

CHARLESTON'S NEXT RETAIL LANDMARK



LEGACY. LOCATION. PRESTIGE.



At **200 Meeting Street**, we are redefining the retail experience in the heart of Charleston. By blending the city's rich heritage with modern design and unmatched visibility, a premier shopping destination is taking shape. With high-end storefronts, seamless walkability, and built-in demand from locals and visitors, 200 Meeting sets the stage for brands to thrive in an iconic setting. This is more than retail—it's the future of Charleston's shopping experience.

# Where Retailers Are Growing

On a national scale, luxury retail is in the midst of a renaissance. Vacancy rate is near record low levels, the construction pipeline is robust, and asking rent keeps climbing. This is even more true for Sunbelt markets experiencing substantial population growth and increases in buying power.

Retailers and Investors are eyeing markets that are graded highly in **Livability, Lifestyle, Amenities, Access, and Built-In Demand**. Here are a few locations where luxury retail is booming because of these factors. Keeping flipping to see why Charleston fits in perfectly!



## NASHVILLE, TN

Retail Asset Value: \$33.7B  
Vacancy Rate: 3.2%  
12 Mo Net Absorption: 662K SF  
Market Rent Growth: 1.9%  
2029 Projected Population Growth: 5.1%



## AUSTIN, TX

Retail Asset Value: \$44.2B  
Vacancy Rate: 3.3%  
12 Mo Net Absorption: 1.3M SF  
Market Rent Growth: 2.0%  
2029 Projected Population Growth: 7.1%



## RALEIGH, NC

Retail Asset Value: \$20.3B  
Vacancy Rate: 2.3%  
12 Mo Net Absorption: 397K SF  
Market Rent Growth: 5.8%  
2029 Projected Population Growth: 5.2%



## JACKSONVILLE, FL

Retail Asset Value: \$24.8B  
Vacancy Rate: 4.3%  
12 Mo Net Absorption: 874K SF  
Market Rent Growth: 5.2%  
2029 Projected Population Growth: 5.2%



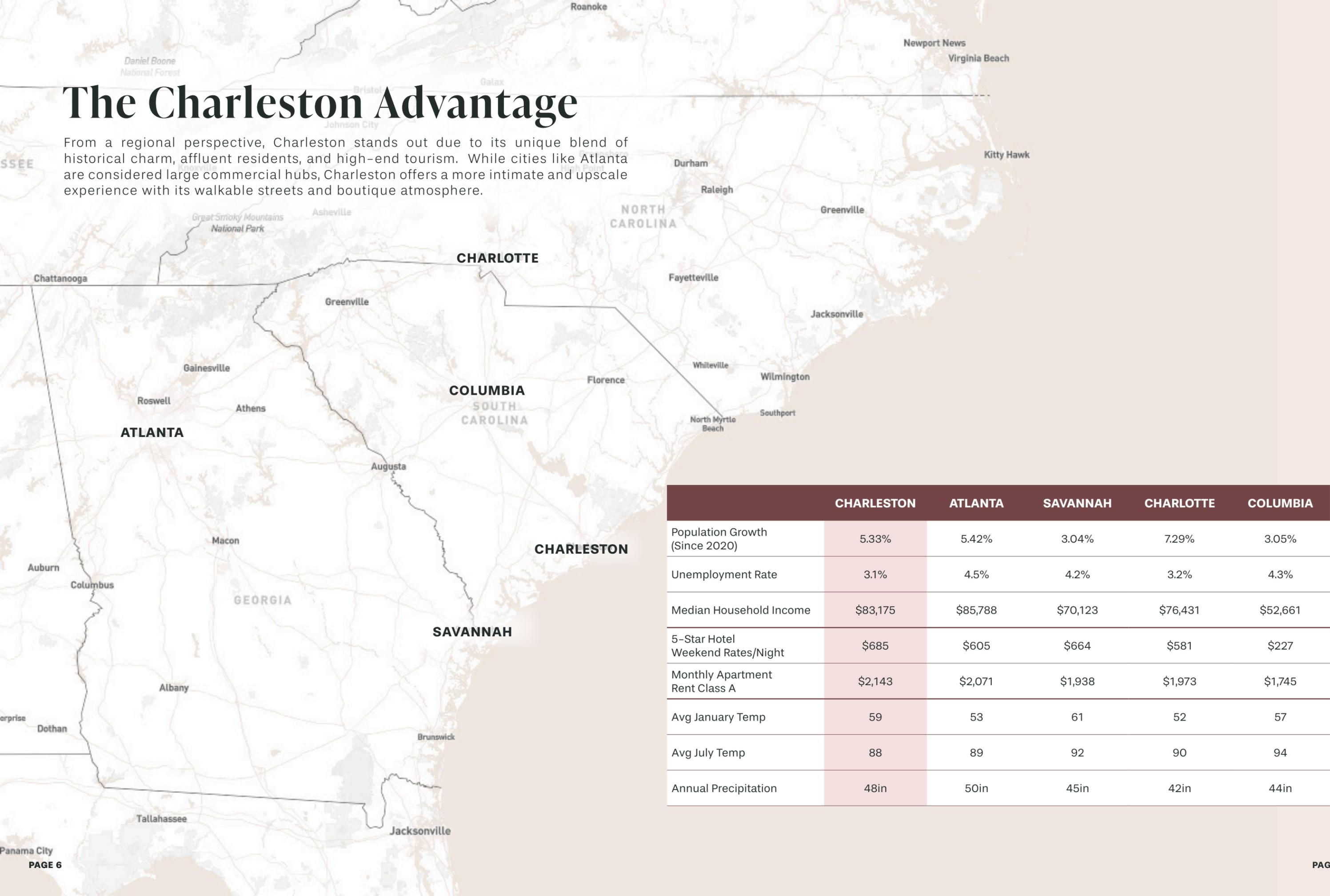
## MIAMI / PALM BEACH, FL

Retail Asset Value: \$65.6B  
Vacancy Rate: 2.9%  
12 Mo Net Absorption: 209K SF  
Market Rent Growth: 1.3%  
2029 Projected Population Growth: 4.3%



# The Charleston Advantage

From a regional perspective, Charleston stands out due to its unique blend of historical charm, affluent residents, and high-end tourism. While cities like Atlanta are considered large commercial hubs, Charleston offers a more intimate and upscale experience with its walkable streets and boutique atmosphere.





# Easy to Reach, Hard to Ignore

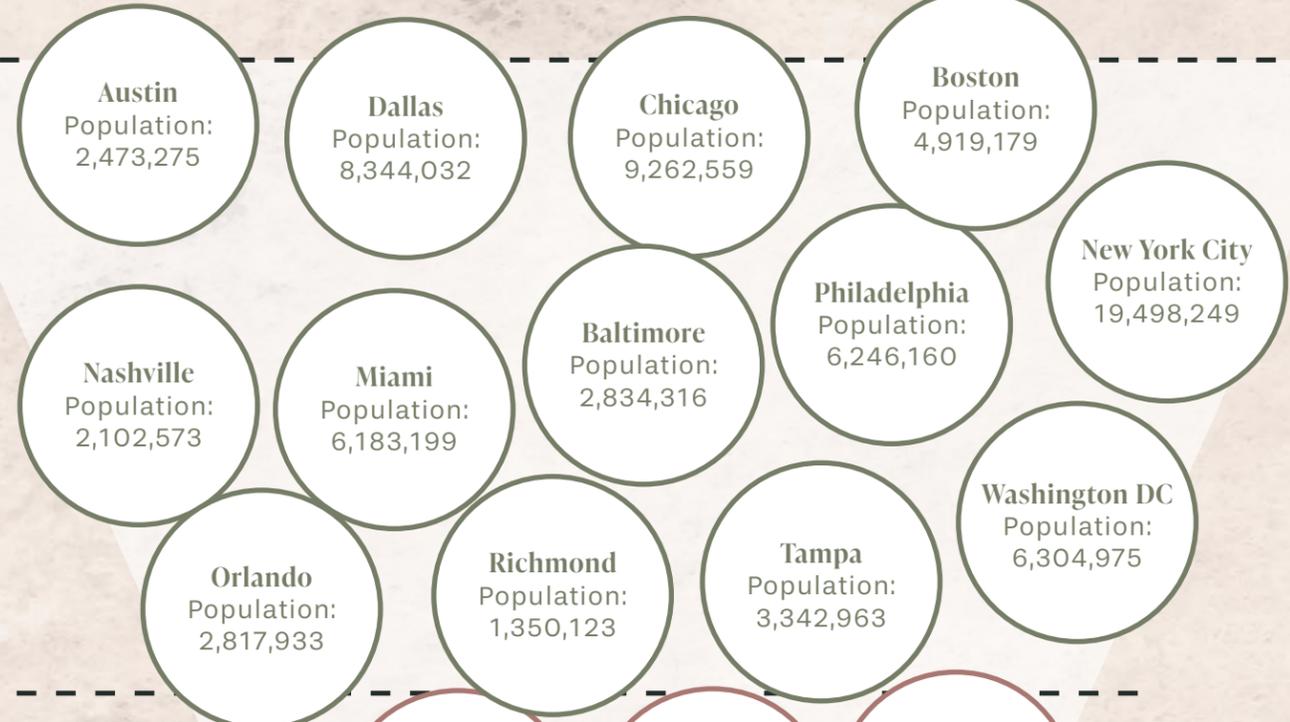
Charleston attracts visitors from all over the country, particularly those from major cities like New York City, Atlanta, Nashville, and Washington, D.C.

Many travelers - **Over 6.15 million in 2023** - choose to fly into Charleston's convenient international airport, making it an easy destination for those coming from farther away.

For those within a 6-hour driving radius, like residents from nearby cities such as Charlotte, Raleigh, and Savannah, Charleston is an appealing road trip destination.

Whether traveling by car or plane, all Charleston visitors come ready to dine, explore, and SPEND.

  
**FLYING**  
(OVER 6 HR DRIVE)



  
**DRIVING**  
(UNDER 6 HR DRIVE)



**Downtown Charleston**

**Charleston MSA**

**200 MEETING STREET**

# Charleston, South Carolina... A City That Captivates

Charleston is more than just a historic Southern city—it's a vibrant destination that continues to attract residents, businesses, and visitors year after year. Recognized consistently by Travel + Leisure and Condé Nast Traveler as one of the best cities in the U.S., Charleston seamlessly blends rich history with modern appeal. Its cobblestone streets, pastel-hued homes, and breathtaking waterfronts create a picturesque setting, while its world-class dining, thriving arts scene, and strong economic growth make it a place where people don't just visit—they stay, and spend.

Charleston's coastal lifestyle is also a major draw. With miles of pristine beaches, top-tier golf courses, and year-round mild weather, the city offers endless opportunities for recreation and relaxation. And there is always something going on here – from the world-famous Spoleto Festival USA to the annual Charleston Wine + Food Festival, there is no shortage of cultural vibrancy. Charleston captivates with its unique blend of charm, sophistication, and livability—making it one of the most desirable cities in the Southeast.

**TRAVEL+  
LEISURE**

Best City in the US for the 12th  
Consecutive Year (2024)

Condé Nast  
**Traveler**

Ranked No. 1 Small City in  
the US (2024)



No. 2 Travelers' Choice Best  
Food Destinations (2024)

**Southern Living**

Ranked #1 in The South's  
Best Cities (2024)

**Southern Living**

Friendliest City in the  
South (2024)

**U.S. News** & WORLD REPORT

Ranked #2 Best Place to Live  
on the East Coast (2024)



## Charleston Events:

### SOUTHEASTERN WILDLIFE EXPOSITION (SEWE)

A celebration of the great outdoors through fine art, live entertainment and special events. Where all come together to enjoy the outdoor lifestyle and connect through a shared passion for wildlife.

### SPOLETO FESTIVAL USA

Spoleto Festival USA fills Charleston's historic theaters, churches, and outdoor spaces with performances by renowned artists as well as emerging performers in the arts.

### FESTIVAL OF HOUSE & GARDENS

Historic Charleston Foundation celebrates Charleston's history, architecture, culture, and community through its annual spring festival since its founding in 1947.

### COOPER RIVER BRIDGE RUN

The run includes world-class competition in a unique setting with unparalleled participant satisfaction, all while supporting lowcountry charities and grants.

### CREDIT ONE CHARLESTON OPEN

Over the past 25 years, the Credit One Charleston Open has hosted some of the biggest names in women's tennis, becoming a showcase for incredible champions, thrilling upsets, and unforgettable matches.

### CHARLESTON FOOD & WINE FESTIVAL

As a 501(c)(3) non-profit organization, the Charleston Wine + Food infuses homegrown flavor with top chefs, winemakers, authors, storytellers, artisans, experts, and food enthusiasts from around the globe for a five-day event.

### SPERRY CHARLESTON RACE WEEK

Charleston Race Week is now in its 26th year. The regatta was established in 1996 by members of Charleston Ocean Racing Association (CORA).

### HIGHWATER MUSIC FESTIVAL

High Water brings musicians from all over the world to the beautiful Riverfront of N. Charleston, creating a musical oasis. High Water is a place for fun, but also relaxation.



## KING STREET

Charleston's historic downtown remains the shopping and dining hub for the region. Downtown retail, anchored by King Street, draws a strong and varied customer base. With its remarkable history and eclectic mix of fashion, art, antiques, home décor, and extraordinary food, King Street is the most vibrant and distinctive downtown in America. King Street is a perfect blend of local, regional, and national shops that remains the place to be for all retailers.

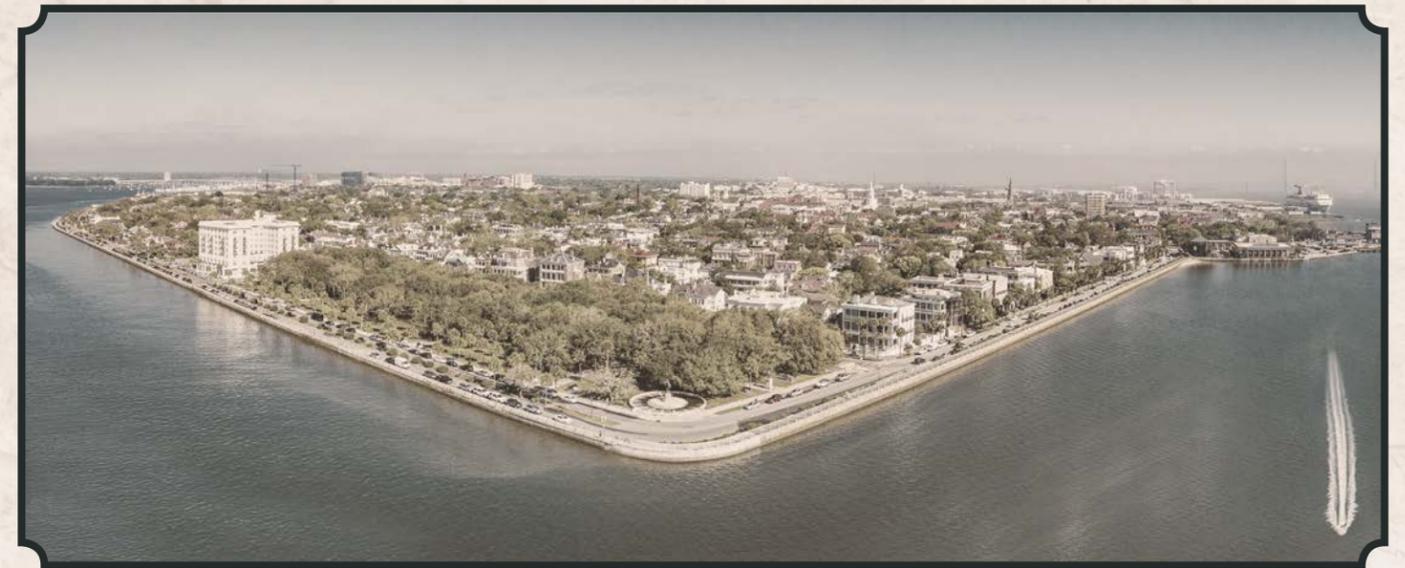
## RAINBOW ROW

Charleston, South Carolina is known for its rich history, picturesque architecture, and colorful streets. One street, in particular, stands out for its rainbow of pastel hues - Rainbow Row. Located in the heart of Charleston's historic district, Rainbow Row has been a beloved landmark for nearly three centuries. Rainbow Row was originally built in the late 1700s as a series of 13 townhouses. Over time, the homes were used for various purposes, including commercial and residential spaces.



## CHARLESTON PLACE

An independent, iconic landmark in the heart of Charleston's historic district. Captivating the hearts and imaginations of a new generation. Redefining the legendary service, experiences – and city – with renewed passion, purpose, and intention.



## THE BATTERY

The Battery has historic homes and war memorabilia throughout and is considered a heavily trafficked tourist area in Charleston. Restorations have been completed throughout the years to prevent the risk of damage to the Battery and other areas of Charleston due to a potential hurricane. So far, the restorations have proven successful in preserving the historic aspects of the Battery.

## PINEAPPLE FOUNTAIN

A famous public water feature located in Waterfront Park along the water in Downtown Charleston. The fountain is designed in the shape of a large pineapple, symbolizing hospitality, and serves as a popular spot for visitors to relax and enjoy the scenic views of the park and the nearby Cooper River.





## CHARLESTON CITY MARKET

The historic Charleston City Market is a beloved landmark in the heart of downtown Charleston, SC. For over 200 years, it has been a hub of activity, showcasing the best of Charleston's unique culture, rich history, and Southern charm. As one of the oldest public markets in the United States, the Market is a must-visit destination for anyone exploring the Holy City.

The Charleston City Market brings in over 3.3 Million visitors each year. These numbers are comparable to the following prominent landmarks and locations throughout the United States:

- Grand Canyon National Park - 4.7M
- Yosemite National Park - 3.9M
- Statue of Liberty - 4M
- San Diego Zoo - 3.5M
- Sea World - 4.5M
- Busch Gardens (Tampa) - 4M



**3.3M**

**CHS CITY MARKET  
VISITORS PER YEAR**

**#1**

**MOST VISITED  
CHARLESTON ATTRACTION**

*\*Visitor data from PlacerAI*

# The French Quarter It's All Right Here...



## HOTELS

- |                           |                            |
|---------------------------|----------------------------|
| 1. THE MEETING STREET INN | 9. CHURCH STREET INN       |
| 2. PLANTERS INN           | 10. THE VENDUE             |
| 3. MARKET PAVILION HOTEL  | 11. THE SPECTATOR HOTEL    |
| 4. THE PALMETTO HOTEL     | 12. THE GRAND BOHEMIAN CHS |
| 5. THE CHARLESTON PLACE   | 13. FRENCH QUARTER INN     |
| 6. FOUR SEASONS           | 14. THE LOUTREL            |
| 7. THE RESTORATION        | 15. THE COOPER             |
| 8. THE MILLS HOUSE HOTEL  | 16. 182 CHURCH STREET      |

## LUXURY RETAIL

- |                               |                          |
|-------------------------------|--------------------------|
| 1. GOLDEN GOOSE               | 9. PESERICO              |
| 2. GUCCI                      | 10. LOVE SHACK FANCY     |
| 3. LOUIS VUITTON              | 11. KATE SPADE           |
| 4. CHICO'S                    | 12. CROGHAN'S JEWEL BOX  |
| 5. IKE BIHAR                  | 13. WILLIAMS SONOMA      |
| 6. NORTON AND HODGES          | 14. RESTORATION HARDWARE |
| 7. WHITE HOUSE   BLACK MARKET | 15. BROOKS BROTHERS      |
| 8. LA LIGNE                   |                          |

## RESTAURANTS

- |                                   |                     |
|-----------------------------------|---------------------|
| 1. LE FARFALLE                    | 9. 82 QUEEN         |
| 2. SNOB (SLIGHTLY NORTH OF BROAD) | 10. POGAN'S PORCH   |
| 3. FIG                            | 11. SORELLE         |
| 4. CHURCH AND UNION               | 12. HIGH COTTON     |
| 5. BURWELL'S STONE FIRE GRILL     | 13. PENINSULA GRILL |
| 6. FLEET LANDING                  | 14. MAGNOLIAS       |
| 7. CARMELLA'S CAFÉ & DESSERT BAR  | 15. HUSK            |
| 8. 167 RAW                        | 16. OAK STEAKHOUSE  |

## APARTMENT/CONDO

- |                            |                          |
|----------------------------|--------------------------|
| 1. ONE VENDUE RANGE CONDOS | 2. CITY HOUSE CHARLESTON |
|----------------------------|--------------------------|



# Built-In Consumer Base

## Restoration Hardware

DELIVERING Q1 2026

## City Market

3.3 VISITORS ANNUALLY  
300+ LOCAL RETAILERS/ARTISANS  
SPANNING 4 CITY BLOCKS

## Four Seasons

150 KEY 5-STAR HOTEL  
DELIVERING 2028

## Union Pier

\$2B MEGA DEVELOPMENT  
MIXED USE, COMMERCIAL,  
RESIDENTIAL

## The Cooper Hotel

225 KEY 5-STAR HOTEL  
20,000 SF EVENT SPACE  
DELIVERING 2026

## 182 Church Street

100 KEY 5-STAR  
HOTEL + RESIDENTIAL  
DELIVERING 2028

## Ansonborough

AFFLUENT DEMOGRAPHICS  
HIGH WALKABILITY  
\$130,558 AVERAGE HHI

200  
MEETING

## Charleston Place

433 KEY 5-STAR HOTEL  
43,000 SF LUXURY RETAIL  
UNDERGOING \$150M IN  
RENOVATIONS



## Visitor Profile

\*DATA FROM 2023

**7.79M**

TOTAL CHS VISITORS

**70.7%**

AVERAGE HOTEL OCCUPANCY

**\$185**

AVERAGE DAILY HOTEL RATE

## Visitor Journey

Prior

Post



## Local Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population	15,339	52,652	128,324
2029 Population	15,832	56,949	134,067
2024 Total Daytime Population	57,614	113,318	185,871
Workers	50,323	87,386	127,817
Residents	7,291	25,932	58,054
<b>HOUSEHOLDS</b>			
2024 Wealth Index	136	117	127
2024 Households	7,149	23,917	57,378
2029 Households	7,554	26,420	61,134
<b>MEDIAN HOME VALUE</b>			
2024	\$1,221,538	\$775,706	\$647,284
2029	\$1,335,714	\$842,809	\$718,153
<b>AVERAGE HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$152,004	\$135,073	\$137,340
2029 Average Household Income	\$178,210	\$154,615	\$158,076
2024-2029 Annual Rate	3.23%	2.74%	2.85%
<b>CONSUMER SPENDING</b>			
Apparel & Services	\$24,360,538	\$72,545,369	\$170,555,027
Entertainment & Recreation	\$38,561,000	\$115,220,210	\$282,699,926
Food & Beverage	\$111,581,713	\$330,430,323	\$787,579,101

\*DATA SOURCE: USA (Esri 2024)

# Around The Neighborhood

ANSONBOROUGH  
NEIGHBORHOOD

200  
MEETING

UNION  
PIER

COMING SOON  
182 CHURCH STREET  
100 KEY HOTEL

  
THE  
CHARLESTON PLACE  
HISTORIC DOWNTOWN

CHARLESTON  
CITY MARKET

# Meeting Street is.. The Meeting Place...



WELCOME TO THE  
BEATING HEART OF ONE OF  
THE TOP LIFESTYLE  
DESTINATIONS IN THE WORLD.



# 200 Meeting At-A-Glance

## RETAIL:

Ground Floor ..... 37,700 SF

## CLASS-A OFFICE:

Second Floor ..... 38,600 SF

Third Floor ..... 38,600 SF

Fourth Floor ..... 37,600 SF

## PARKING:

Parking Garage ..... 355 Spaces



CLASS-A  
OFFICE SPACE

PARKING  
GARAGE

RETAIL  
SPACE

# The 200 Meeting Advantage

At the heart of Charleston's dynamic retail landscape, 200 Meeting Street presents a rare opportunity to establish a presence in one of the most sought-after shopping and lifestyle destinations in the Southeast. This space will offer unparalleled visibility, high foot traffic, and seamless accessibility—complemented by abundant parking, a rarity in the historic district. Designed to meet the demands of modern retailers, 200 Meeting will deliver an irreplaceable scale for luxury brands, setting the stage for an elevated shopping experience.

As Charleston continues to attract affluent residents, visitors, and high-spending consumers, this prime retail corner stands as a gateway to the city's thriving retail scene, offering both prestige and profitability in an environment built for success.



## **ABUNDANT PARKING**

355 covered spots, no comparable retail property with this abundance of parking and a loading bay on the Peninsula

## **UNRIVALED ADDRESS**

200 Meeting is "Main and Main" of the Downtown Charleston retail marketplace

## **IRREPLACEABLE SCALE**

Large, luxury retail availabilities aren't available ANYWHERE else in the Charleston MSA

## **HARD CORNER**

Increasing both visibility and foot traffic, and leading to only the best opportunities

# Retail Space... With Room To Park

While parking may be a challenge for many downtown retailers, 200 Meeting Street offers a rare and highly sought after parking opportunity. The unbeatable parking garage provides a reliable and convenient option for the buildings office users, as well as its customers, offering ease of access and peace of mind while they shop or dine. This added convenience encourages longer visits and repeat business for both locals and out-of-town shoppers who may otherwise be deterred by the hassle of finding parking.

Loading  
Bay/Door

Parking Garage  
ENTRANCE/EXIT



Parking Garage  
ENTRANCE/EXIT

Parking Garage  
EXIT ONLY



**355**

**TOTAL PARKING  
SPACES AVAILABLE**

★All parking availability is on a first come / first served basis. Parking services both 200 Meeting's office users and retail customers.

## A STATEMENT-MAKING HARD CORNER

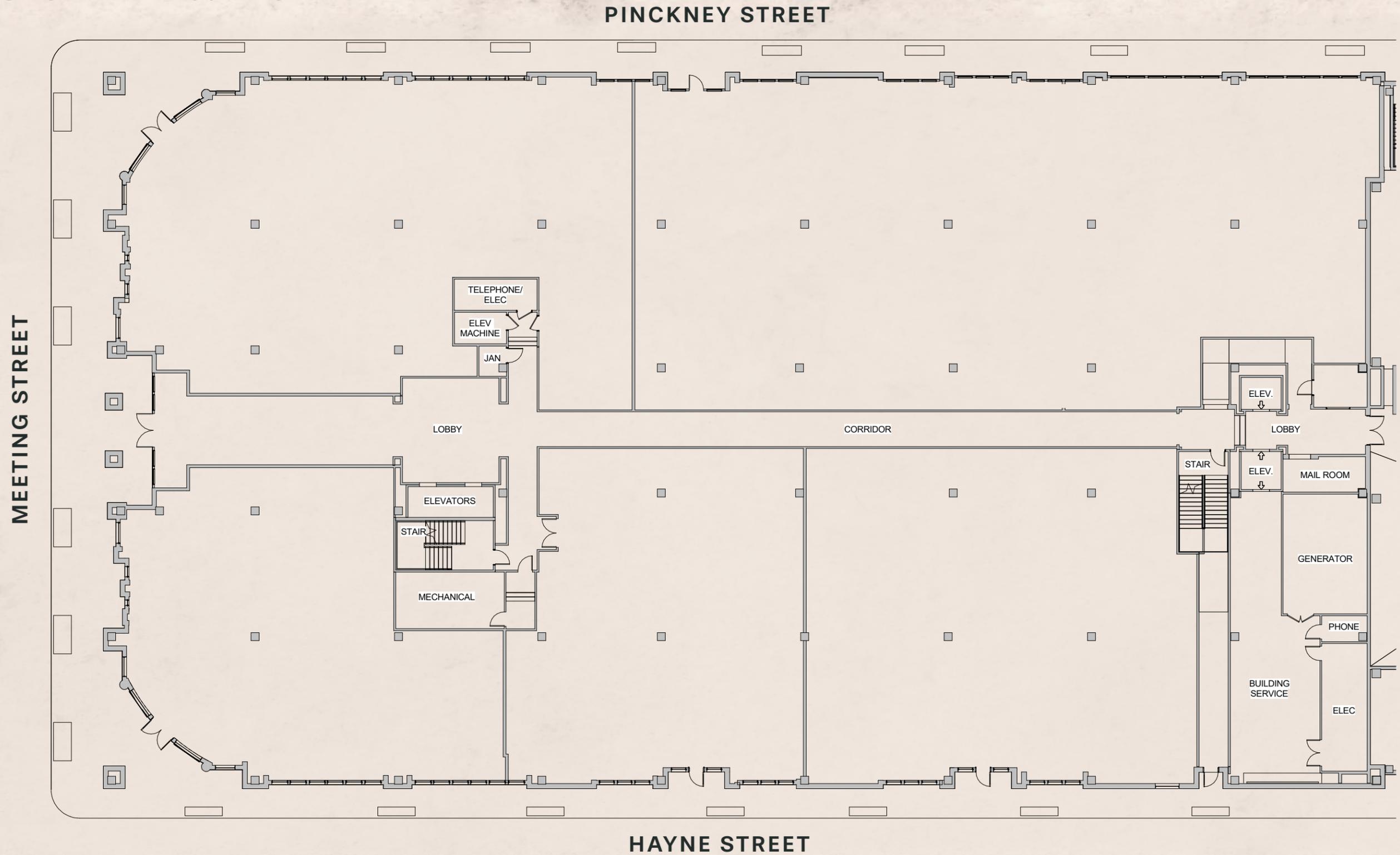
Charleston, known for its cobblestone streets, waterfront views, and picturesque architecture. Among this architecture is its iconic canted corner storefront design, a distinctive feature for 200 Meeting Street's retail. These angled corners not only welcome the steady foot traffic, but also maximizes visibility from multiple directions, making the perfect opportunity for businesses to stand out.



16' HEIGHT



# Retail Floor Plans



# 2020 MEETING

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