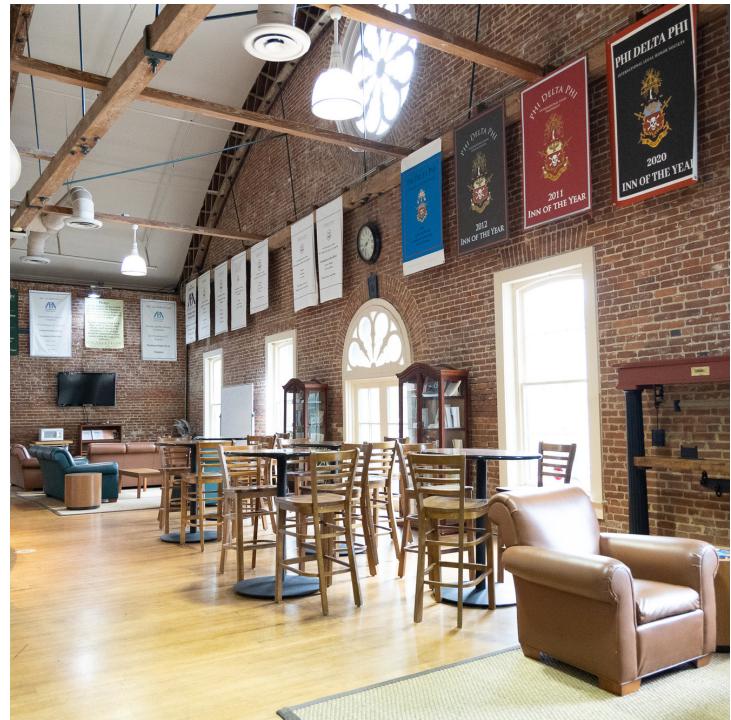


SPECIAL PURPOSE PROPERTY FOR LEASE

81 MARY ST

81 MARY ST, CHARLESTON, SC 29403



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$26.00 SF/yr (NNN) |
| Building Size: | 24,512 SF |
| Available SF: | 24,512 SF |
| Year Built: | 1857 |
| Zoning: | General Business |

PROPERTY OVERVIEW

81 Mary St currently houses the library for the Charleston School of Law and is one of the most unique spaces in downtown Charleston. The property boasts 24,512 square feet over two floors, high ceilings and an outside patio. This building can lend itself to a wide variety of future uses so don't miss your chance to transform this space in a premier location. Located in the heart of Upper King St, 81 Mary is surrounded by many popular restaurants and shopping. Public parking is available in the garage next door.

There are seven on-site parking spaces and additional parking is available in the neighboring garage.

PROPERTY HIGHLIGHTS

- Historic Building
- High ceilings
- Zoned General Business

for more information, please contact:

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

josepht@cctre.com

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

11 Cunningham Avenue Charleston, SC 29405 CCTRE.COM

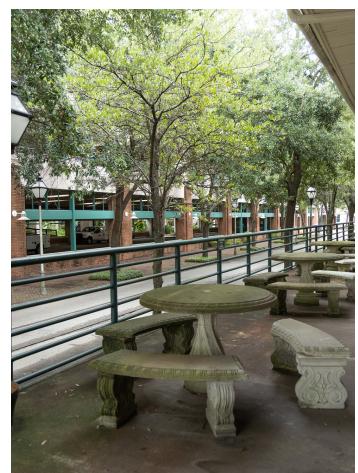
This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



SPECIAL PURPOSE PROPERTY FOR LEASE

81 MARY ST

81 MARY ST, CHARLESTON, SC 29403



for more information, please contact:

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

josepht@cctre.com

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

11 Cunningham Avenue Charleston, SC 29405 **CCTRE.COM**

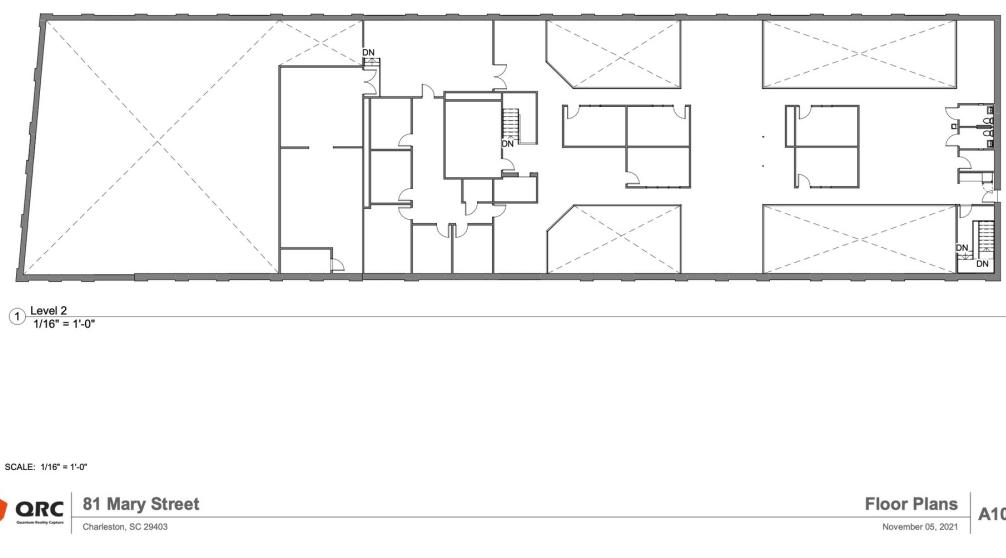
This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



SPECIAL PURPOSE PROPERTY FOR LEASE

81 MARY ST

81 MARY ST, CHARLESTON, SC 29403



for more information, please contact:

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

josepht@cctre.com

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

11 Cunningham Avenue Charleston, SC 29405 **CCTRE.COM**

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



SPECIAL PURPOSE PROPERTY FOR LEASE

81 MARY ST

81 MARY ST, CHARLESTON, SC 29403



for more information, please contact:

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cttre.com

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cttre.com

11 Cunningham Avenue Charleston, SC 29405 **CCTRE.COM**

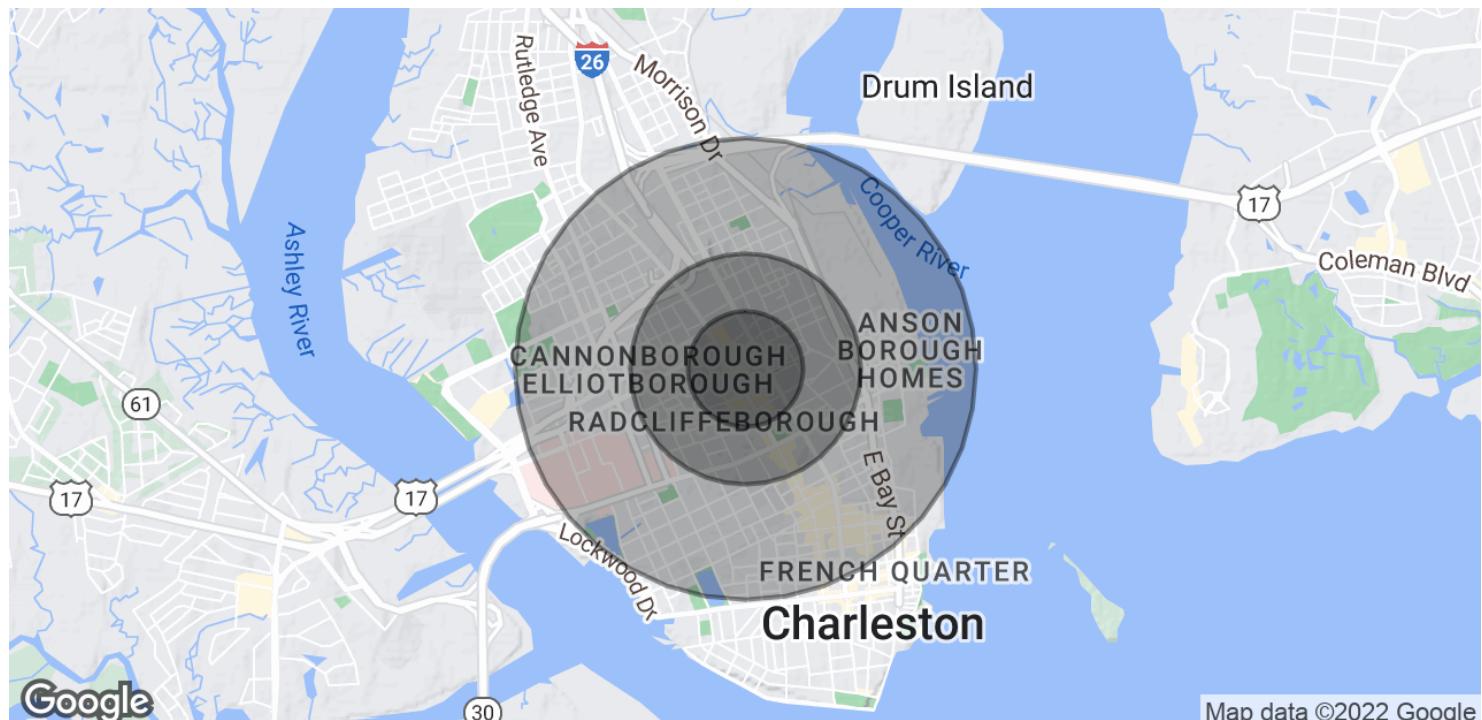
This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



SPECIAL PURPOSE PROPERTY FOR LEASE

81 MARY ST

81 MARY ST, CHARLESTON, SC 29403



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 2,118 | 6,314 | 17,963 |
| Average Age | 22.7 | 25.4 | 30.0 |
| Average Age (Male) | 23.4 | 26.0 | 30.8 |
| Average Age (Female) | 21.7 | 25.0 | 28.6 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 983 | 3,121 | 9,390 |
| # of Persons per HH | 2.2 | 2.0 | 1.9 |
| Average HH Income | \$39,390 | \$57,159 | \$75,065 |
| Average House Value | \$683,780 | \$543,093 | \$622,292 |

* Demographic data derived from 2020 ACS - US Census

for more information, please contact:

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

josepht@cctre.com

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

11 Cunningham Avenue Charleston, SC 29405 **CCTRE.COM**

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.

