

LEASE

HISTORIC FRONT ST.

902 Front St Georgetown, SC 29440

Conceptual Elevations



PROPERTY DESCRIPTION

4,065+ SF street retail space located on the corner of Front St and Orange Street in downtown Georgetown. Up to 6,255+ SF by combining 904 Front and 107 Orange St. Offers high visibility and foot traffic from Front Street, within walking distance to The George Hotel, the South Carolina Maritime Museum, boutique retail, and various restaurants. Space is in raw shell condition. TI allowance available for qualified tenants. 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:	4,065 - 6,255+ SF
Lot Size:	0.17 Acres
Zoning:	CC (Core Commercial)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,302	4,477	6,669
Total Population	2,978	10,955	16,390
Average HH Income	\$97,756	\$78,723	\$80,448

Drew Parks
(843) 455-0216

Addison Parks
(304) 305-3018

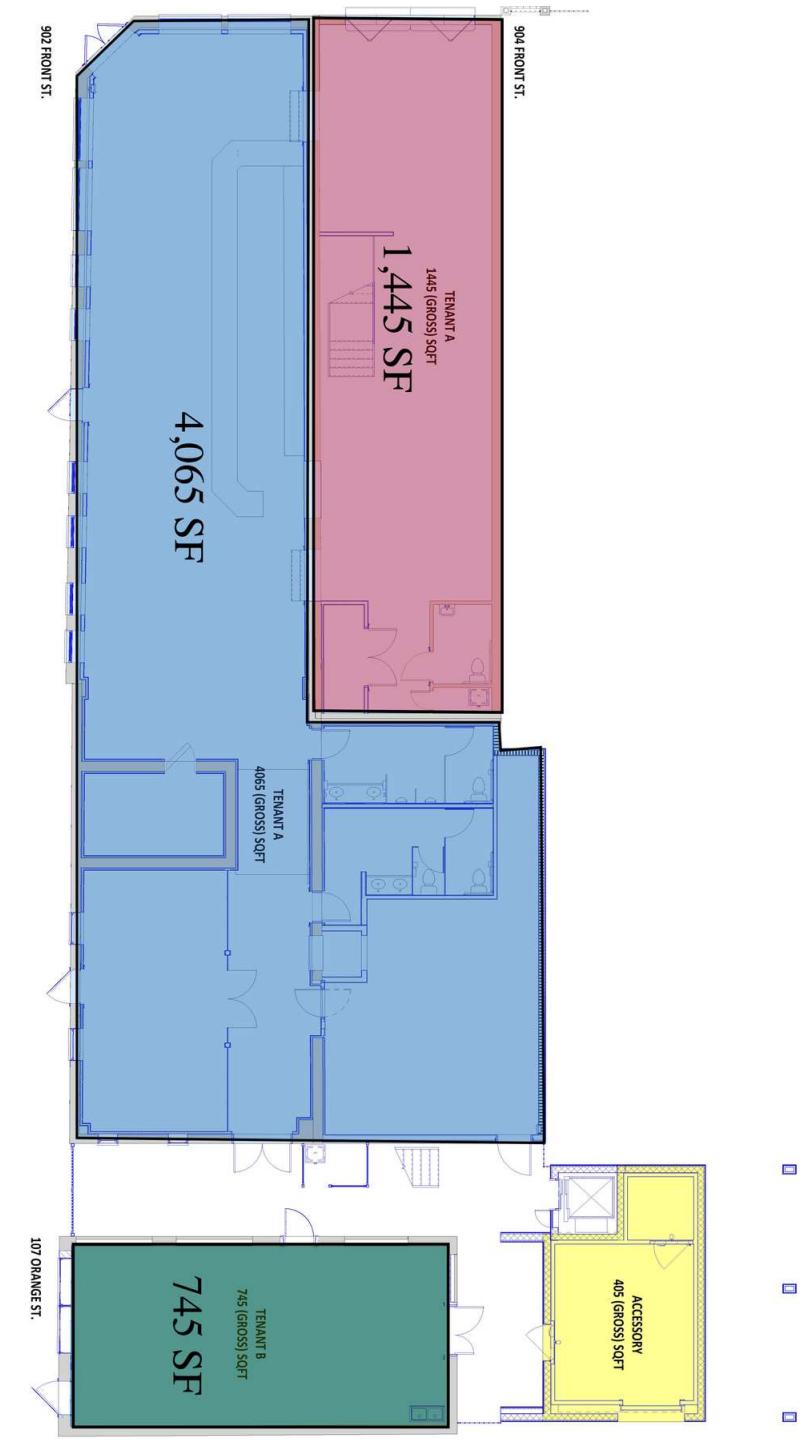


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FIRST FLOOR LEASE PLAN
904 & 902 FRONT STREET & 107 ORANGE STREET

LAMB
ARCHITECTURE
CONSTRUCTION

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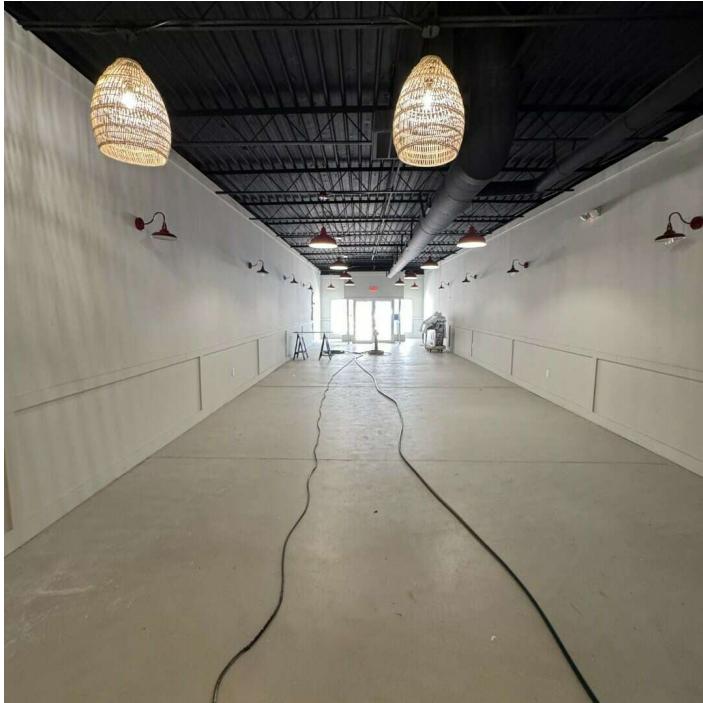
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904 FRONT ST
904 Front St. Georgetown, SC 29440



Conceptual Elevations



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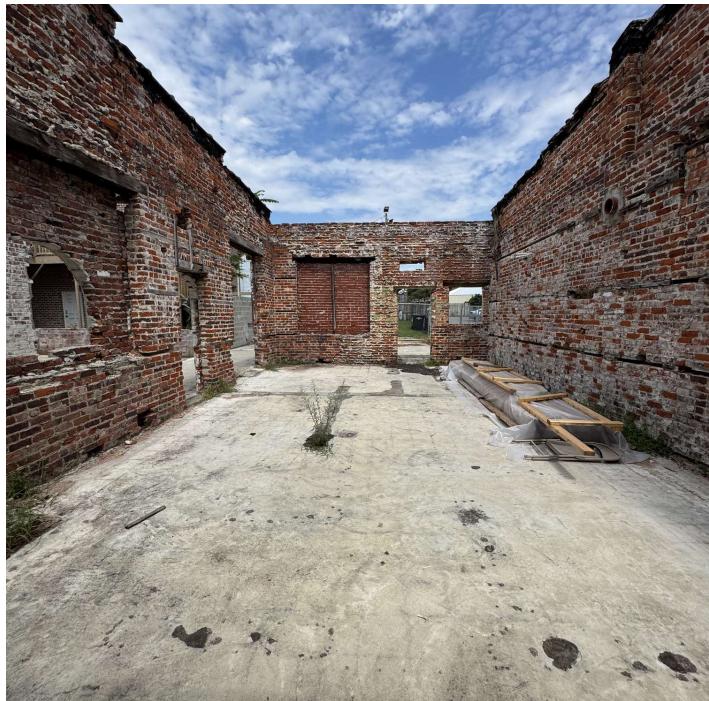


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107 ORANGE ST

107 Orange St. Georgetown, SC 29440



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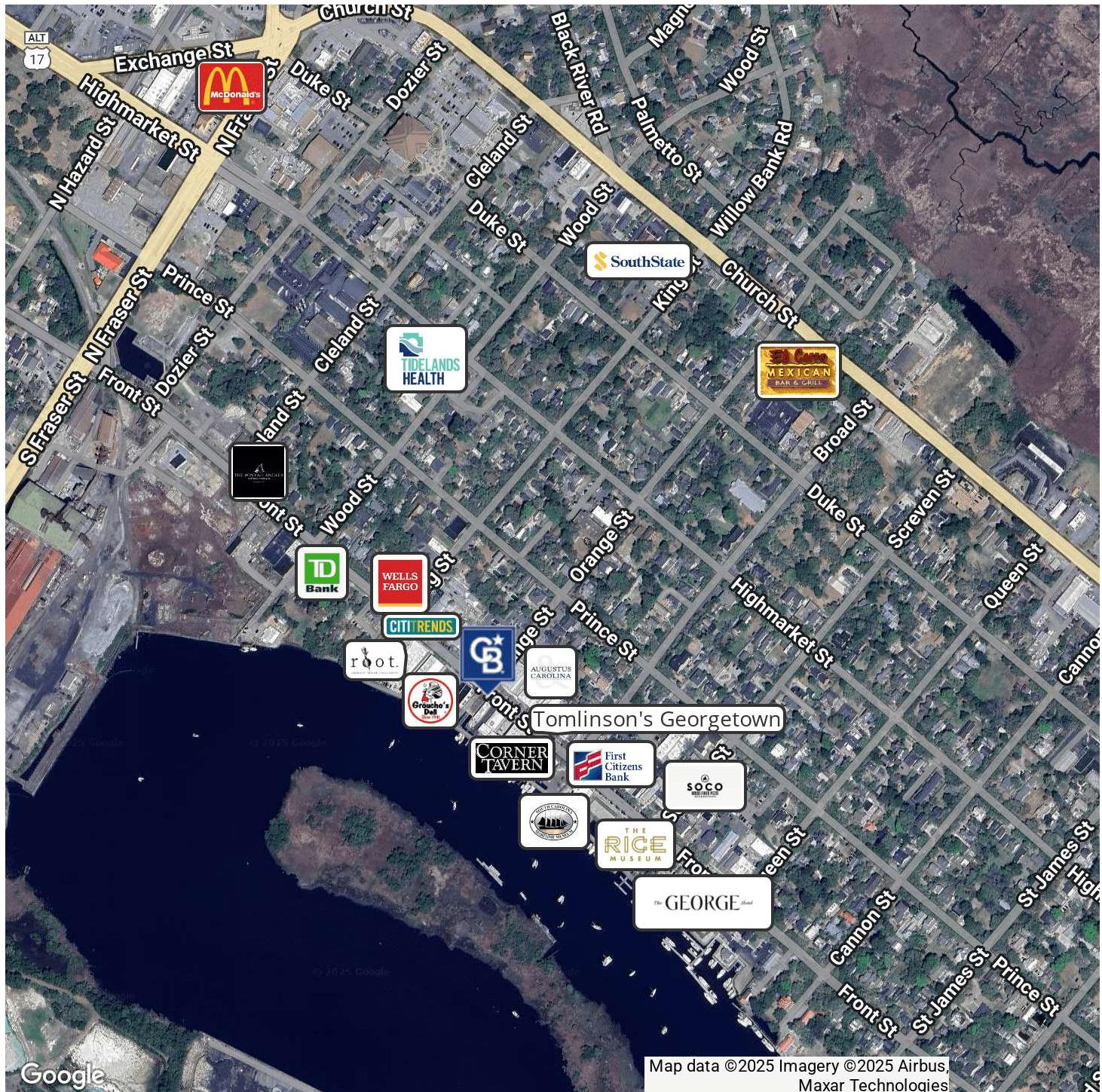


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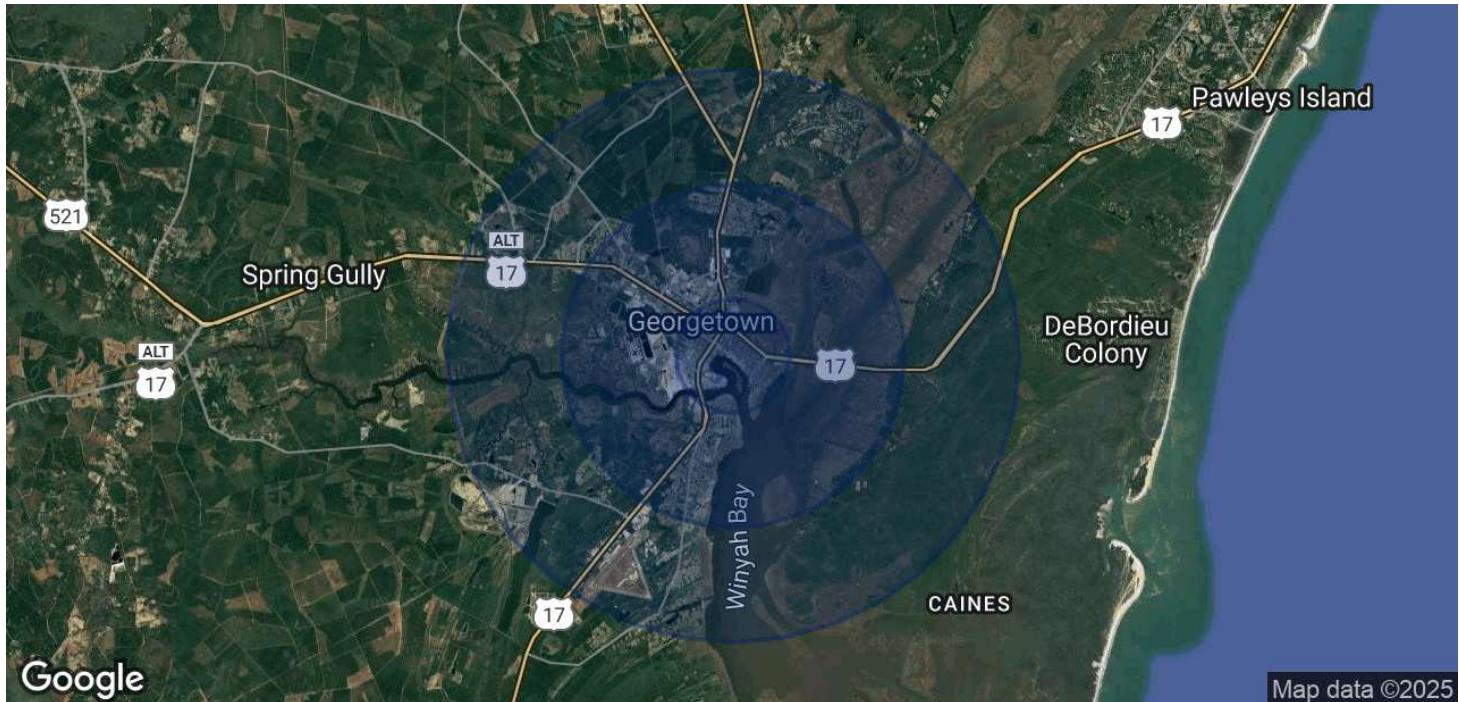


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,978	10,955	16,390
Average Age	46.1	42.8	44.0
Average Age (Male)	44.2	40.8	42.3
Average Age (Female)	47.8	44.4	45.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,302	4,477	6,669
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$97,756	\$78,723	\$80,448
Average House Value	\$338,387	\$259,890	\$303,396

Demographics data derived from AlphaMap

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