



For Sale

Gas Station & Convenience Store

420 MEETING STREET

420 MEETING ST, CHARLESTON, SC 29403

for more information, please contact:

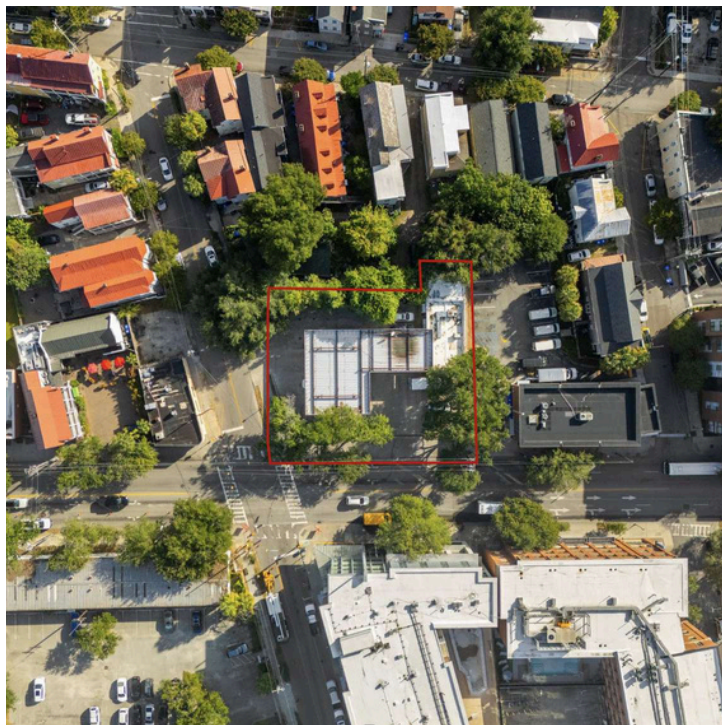
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| ■ CHASE GRAY | 803.800.5476 | Chase@cctre.com |
| ■ MALENA LIGUORI | 904.708.0552 | Malena@cctre.com |

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PROPERTY OVERVIEW

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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

Sale Price:	\$5,000,000
Building Size:	1,270 SF
Lot Size:	0.36 Acres
Year Built:	1992
Zoning:	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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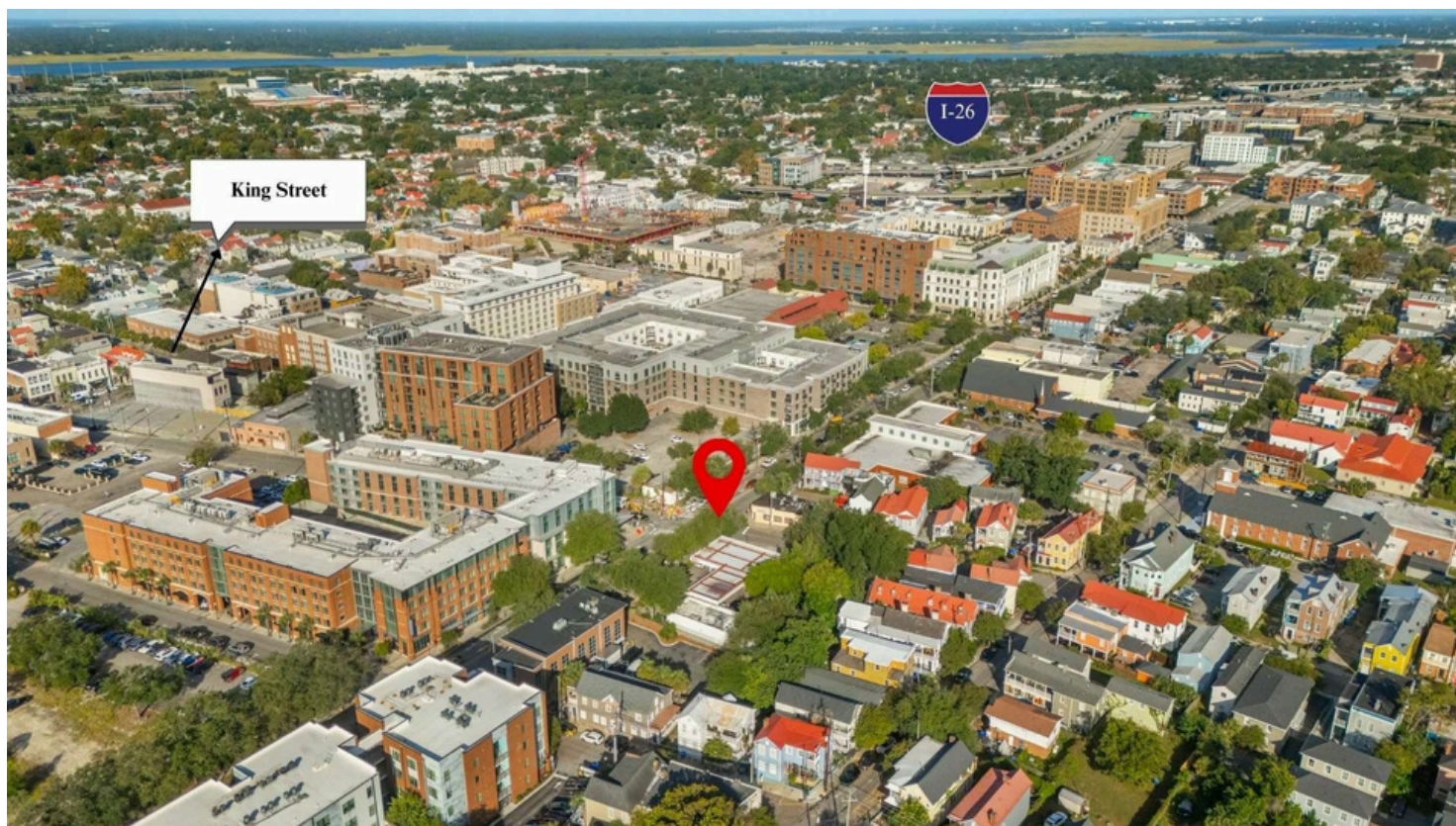
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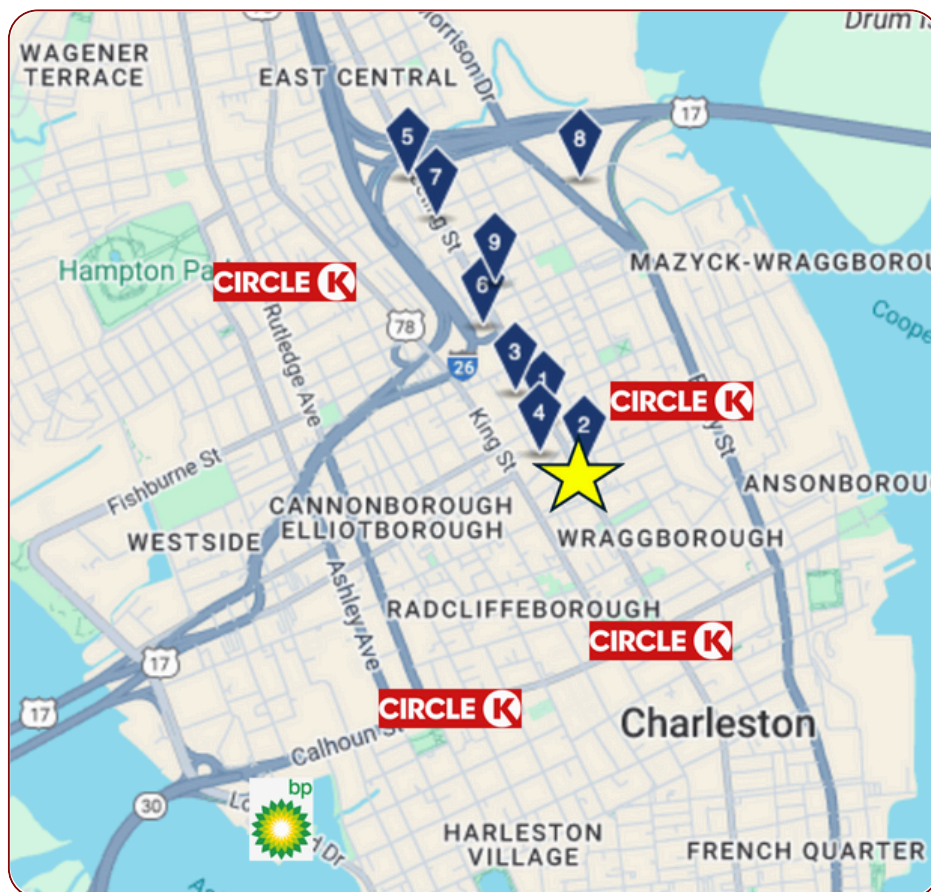
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PROXIMITY TO APARTMENTS

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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 Woolfe 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

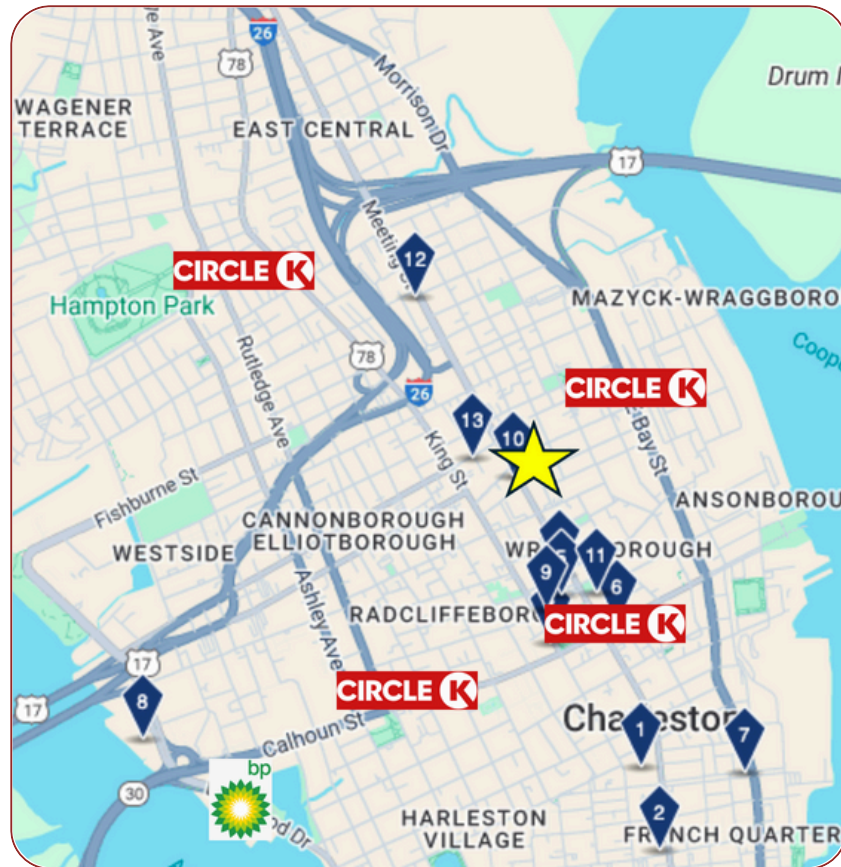
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PROXIMITY TO HOTELS

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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	Moxxy Charleston	\$ 204	\$ 415	131
13	560 King St	Hyatt Place Charleston	\$ 234	\$ 644	191
			\$ 372	\$ 633	Average

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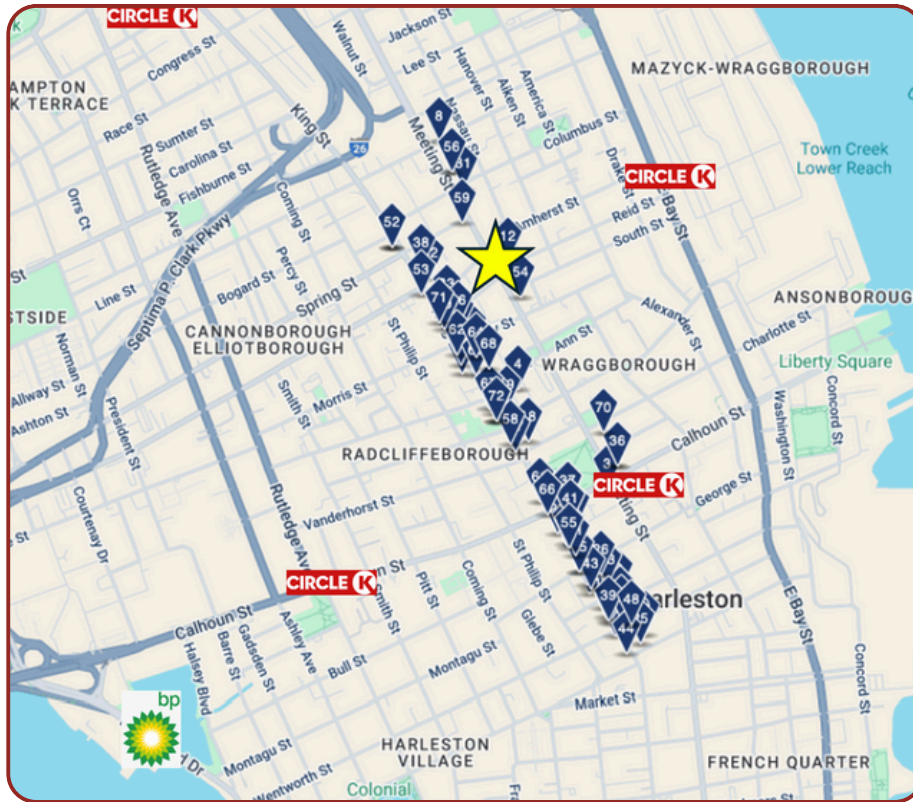
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PROXIMITY TO NATIONAL RETAILERS

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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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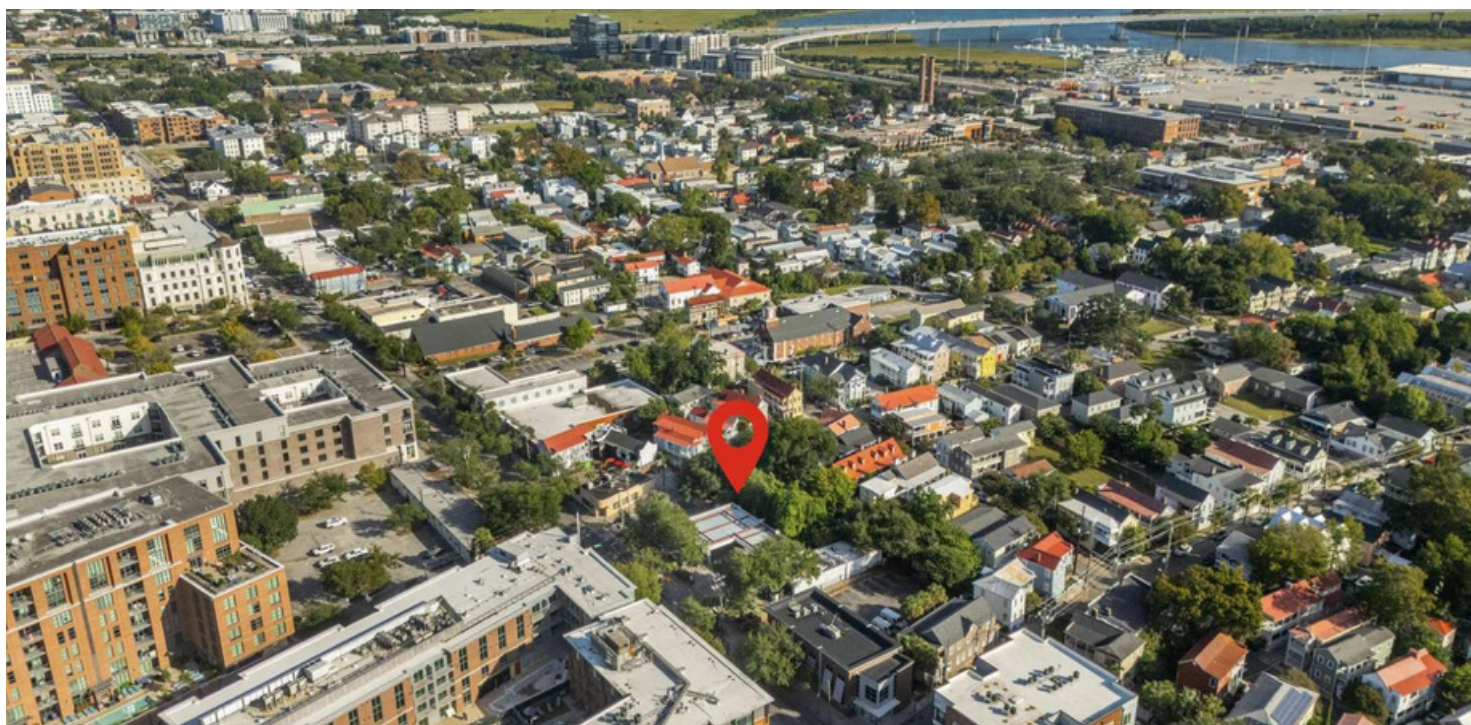
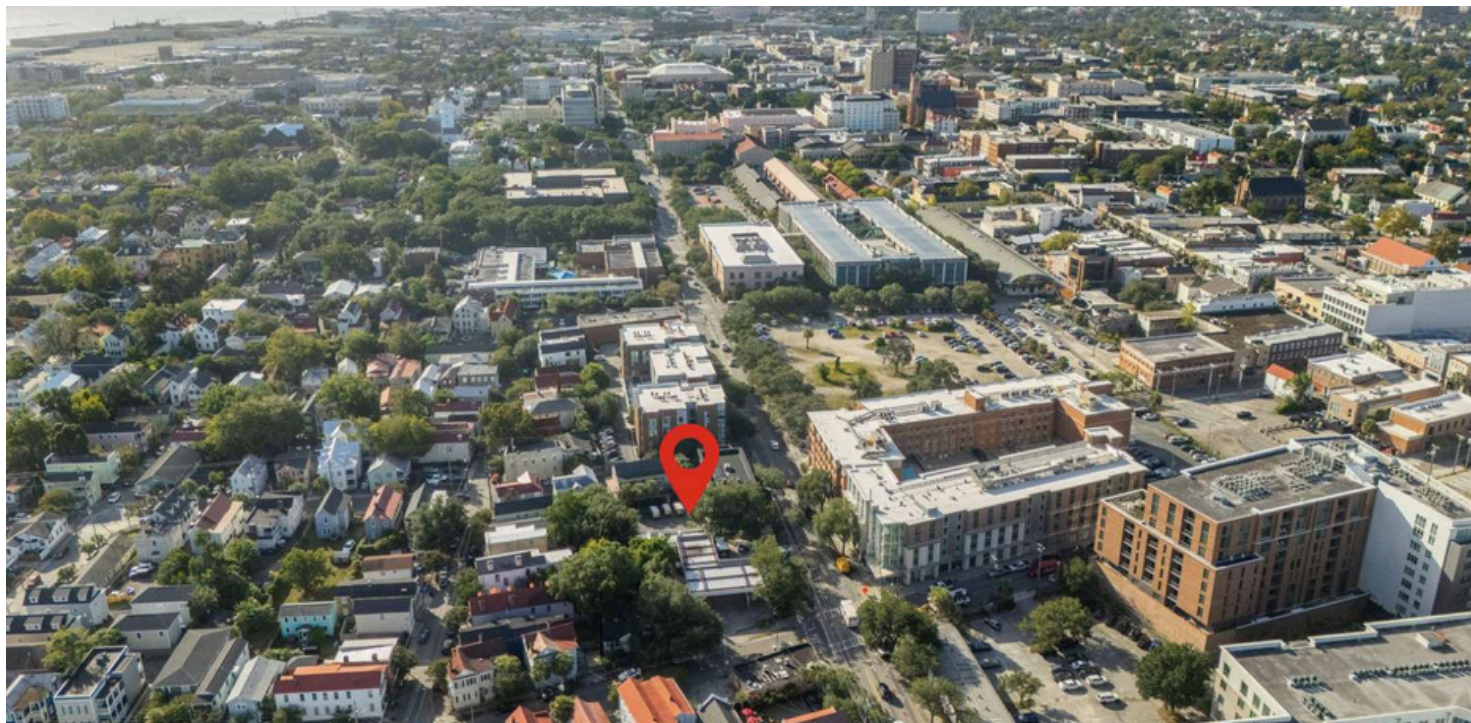
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AERIAL PHOTOS

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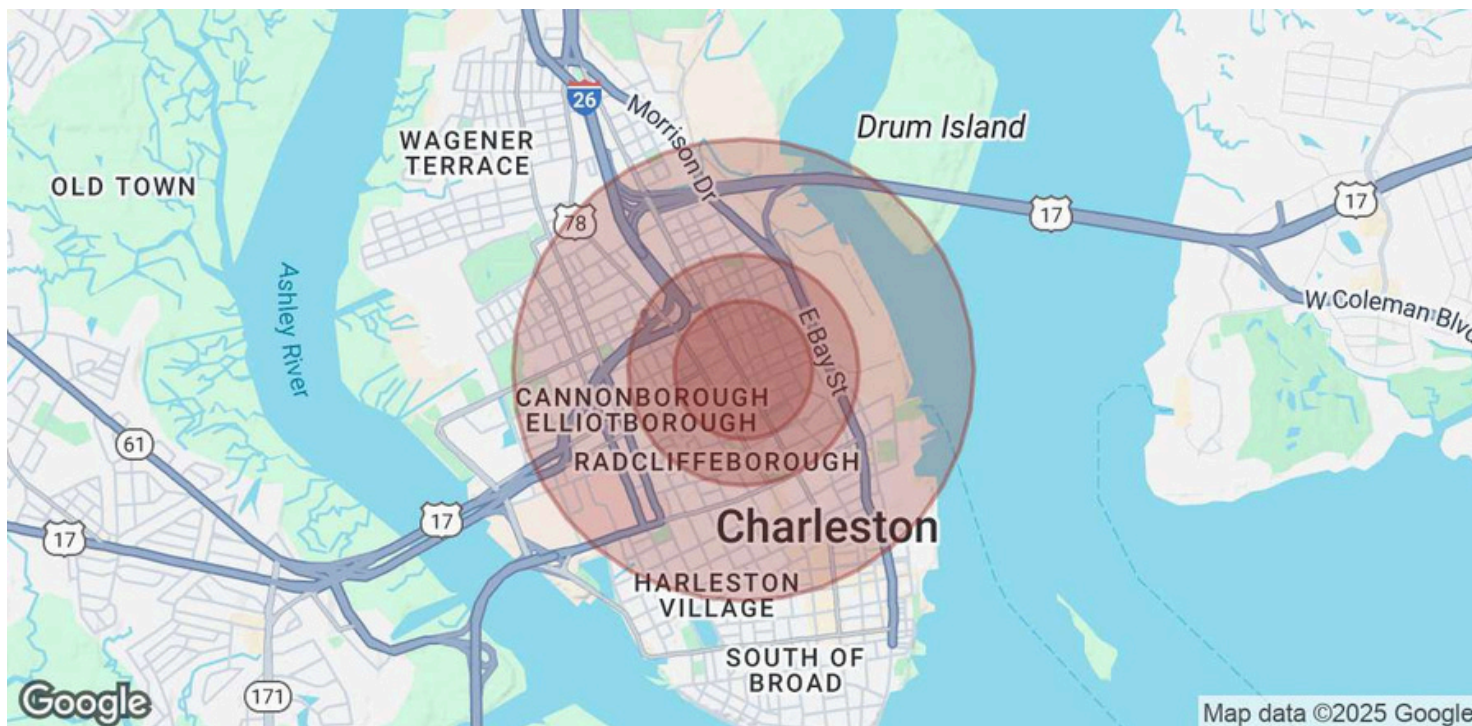
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DEMOGRAPHICS

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

Demographics data derived from AlphaMap

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