

LEASE

107 ORANGE ST

107 Orange St Georgetown, SC 29440

Conceptual Elevations



PROPERTY DESCRIPTION

745 SF retail/office space located near the corner of Orange & Front Streets. High visibility and strong foot traffic from Front Street. Within short walking distance to The George Hotel, South Carolina Maritime Museum, boutique shops, and various restaurants. Space is in raw shell condition. TI allowance available for qualified tenants. Up to 6,255 SF by combining 902 Front and 904 Front St. Approvable plans for rooftop bar.

LOCATION DESCRIPTION

Located on Front Street, the downtown Georgetown Historic District, near the Harborwalk, public parking, restaurants, street retail, and professional offices. Conveniently located between Charleston and Myrtle Beach via U.S. 17, Georgetown benefits from regional tourism spillover and high-volume coastal traffic. The downtown shopping district generates an average of approximately 1.6 million visits per year, seeing year-round foot traffic from tourists and locals.

OFFERING SUMMARY

Base Rent:	\$25.00 SF/yr
Estimated TICAM:	TBD
Available SF:	745 SF
Lot Size:	0.05 Acres
Zoning:	CC (Core Commercial)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,302	4,492	6,669
Total Population	2,978	10,993	16,390
Average HH Income	\$97,756	\$78,663	\$80,448

Drew Parks
(843) 455-0216

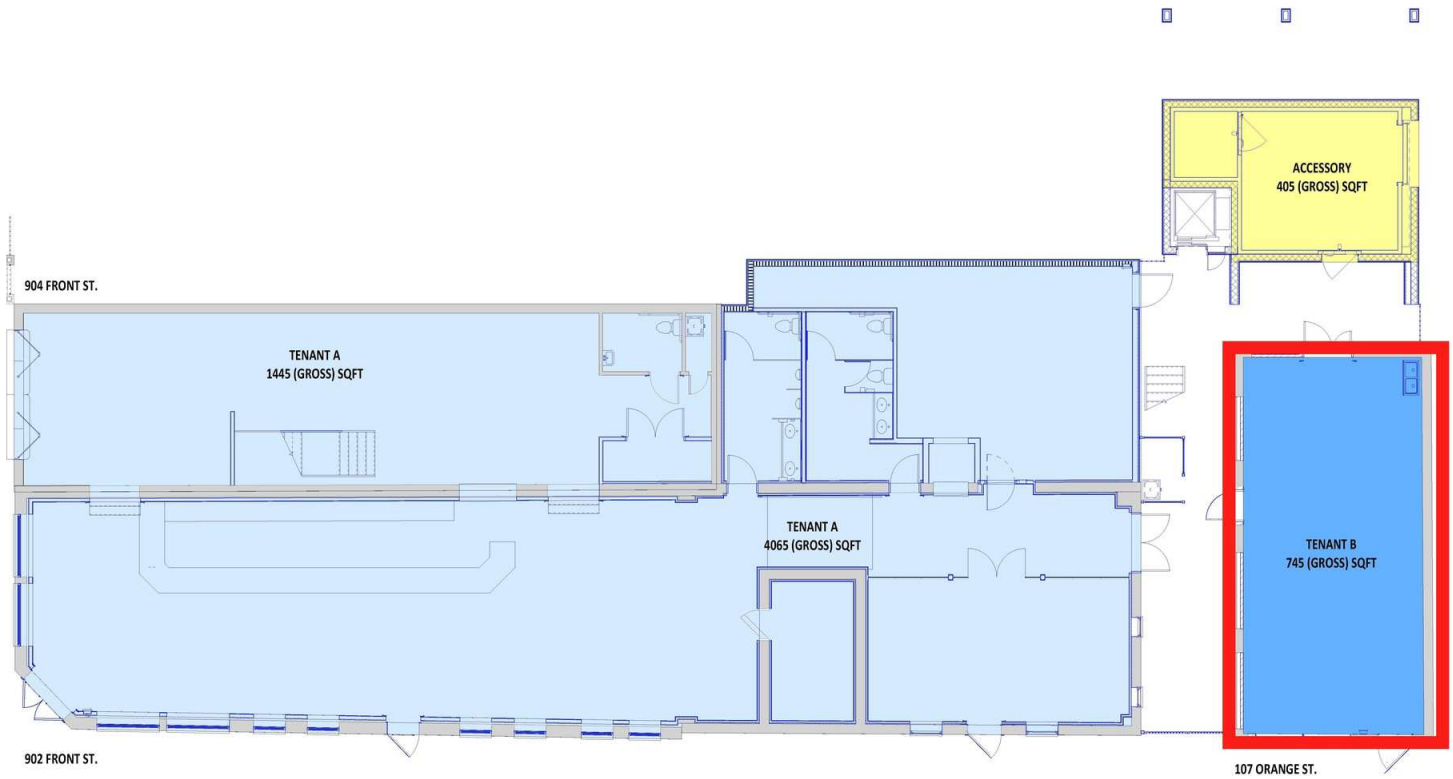
Addison Parks
(843) 903-4400



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TAGES ARE APPROXIMATE

FIRST FLOOR LEASE PLAN 904 & 902 FRONT STREET & 107 ORANGE STREET

LAMBEI
ARCHITECTURAL
CONSTRUCTION SERVICES

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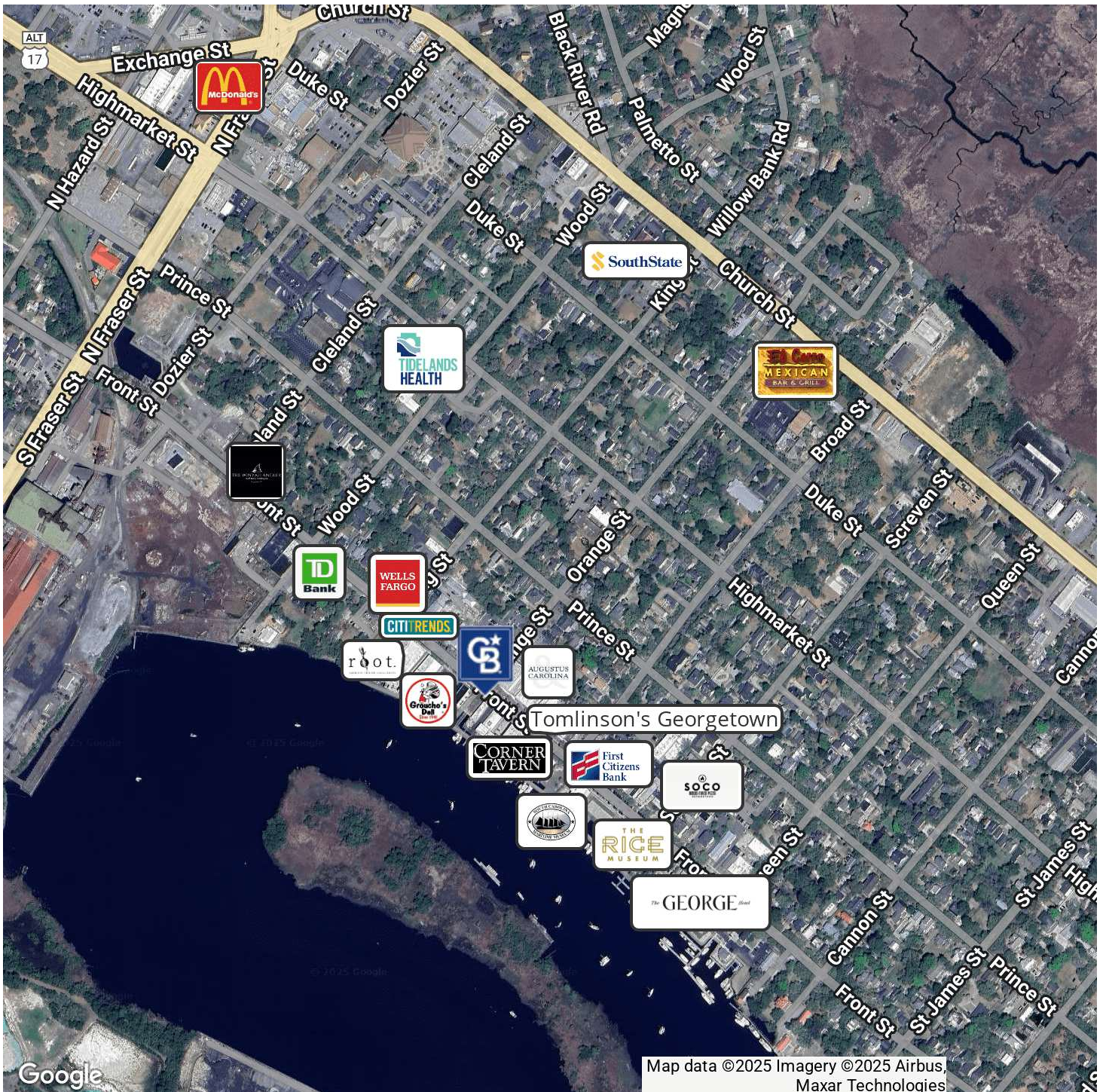


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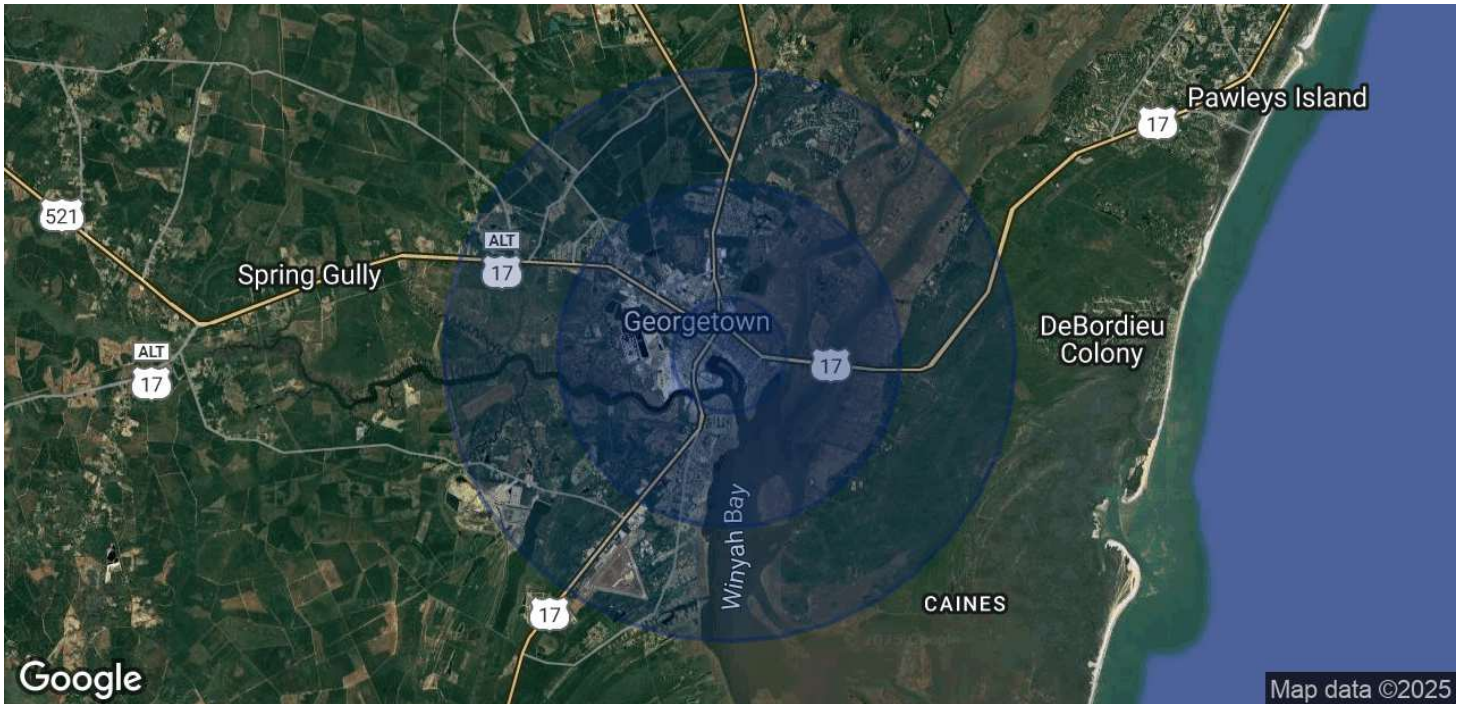


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,978	10,993	16,390
Average Age	46.1	42.8	44.0
Average Age (Male)	44.2	40.8	42.3
Average Age (Female)	47.8	44.4	45.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,302	4,492	6,669
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$97,756	\$78,663	\$80,448
Average House Value	\$338,387	\$259,636	\$303,396

Demographics data derived from AlphaMap

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