

RETAIL PROPERTY FOR LEASE

MARKET STREET AT CHURCH STREET RETAIL

179 CHURCH STREET, CHARLESTON, SC 29401

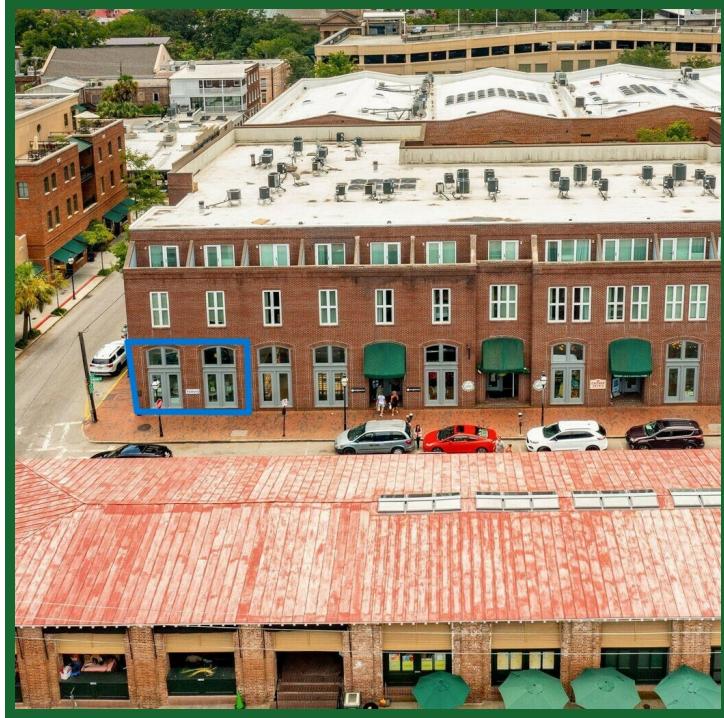


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M A R K E T S T R E E T A T C H U R C H S T R E E T R E T A I L

179 CHURCH STREET, CHARLESTON, SC 29401

R E T A I L P R O P E R T Y F O R L E A S E



OFFERING SUMMARY

Lease Rate: \$87.55 SF/yr (NN)

Building Size: 9,683 SF

Available SF: 1,105 SF

Security Deposit: \$7,827

Year Built: 1985

PROPERTY OVERVIEW

Beautifully appointed, unique storefront retail opportunity in the heart of historic downtown Charleston, attracting over 5 million visitors annually. This corner unit is a sublease expiring 7/31/2032. Tenant to pay pro rata share of taxes and insurance. Available immediately once current tenant vacates. Security deposit of \$7,827 due at sublease execution.

PROPERTY HIGHLIGHTS

- Net lease
- Class A space
- Corner unit at Market & Church, Unit E
- Loft included for storage or office space
- Sublease - expires 7/31/2032
- Current tenant is Element Tree Essentials

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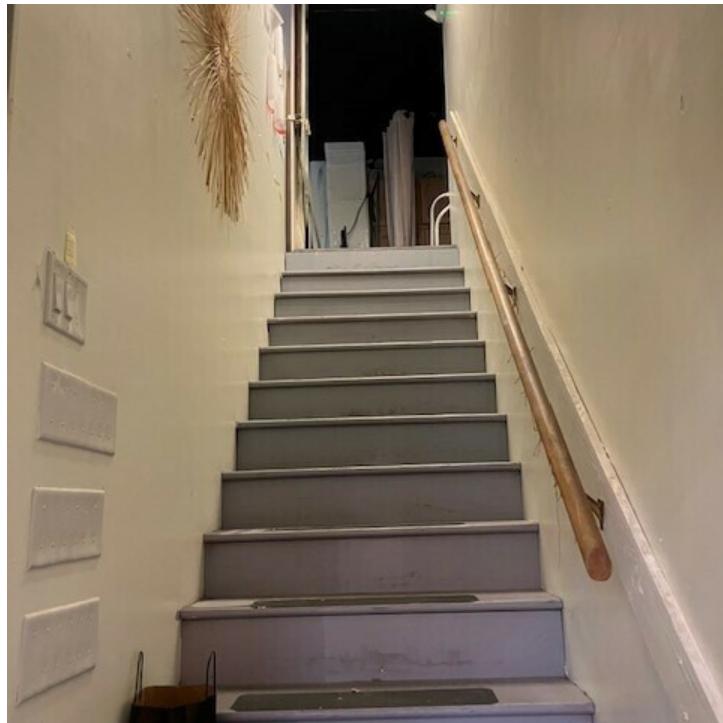
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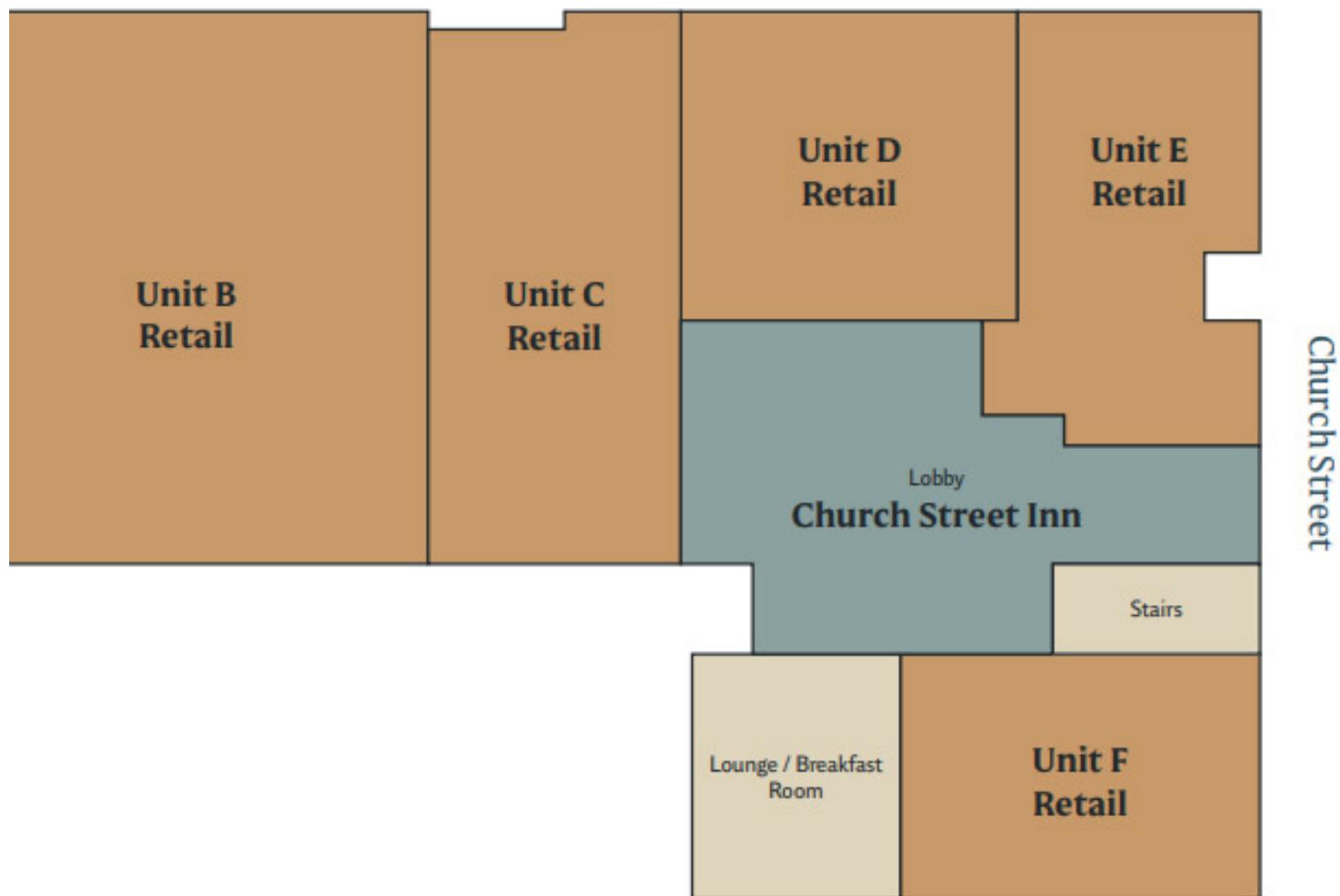
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RETAIL PROPERTY FOR LEASE

S Market Street



First Floor

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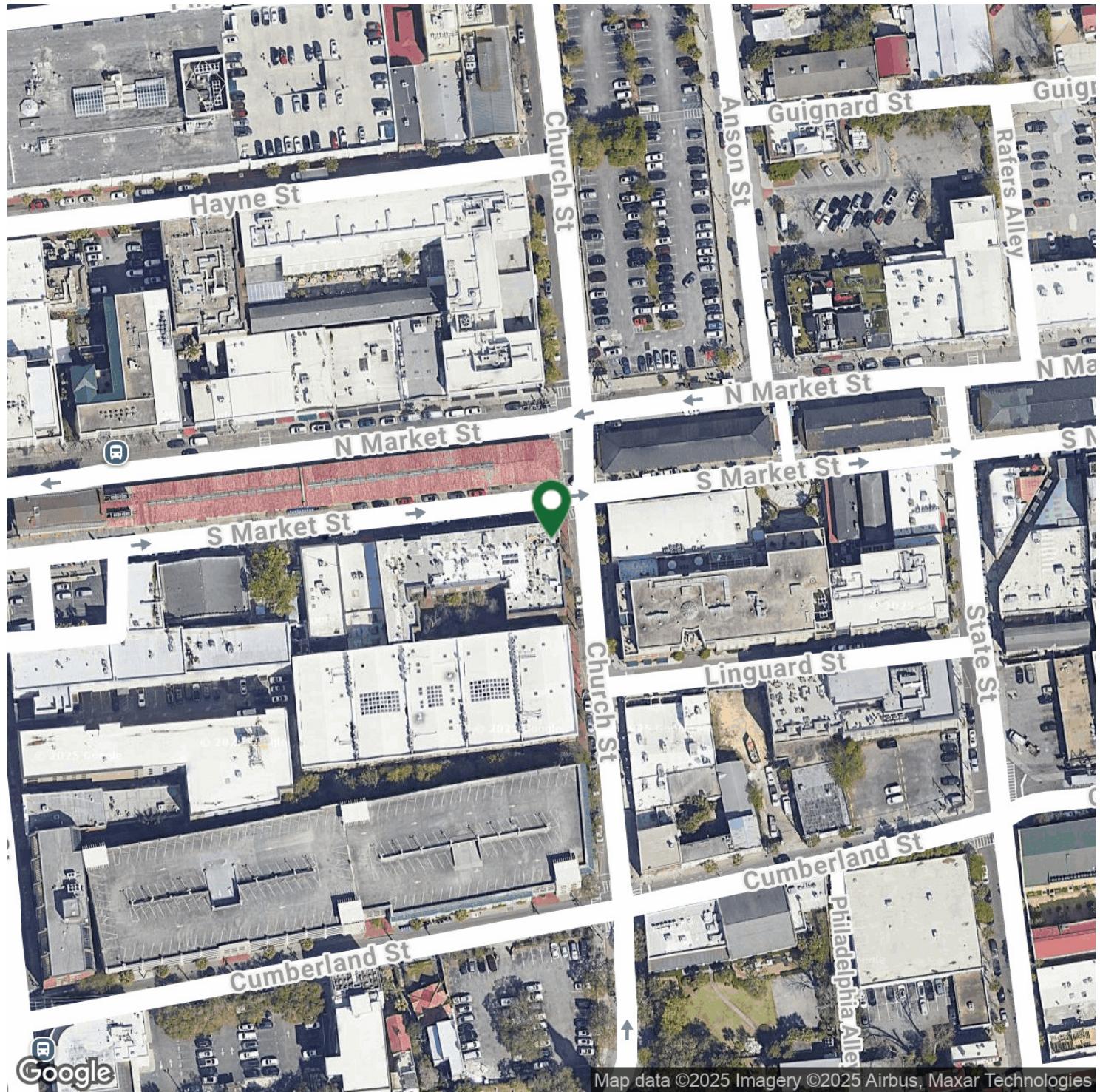
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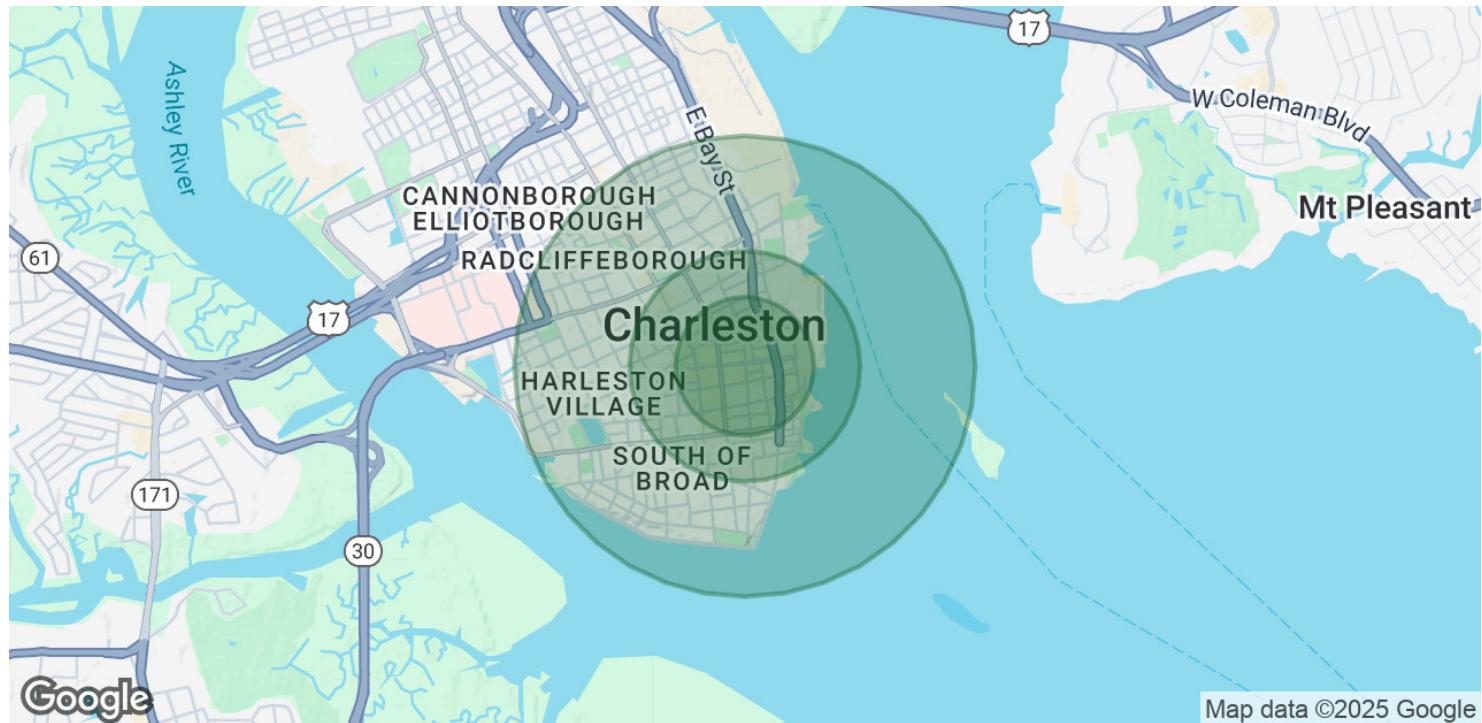
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R E T A I L P R O P E R T Y F O R L E A S E



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	390	4,562	12,447
Average Age	44	41	41
Average Age (Male)	44	41	41
Average Age (Female)	44	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	190	2,022	5,856
# of Persons per HH	2.1	2.3	2.1
Average HH Income	\$125,474	\$145,341	\$137,755
Average House Value	\$1,286,062	\$1,298,813	\$1,257,662

Demographics data derived from AlphaMap

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