

FOR SALE

248 - 252 Meeting Street

Charleston
South Carolina

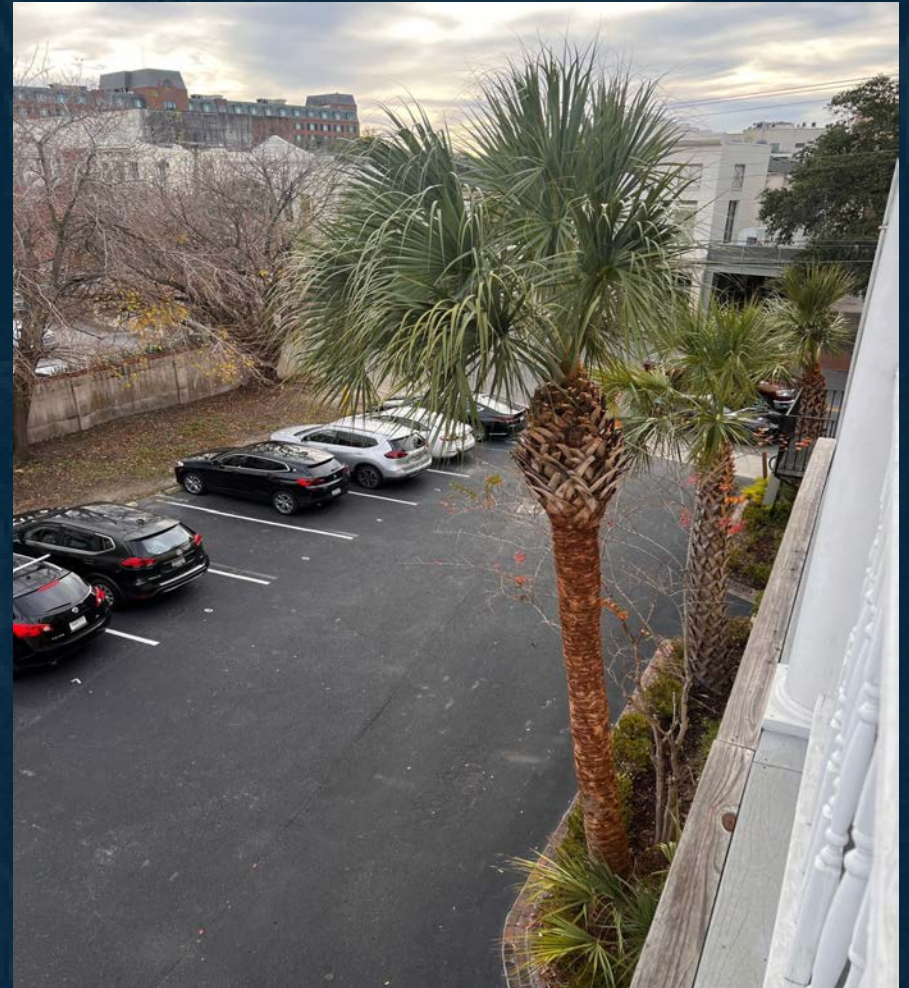


Subject Site

CBRE

Property Highlights

- Consists of three parcels:
TMS 458-05-01-005
TMS 458-05-01-006
TMS 458-05-01-007
- ±3,636 SF three story building with retail/office on the first floor and two one-bedroom apartments on the second and third floors
- Land area is 0.23 Acres or 10,095 SF
- Separate 2 car garage
- 18 paved parking spaces plus 2 garage spaces for a total of 20 spaces
- Great opportunity for redevelopment
- Historic building built in 1838 and renovated in 1976
- Facade easement with the Preservation Society on the historic building



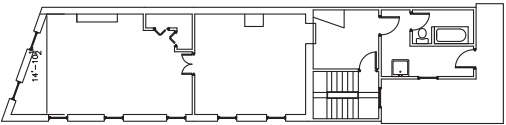
FOR SALE:
\$3,595,000

Property Photos

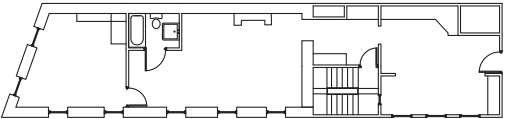


248 - 252 Meeting Street, Charleston

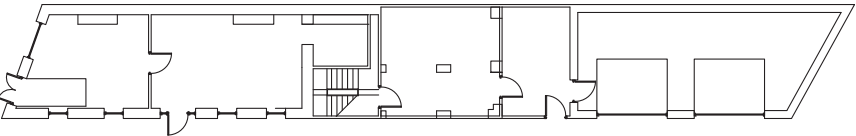
Elevation and Floor Plan



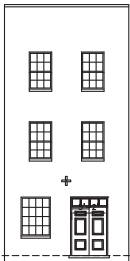
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



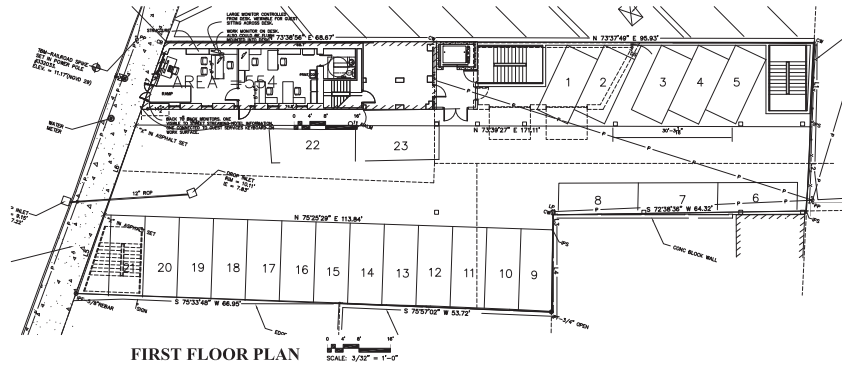
WEST ELEVATION



SOUTH ELEVATION



Elevation and Floor Plan (Proposed Office Option)



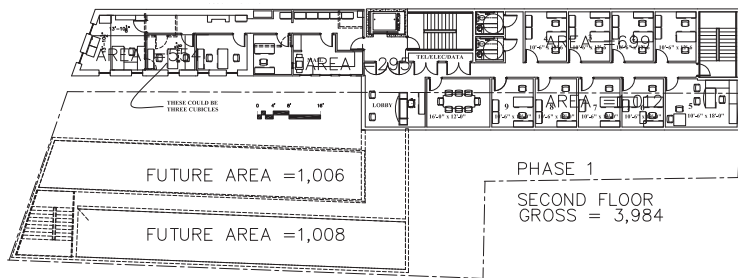
FIRST FLOOR PLAN



SIDE ELEVATION

MEETING ST. ELEVATION

A



PHASE 1

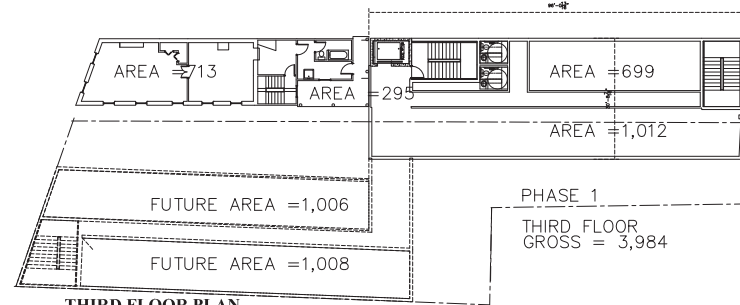
SECOND FLOOR
GROSS = 3,984

FUTURE AREA = 1,006

FUTURE AREA = 1,008

FULL PROGRAM
 9,301 SF NET OFFICE SPACE / 500 = 18.61 SPACES
 554 SF RETAIL SPACE / 400 = 1.385 SPACES
 TOTAL REQUIRED = 20 SPACES

SECOND FLOOR PLAN



PHASE 1

THIRD FLOOR
GROSS = 3,984

THIRD FLOOR PLAN

Downtown Aerial



248 - 252 Meeting Street, Charleston

Downtown Aerial



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Why Charleston

Commonly known as the Lowcountry, the Charleston MSA consists of Charleston, Berkeley and Dorchester counties. The region is rich in history with idyllic beaches, well-preserved architecture and Michelin-star restaurants which continue to attract residents and tourists alike throughout the country.

Given a rich pool of young, well-educated workers, desirable living conditions, business-friendly incentives and tax credits, Charleston has been proven to be an attractive region for investors, occupiers, and new residents. Notable companies in the area include Mercedes-Benz, Boeing, Blackbaud, Inc. and Volvo. Charleston will continue to emerge into a major market in the Southeast due to a strong economy, growth of the port, and growing population.



CHARLESTON

3.1%

Unemployment
Compared to U.S.
3.5%⁴

\$71,775

Median Household
Income Compared
to U.S. \$70,784⁴

#1

The South's Best
Cities in 2022⁵

\$51.1 B

GRP Economic
Impact⁴

#20

Advanced
Manufacturing
in the U.S.³

#1

Best Small City in the
U.S. in 2022 (12th
consecutive year)⁶

248 - 252 Meeting Street, Charleston

³ CRDA.org

⁴ FRED Economic Data

⁵ Southern Living

⁶ Conde Nast Traveler Readers' Choice Awards



248 - 252 Meeting Street
Charleston, SC

Contact Us

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