

A photograph of an Exxon gas station during the day. The station features a large white canopy with the red Exxon logo. Several fuel pumps are visible under the canopy, and a white van is parked at one of them. The surrounding area includes a paved parking lot, some greenery, and a brick building in the background. A white rectangular sign with a red border is overlaid on the left side of the image, containing the text "For Sale" and "Gas Station & Convenience Store".

# 420 MEETING STREET

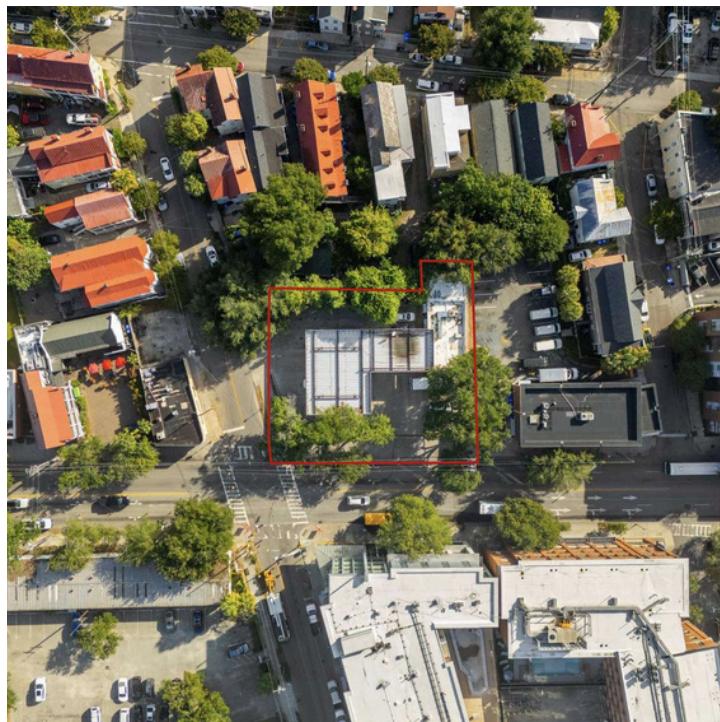
420 MEETING ST, CHARLESTON, SC 29403

for more information, please contact:

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# PROPERTY OVERVIEW

420 MEETING ST, CHARLESTON, SC 29403



## PROPERTY OVERVIEW

420 Meeting Street is strategically located in the heart of downtown Charleston, offering prime visibility along one of the peninsula's main thoroughfares with an average daily traffic count of 17,000 vehicles. The site is surrounded by upscale retail, restaurants, multifamily developments, and hospitality, including The Charleigh, The Guild, Skygarden Apartments, Morrison Yard, The Francis Marion, The Dewberry, Charleston Place, and Hotel Bennett. The area continues to experience strong northward growth and redevelopment, making this a highly desirable investment corridor.

Retail rates from national retailers along King Street range between \$85–\$95 per square foot, while Meeting Street averages between \$45–\$65 per square foot. Prominent national tenants in the vicinity include Apple, Lululemon, J.Crew, Walgreens, Family Dollar, Intuit, Vineyard Vines, Pottery Barn, Williams Sonoma, and West Elm, contributing to the area's strong retail demand and high pedestrian activity.

Currently occupied by Exxon and Scotchman, this property represents a rare investment opportunity on the Charleston peninsula. With only five competing gas stations in the area, high traffic exposure, and proximity to major residential and commercial growth, 420 Meeting Street offers exceptional long-term potential for investors or developers seeking a high-performing asset in one of Charleston's most dynamic markets.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$5,000,000
<b>Building Size:</b>	1,270 SF
<b>Lot Size:</b>	0.36 Acres
<b>Year Built:</b>	1992
<b>Zoning:</b>	MU-2/WH

## PROPERTY HIGHLIGHTS

- Prime accessibility with close proximity to major highways
- Heart of the Peninsula, minutes from King Street
- Premiere frontage off of Meeting Street

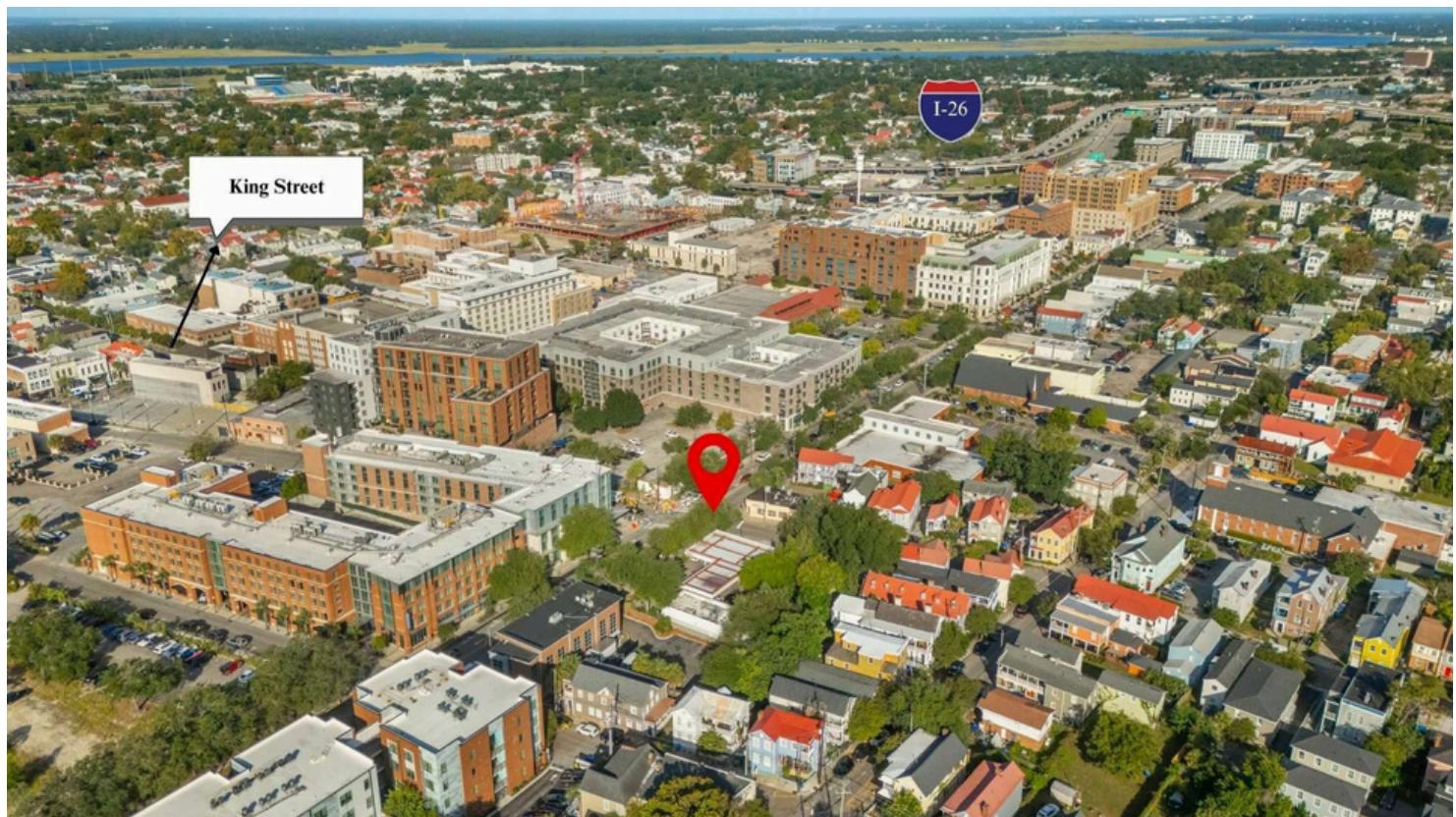
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GAS STATION & CONVENIENCE STORE PROPERTY FOR SALE

# 420 MEETING STREET

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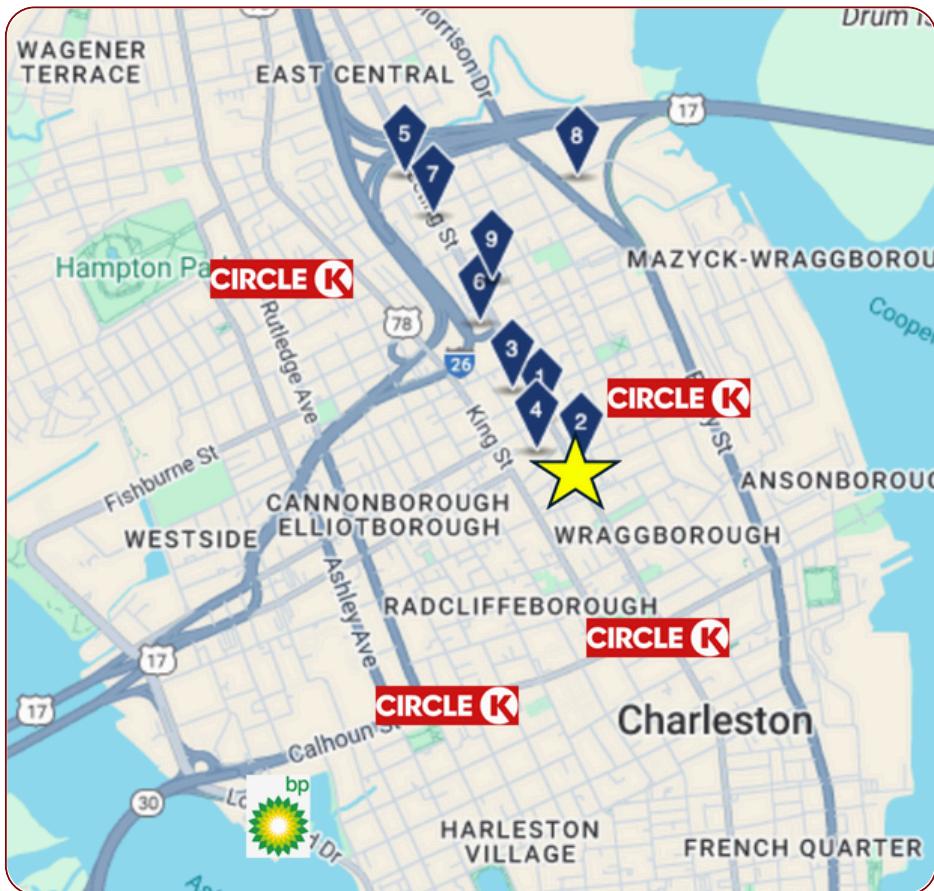


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# PROXIMITY TO APARTMENTS

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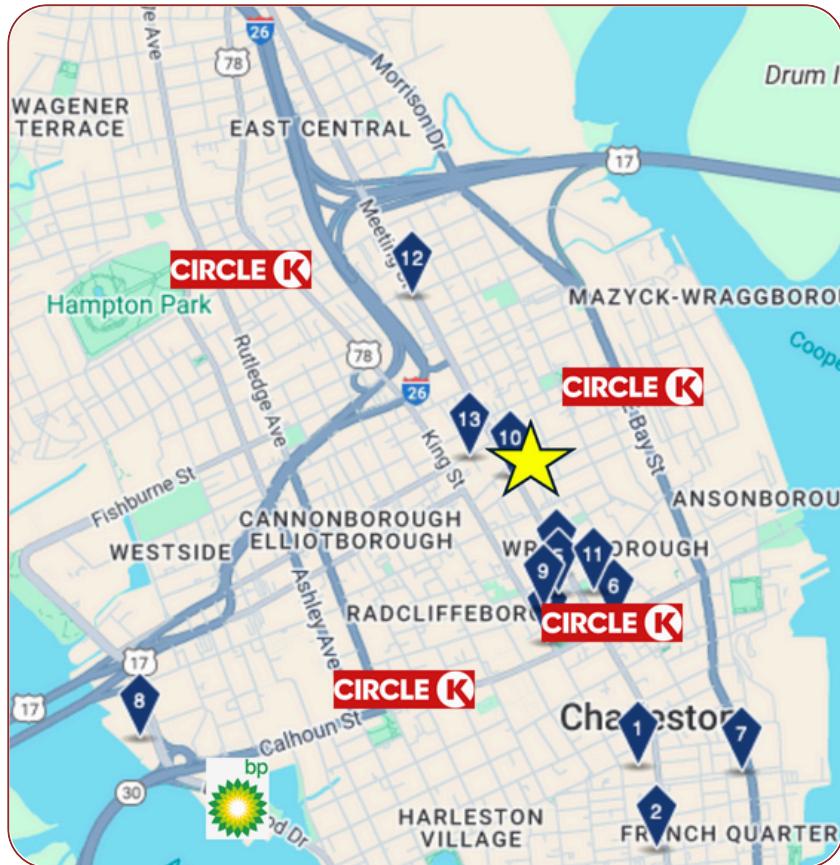
Number	Address	Apartment	Rate	Units
1	441 Meeting St	The Charleigh	\$ 1,949.50	200
2	400 Meeting St	400 Meeting	\$ 1,156.50	40
3	128 Columbus St	The Guild	\$ 2,968.00	226
4	28 Wolfe St	SkyGarden	\$ 2,209.50	94
5	601 Meeting St	Meeting Street Lofts	\$ 1,671.00	346
6	511 Meeting St	511 Meeting	\$ 1,941.00	221
7	577 Meeting St	The Porter	\$ 1,658.00	118
8	838 Morrison Dr	Morrison Yard	\$ 2,229.00	380
9	530 Meeting St	Summit Place	\$ 1,970.00	118
			\$ 1,972.50	Average

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# PROXIMITY TO HOTELS

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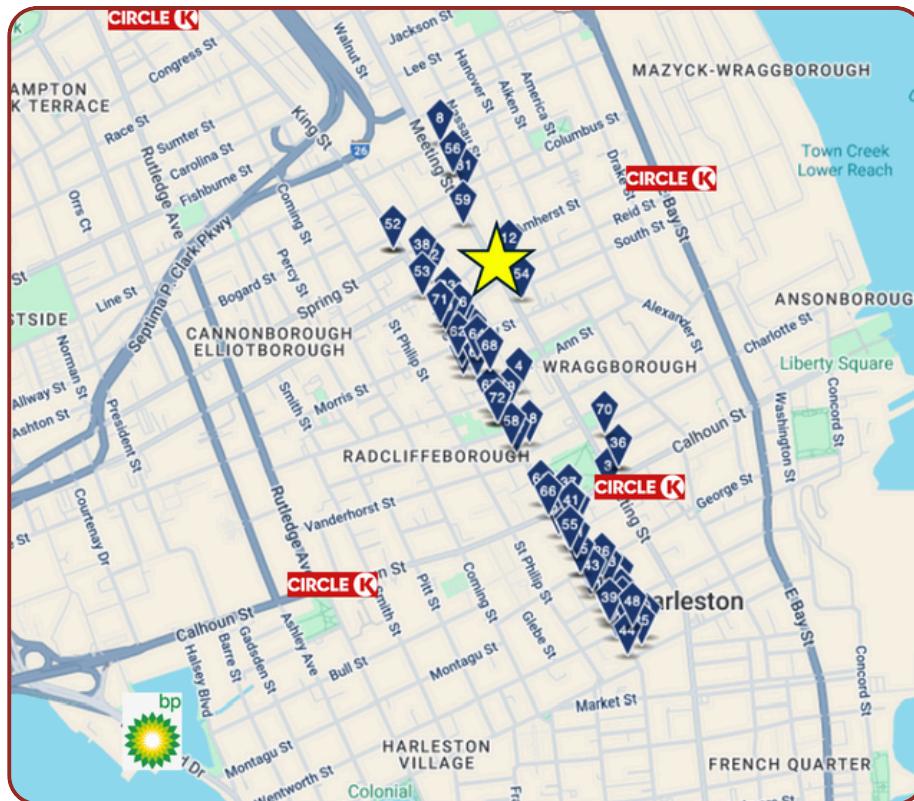
Number	Address	Hotel	Rate (Weekday)	Rate (Weekend)	Units
1	205 Meeting St	The Charleston Place	\$ 645	\$ 847	427
2	115 Meeting St	Mills House Charleston	\$ 365	\$ 775	218
3	387 King St	Francis Marion Hotel	\$ 189	\$ 329	232
4	345 Meeting St	Hampton by Hilton Inn	\$ 256	\$ 457	170
5	337 Meeting St	Embassy Suites by Hilton	\$ 218	\$ 427	152
6	125 Calhoun St	Courtyard Charleston	\$ 303	\$ 726	176
7	225 E Bay St	Market Pavilion Hotel	\$ 489	\$ 689	70
8	45 Lockwood Dr	Hilton Garden Inn	\$ 222	\$ 450	141
9	404 King St	Hotel Bennett Charleston	\$ 665	\$ 999	179
10	415 Meeting St	Homewood Suites by Hilton	\$ 259	\$ 518	139
11	334 Meeting St	The Dewberry Charleston	\$ 789	\$ 959	153
12	547 Meeting St	Moxy Charleston	\$ 204	\$ 415	131
13	560 King St	Hyatt Place Charleston	\$ 234	\$ 644	191
			\$ 372	\$ 633	Average

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# PROXIMITY TO NATIONAL RETAILERS

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Address	Tenant
1 281 King St	H&M
2 294 King St	M. Dumas And Sons
3 315-317 Meeting St	First National Bank
4 25 Ann St	Childrens Museum Of The Lowcountry
5 145 Calhoun St	Kenner Group
6 482-484 King St	West Elm
7 483 King St	Salt Spa & Yoga
8 478 Meeting St	Family Dollar
9 301 King St	Apple Store
10 145 Calhoun St	Walgreens
11 92 Hasell St	Anthropologie
12 418 Meeting St	Burris Liquor Store
13 472 Meeting St	Sherwin-Williams
14 289-291 King St	Sephora
15 264 King St	J.Crew
16 309 King St	Uncommon James
17 360 King St	YETI
18 412 King St	Bennett Hospitality
19 434 King St	Halls Chophouse
20 359 King St	Williams-Sonoma
21 290 King St	Untuckit
22 282 King St	Madewell
23 304 King St	Bartaco
24 269 King St	aerie

Address	Tenant
25 254 King St	Golden Goose
26 314 King St	Hampden
27 275 King St	Vineyard Vines
28 345 King St	Kenny Flowers
29 494-496 King St	Kohler
30 315-325 King St	Pottery Barn
31 456 Meeting St	Big Bad Breakfast
32 544 King St	The Ordinary
33 516 King St	The Athlete's Foot
34 320 Meeting St	Circle K
35 276 King St	Savannah Bee Co
36 320 Meeting St	Shell
37 145 Calhoun St	Joyland
38 556 King St	Drybar
39 279 King St	Lululemon
40 364 King St	Jenny Kane
41 364 King St	Alice + Olivia
42 493 King St	Sewing Down South
43 305 King St	Affordables
44 251 King St	Lilly Pulitzer
45 315-325 King St	Copper Penny
46 502 King St	Starbucks
47 431 King St	Verde
48 71 Wentworth St	Kendra Scott

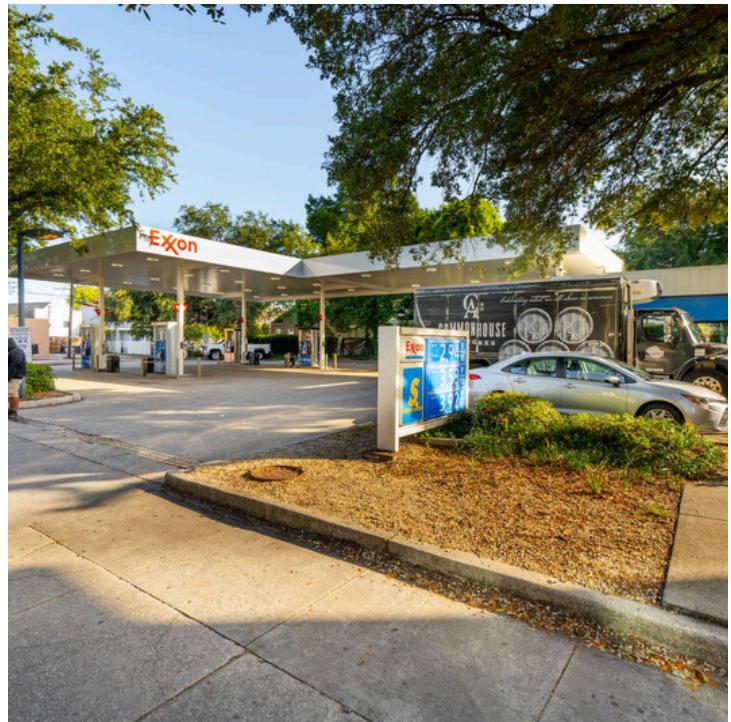
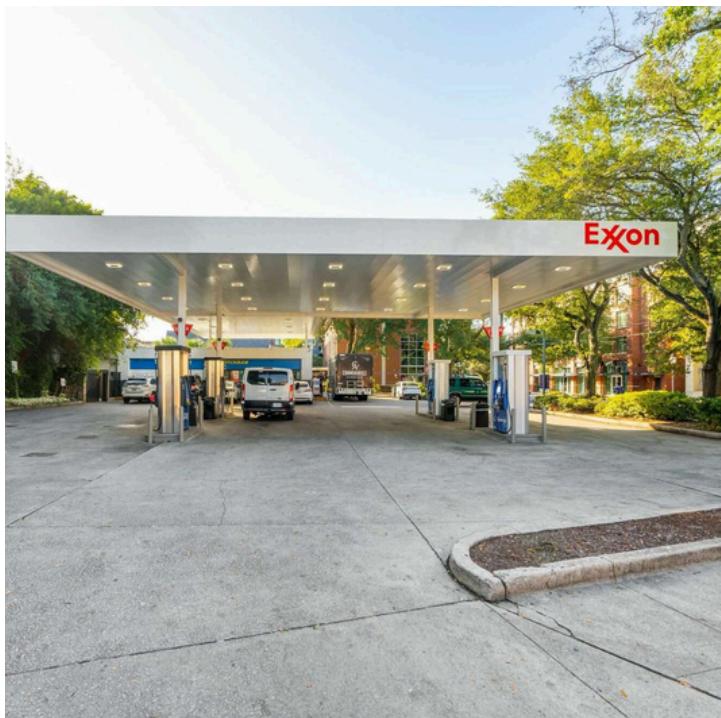
Address	Tenant
49 595 King St	Pink Bellies
50 595 King St	Buzzed Bull Creamery
51 333 King St	Chubbies
52 595 King St	Jersey Mike's Subs
53 567 King St	Subway
54 396-398 Meeting St	Enterprise Rent-A-Car
55 341 King St	Woof Gang Bakery & Grooming
56 472 Meeting St	Ups Store
57 409 King St	Old Whaling Company
58 415 King St	Rocky Mountain Chocolate Factory
59 441 Meeting St	Edward Jones
60 441 King St	Las Olas
61 387 King St	Starbucks
62 501 King St	Jeni's Splendid Ice Creams
63 473 King St	myPhoneMD
64 474-476 King St	Hot Little Biscuit Callies
65 431 King St	Hall Hospitality Group, LLC
66 379-381 King St	Refuel
67 451-453 King St	Toast All Day King Street
68 460 King St	Zachary's Daiquiris
69 529 King St	The Nickel Hotel
70 334 Meeting St	Saks Fifth Avenue
71 535-537 King St	Orvis
72 431 King St	Republic Ice Cream

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# PHOTOS

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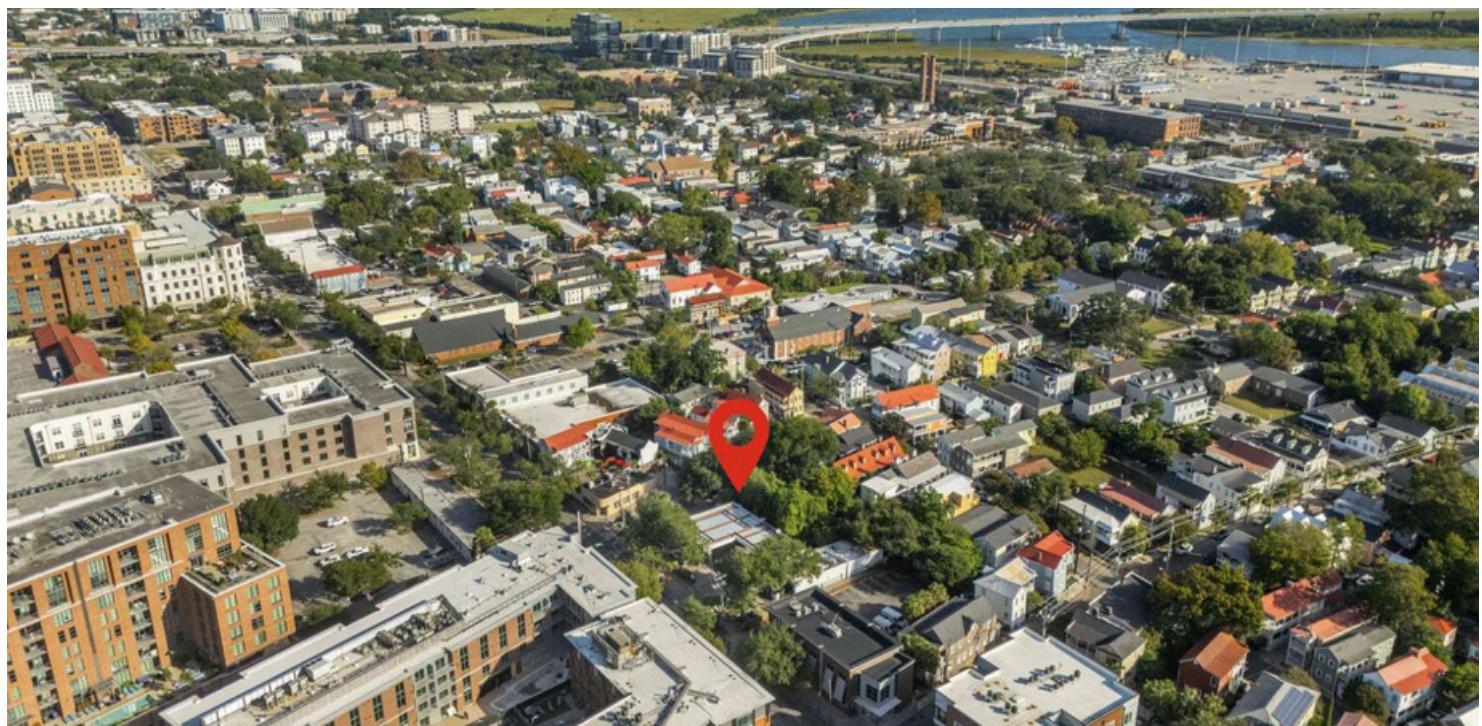
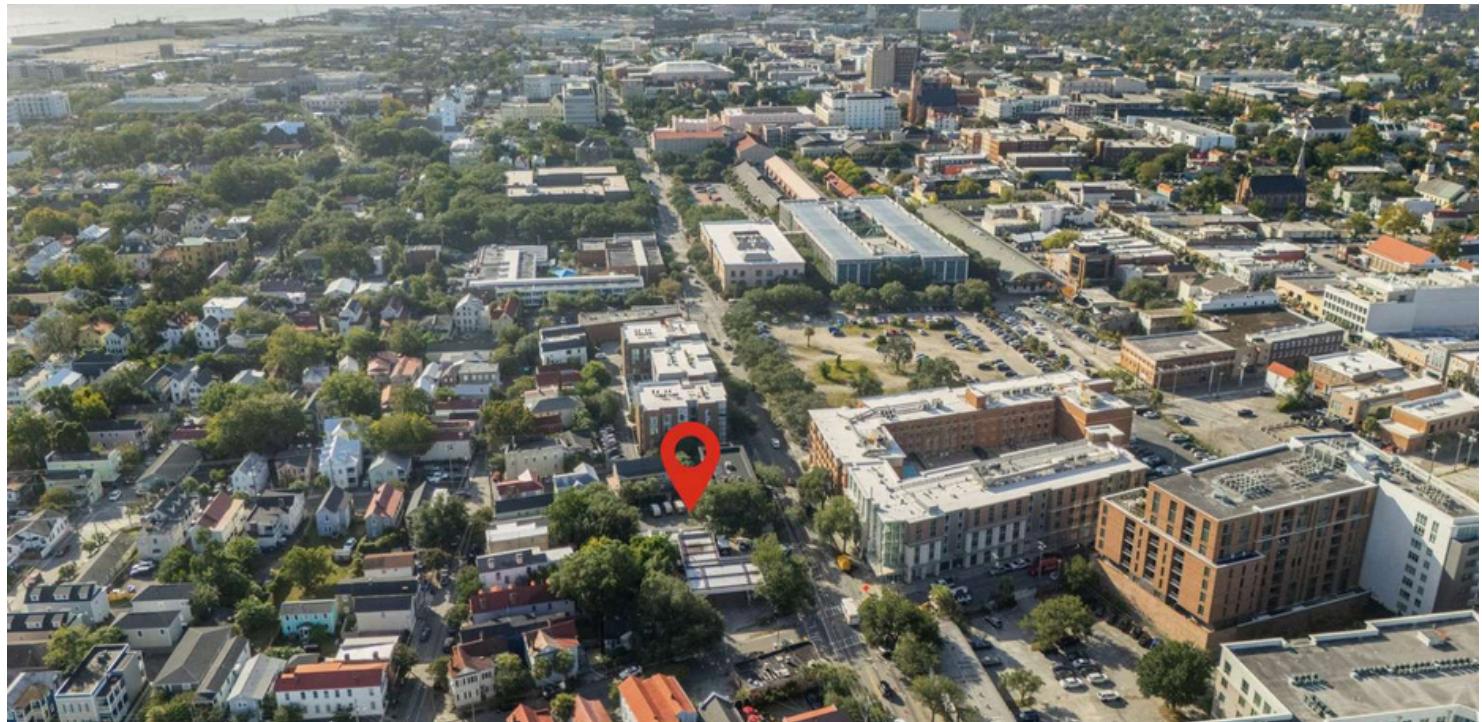


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# AERIAL PHOTOS

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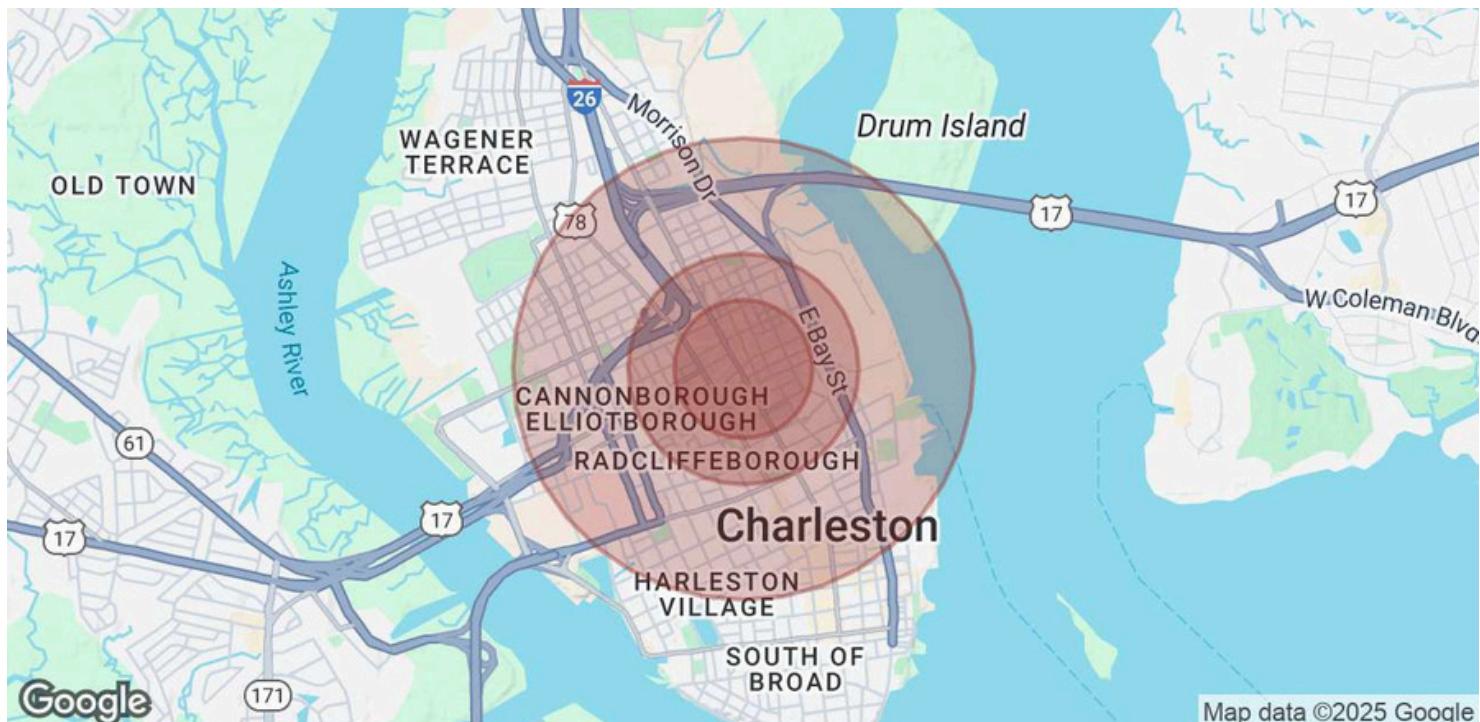


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# DEMOGRAPHICS

420 MEETING ST, CHARLESTON, SC 29403



POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>Total Population</b>	3,239	7,626	20,099
<b>Average Age Average</b>	34	34	35
<b>Age (Male) Average</b>	34	34	35
<b>Age (Female) Average</b>	33	34	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	1,500	3,540	9,494
<b># of Persons per HH</b>	2.2	2.2	2.1
<b>Average HH Income</b>	\$84,764	\$85,142	\$97,655
<b>Average House Value</b>	\$864,120	\$897,632	\$894,588

*Demographics data derived from AlphaMap*

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