

# RESTAURANT | RETAIL ▶ FOR LEASE



**140 GADSDEN STREET, CHESTER, SC 29706**

HISTORICAL RENOVATION OF THE SCHLOSBURG BUILDING

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# PROPERTY OVERVIEW

Erected in 1924, the Schlosburg Building originally served as the flourishing Schlosburg Department Store—a local commercial cornerstone born from the entrepreneurial vision of Russian immigrant Harry Leon Schlosburg, who had opened a Chester branch in 1916 before elevating it to full department-store status by 1924. Though the store closed circa 1930, the building continued as a vibrant commercial hub, housing retail and professional tenants for decades. Today, it stands as a contributing landmark within the Chester Historic District, listed on the National Register of Historic Places.

In 2024, Kuester Commercial began to sympathetically renovate the structure into a dynamic restaurant and retail destination, marrying its rich historic legacy with modern urban vitality. The redevelopment preserves the architectural integrity of the historic façade and structural elements while reimagining interior spaces to serve both diners and shoppers—reactivating a treasured Gadsden Street property and fueling downtown Chester's resurgence.

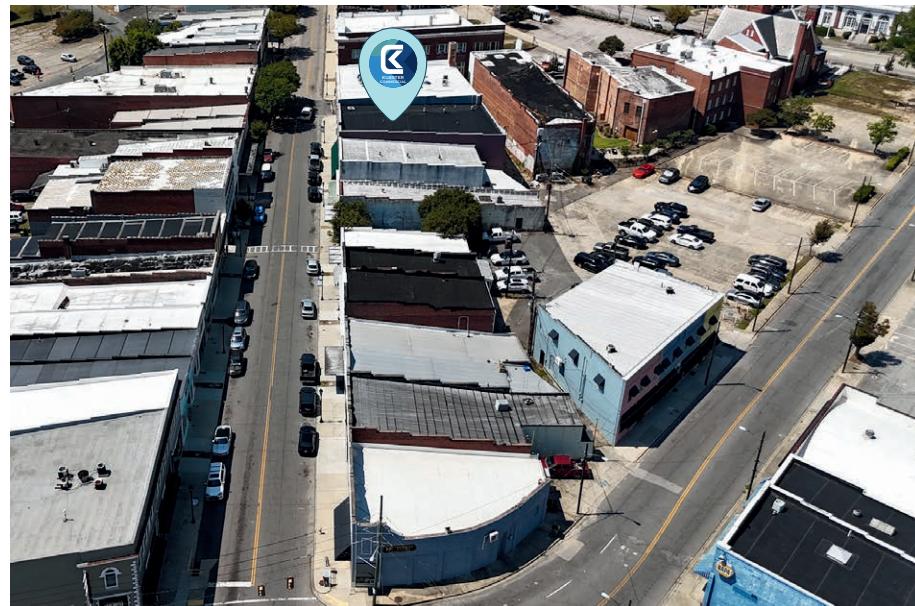




## PROPERTY HIGHLIGHTS

- Located in one of Chester's Historic Gems On Gadsden Street
- Adjacent to several Restaurants and Retail
- Large "free" basement space for storage, etc.
- Ample Street Parking and City Parking in Rear
- Located in the Resurging Downtown District
- Lots of downtown walkability

## AERIAL VIEW



## BUILDING EXTERIOR



## PROPERTY DETAILS



140  
Gadsden Street  
Chester, SC 29706



Zoning  
CC  
(Core Commercial)



Rent  
\$22/SF



Available  
2,671 SF  
Delivery: Vanilla Shell



Lease Type  
Triple Net Lease  
(NNN)



TICAM  
\$4.00 (estimate)

## OFFERED EXCLUSIVELY BY

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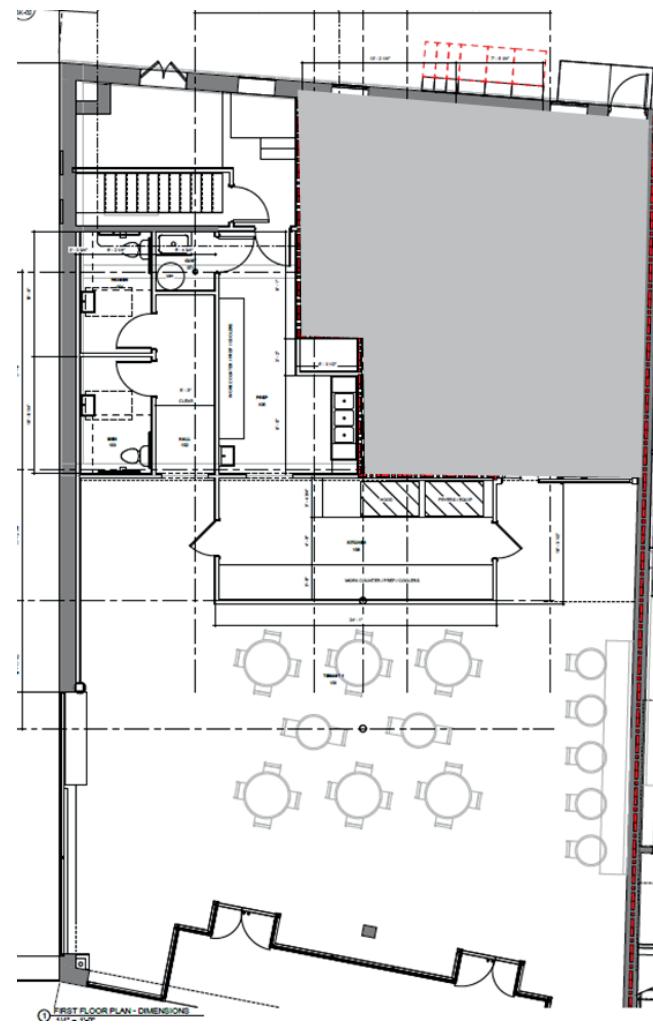
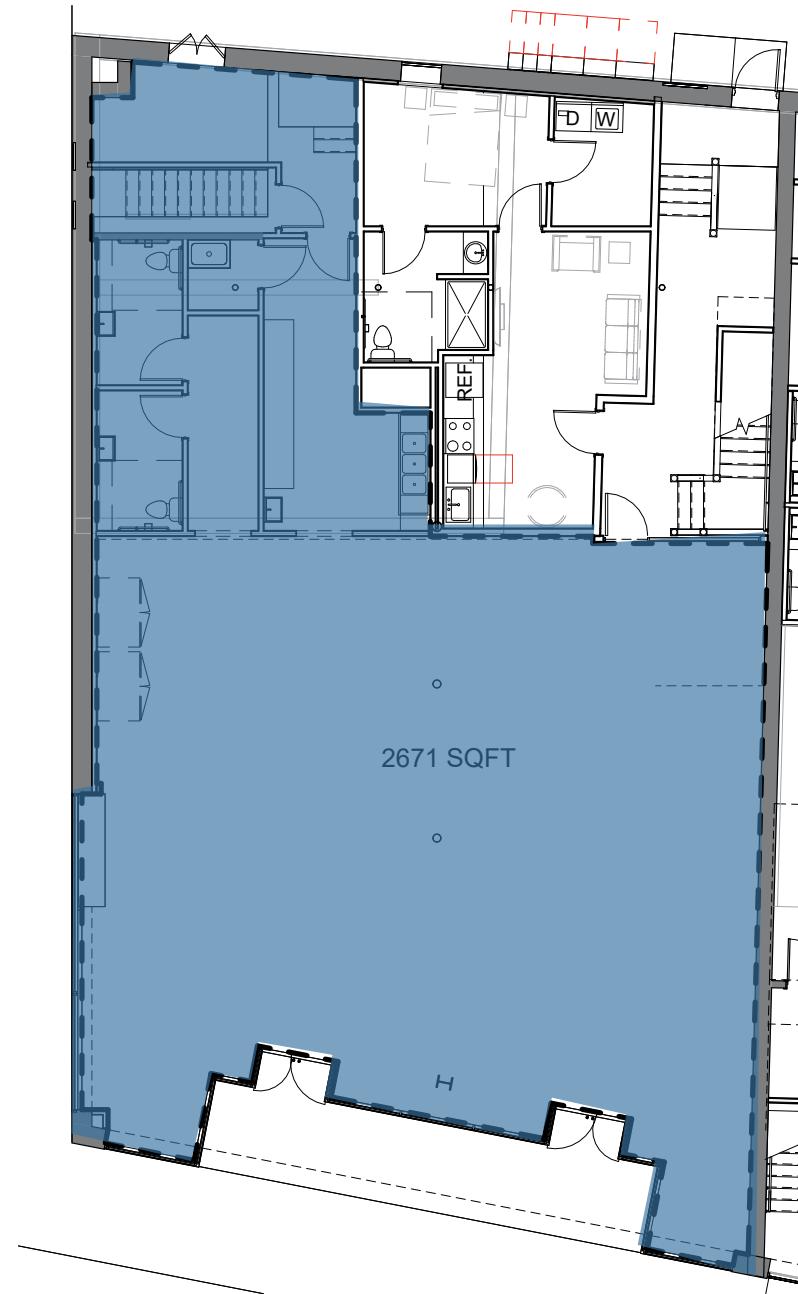
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# LEASING FLOORPLAN



PROPOSED RESTAURANT SPACE



Since 2015, **thirteen** companies have chosen Chester County, SC, for their corporate expansion, pledging **\$464 million** in capital expenditure and committing to the creation of **900 new jobs**.



## Why choose Chester County?

**70% growth in manufacturing**

**Up to 30% savings in rail freight costs**

**2.5M+ labor shed from two metro markets**

**50+ industrial companies located in Chester**

### Chester County economic incentives for business

- Fee-in-Lieu-of-Property Taxes (FILOT)
- Multi-County Park Status
- Job Development Credits
- Special Source Revenue Credit
- Employee Training
- Discounted Permit Fees





## SMALL-TOWN HOSPITALITY CLOSE TO MAJOR METROPOLITAN AREAS

During the mid-20th century, textile mills were the heart of Chester County's economy, which eventually led to the downturn of the community's economic vitality when the industry shifted to lower-cost markets. Today, Chester County's business attraction efforts foster economic diversity and the county is home to more than 50 manufacturers across industrial sectors, including Giti Tire USA, Boise Cascade Company, Carolina Poly, Sun Fiber, Omnova, and ATI Industries.

A primary driver of this economic diversity is Chester County's commitment to site readiness. Its current inventory includes 35 sites, ranging in size from 12 to 4,405 acres. Nine sites have rail access, ten have interstate frontage, and three are certified sites. In fact, Chester County has more sites available than any other county in South Carolina.

As the southernmost county in the Charlotte region and adjacent to the Columbia, SC, region, Chester County enjoys all the advantages of these metropolitan cities coupled with its rural charm. The county itself has many fun-filled amenities to offer residents and tourists alike, including skydiving at Carolina Skydive, camping and fishing at the Chester State Park or playing a round of golf at the majestic Springs Golf Course.

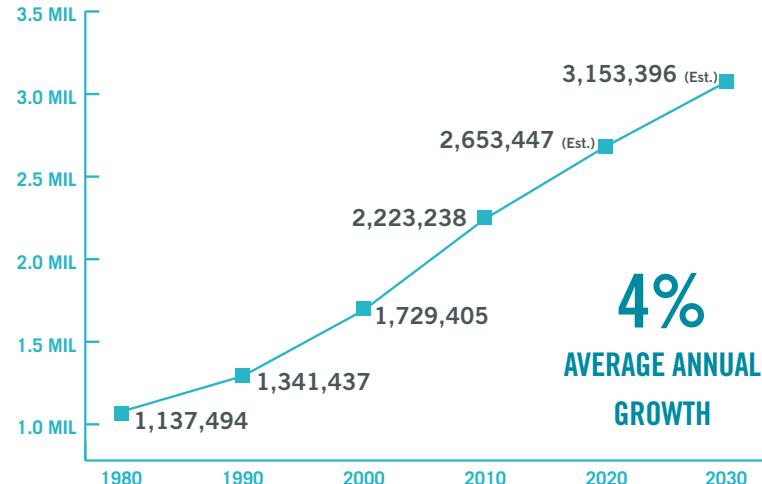
A perfect place to raise a family with a low cost of living, Chester County is the ideal choice for business...and, for life.

## POPULATION GROWTH OF CHARLOTTE MSA

Chester County is part of the Charlotte-Concord-Gastonia Metropolitan Statistical Area (MSA), which consists of the following ten counties: Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union counties in North Carolina; and, Chester, Lancaster and York counties in South Carolina.

With a population of more than 2.6 million, the Charlotte MSA is the largest metropolitan statistical area in the Carolinas. Predicted that the population will exceed 3 million by 2030, the Charlotte MSA is the fastest growing and the 4th largest MSA in the Southeast U.S. behind Miami, Atlanta and Tampa.

## CHARLOTTE METRO POPULATION GROWTH



### TOP EMPLOYERS\*



1,000



Boise Cascade

400

**Carolina Poly**

380



120



E&J Gallo Winery

375



350



**MUSC Health**  
Medical University of South Carolina

Chester Medical Center

300

Source: Chester County Economic Development; \*Note - Not included: Government and K-12 education

# Location

