritz Meyer

Office: (843) 971-8606

Cell: (843) 696-7260

Email: fmeyer@meyerkappassociates.com

