



**241 & 243 Calhoun St.
Charleston, SC 29401**

FOR SALE

Sq Ft: 3,600

2 Buildings (1,300; 2,300 Sq Ft)

.25 acres (approx.)

Price: \$2,350,000

VPD: 19,100

DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Pop	23,620	37,587	52,669
Avg. HHI	\$64,490	\$72,617	\$76,775

- > **UNIQUE INFILL OPPORTUNITY TO DEVELOP ALONG ONE OF DOWNTOWN CHARLESTON'S MOST HIGHLY SOUGHT AFTER AREAS**
- > **HIGH VISIBILITY TO CHARLESTON WORKFORCE AND RESIDENTS**
- > **CONVENIENT TO MUSC, THE COLLEGE OF CHARLESTON AND CHARLESTON WORKFORCE - IDEAL LOCATION FOR CONVENIENCE SHOPPING, RESTAURANT OR HIGH PROFILE OFFICE SPACE**
- > **CURRENT TENANTS HAVE TERMINATION CLAUSES IN THEIR LEASES THAT DO NOT NEED TO BE EXERCISED UNTIL CONSTRUCTION STARTS**





