



180 East Bay Street
First Floor Retail Opportunity
Charleston, SC 29401

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About the Property

NAI Charleston is pleased to present **180 East Bay Street**, a $\pm 3,269$ SF first floor retail opportunity available for lease in the heart of Charleston's historic French Quarter. This premier location offers an exceptional setting for a dry goods retailer, art gallery, or restaurant concept seeking to establish a presence in one of the city's most sought after neighborhoods. Situated just steps from City Market, Waterfront Park, proposed Restoration Hardware, and acclaimed dining and retail destinations such as Slightly North of Broad and Magnolia's, the property benefits from outstanding walkability, high visibility, and consistent foot traffic year-round. The space has been home to Gordon Wheeler's art gallery since 1990, reflecting its longstanding appeal as a destination within the district. A Tenant Improvement Allowance (TIA) is negotiable for qualified tenants. Additionally, there is potential to expand into the second floor, which offers approximately $\pm 4,000$ SF.

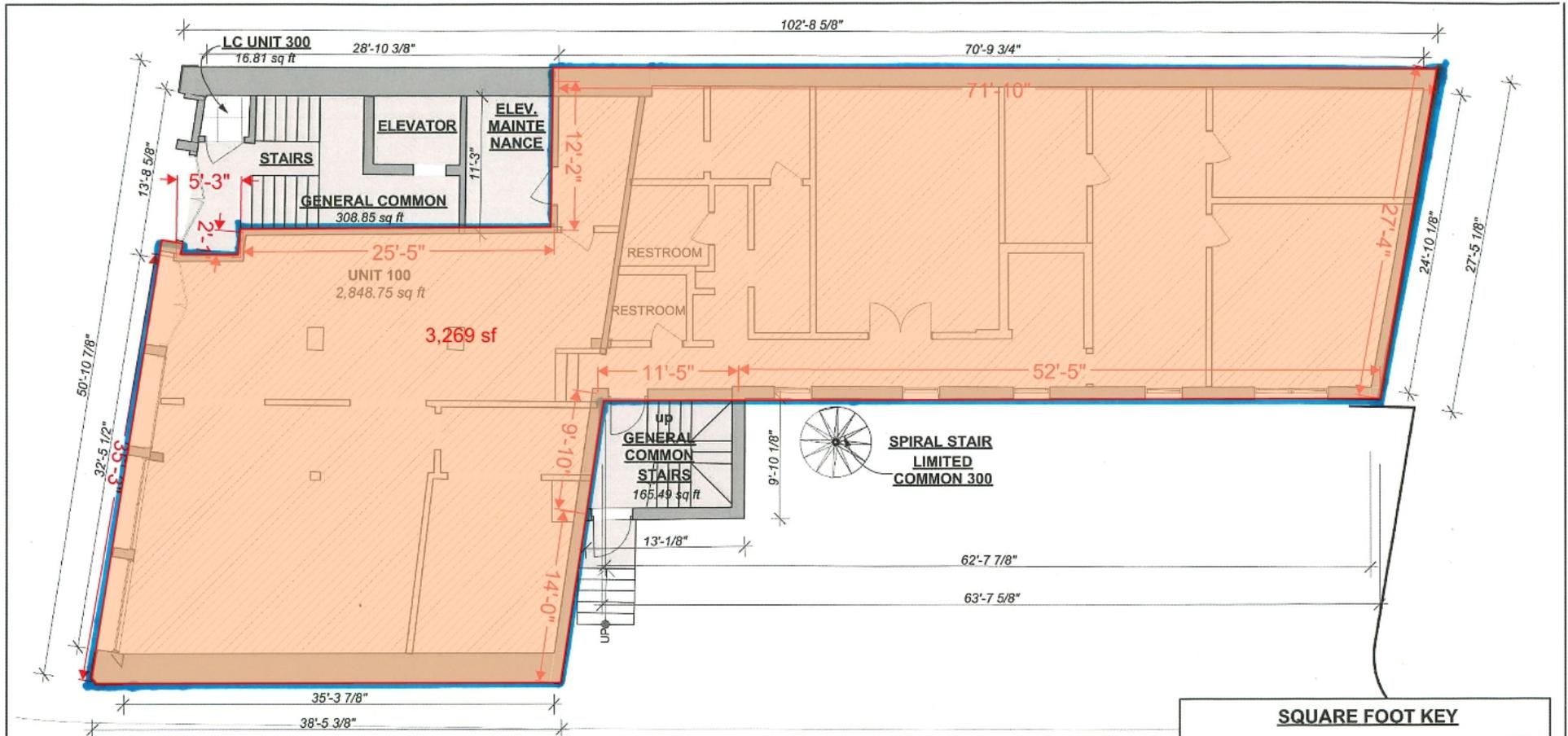
For further details regarding overall availability or details regarding the second floor, please contact the listing brokers.



Offering Summary

Address:	180 East Bay Street, First Floor Charleston, SC 29401
First Floor:	$\pm 3,269$ SF
Floor Plan:	Mostly open
Parking:	Call for details
Availability:	Call for details
Zoning:	GB- General Business (City of Chs)
TMS #:	458-09-02-027
Lease Rate:	\$75/SF, NNN

Floor Plan



GROUND FLOOR PLAN - EXISTING

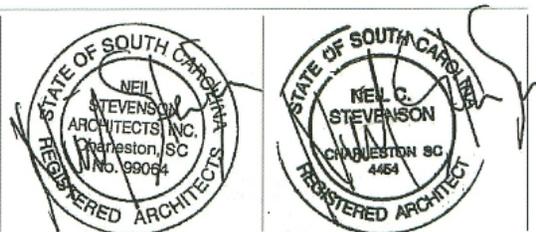
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN - EXISTING

180 EAST BAY STREET
 CHARLESTON SOUTH CAROLINA
 29401

Date: 4/29/2024



SQUARE FOOT KEY

GENERAL COMMON AREA

LIMITED COMMON AREA

UNIT 100

UNIT 200

UNIT 202

UNIT 300

SQUARE FOOTAGE AREA TO THE INSIDE OF EXTERIOR & DEMISING WALLS



Aerial



Notable Neighbors

Not only is the Historic District home to dining, shopping and working, it is walking distance to the Waterfront Park, The Battery, and the King Street shopping & dining corridor. These are all major visiting hubs for the city of Charleston.



KING STREET

Forbes Traveler's "10 Top Shopping Districts in the USA"

Charleston's historic downtown remains the shopping and dining hub of the region. Retail, anchored by King Street, draws a strong and varied customer base with over 7 million visitors each year. King Street's remarkable history and eclectic mix of fashion, art, antiques, home décor, and extraordinary food makes it one of the most vibrant and distinctive downtowns in America. A perfect blend of local, regional, and national shops that remains the place to be for retailers of all types.

WATERFRONT PARK

Linear Park & Pier along the Charleston Harbor



Waterfront Park overlooks the Charleston Harbor with views of the Ravenel Bridge and Fort Sumter. It is eight total acres with a long pier containing picnic tables and wooden swings. The iconic Pineapple Fountain and the Splash Fountain are attractions for kids of all ages. Additionally, there are spacious lawns and a path for pedestrian use.

THE BATTERY

Landmark Defensive Seawall, Garden and Promenade



Famous for its stately Antebellum homes and named for a civil-war coastal defense artillery battery at the site, "The Battery" stretches along the lower shores of the Charleston peninsula. It is bordered by the Ashley and Cooper Rivers, which meet here to form Charleston harbor. First used as a public park in 1837, the area now known as White Point Garden became a place for artillery during the American Civil War.

Notable Neighbors



UNION PIER

Mixed-Use Redevelopment along the Waterfront

The Union Pier project represents the largest redevelopment opportunity on Charleston's peninsula in decades. Union Pier, located at 32 Washington Street, is a 70-acre waterfront site in downtown Charleston, South Carolina, historically used as a shipping terminal and cruise ship port. The proposed redevelopment plan includes approximately 40 acres designated for mixed-use development, featuring 1,600 residential units, 300,000 square feet of office space, and 300,000 square feet of retail space. The development aims to integrate green spaces, enhance public waterfront access, and address stormwater management and flood mitigation. The redevelopment also plans to preserve historic elements, while improving traffic flow, walkability, and parking. Overall, the Union Pier redevelopment seeks to create a vibrant, resilient neighborhood that honors Charleston's history while accommodating future growth.



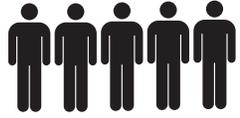
THE COOPER

The Peninsula's Only Waterfront 5-Star Hotel

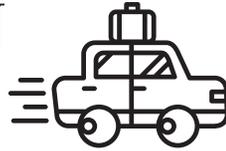
The Cooper is Charleston's upcoming luxury waterfront hotel, set to open in spring of 2026. Located at 176 Concord Street, it will be the only five-star hotel directly on the Charleston Peninsula's waterfront, adjacent to Joe Riley Waterfront Park a place for artillery during the American Civil War. The hotel will offer 191 rooms and suites, each with panoramic views of the Cooper River and downtown Charleston. Guests can enjoy four public dining venues, including a waterfront diner, coffee shop, seafood restaurant, and a rooftop lounge with floor-to-ceiling glass walls offering nearly 360-degree views of the harbor and the iconic Pineapple Fountain. The hotel will feature 20,000 square feet of indoor and outdoor event space, ideal for both social and corporate gatherings. A wellness spa, boutique shopping, and a private marina with luxury cruising vessels are also planned. The Cooper will enhance public access to the waterfront by extending Waterfront Park by over 400 feet and adding a dock and marina facility.

Charleston Fast Facts

POPULATION



869,940



33 PPL

ON AVERAGE, THE AREA SEES 33 NEWCOMERS PER DAY

WORKFORCE

±35,000

28.5%

INCREASE IN EMPLOYMENT OVER THE LAST DECADE

JOBS FORECASTED TO BE ADDED IN NEXT 3 YEARS



KEY ECONOMIC DRIVERS

TOURISM

7.9 MILLION

VISITORS ANNUALLY



\$14 BILLION

AVERAGE ANNUAL ECONOMIC IMPACT

Source: Charleston Regional Development Alliance

AVIATION

10.8 BILLION

BOEING

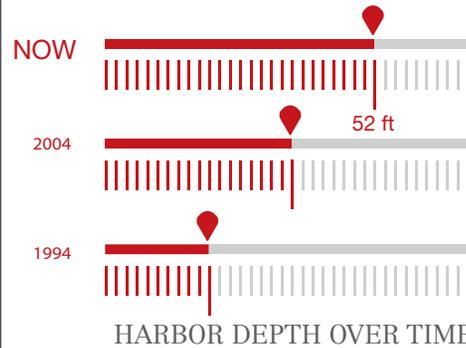
\$ PUMPED INTO CHS

MILITARY

25,000

ACTIVE DUTY & CONTRACT CIVILIAN

PORT OF CHARLESTON



HARBOR DEPTH OVER TIME

±87 BILLION

ANNUAL STATEWIDE IMPACT

±260,000

JOBS CREATED

AUTOMOTIVE

2ND

HIGHEST EMPLOYMENT CONCENTRATION FOR TRANSPORTATION EQUIPMENT MANUFACTURING

13,000+

TECHNICALLY-SKILLED AUTOMOTIVE WORKERS

VOLVO



65+ AUTOMOTIVE MANUFACTURERS & SUPPLIERS

CHARLESTON ACCOLADES

#1

South's Best Cities
Southern Living
(2017-2025)

#1

City in the U.S.
Travel + Leisure
(2013-2024)

#1

Small City in the U.S.
Condé Nast
(4 years in a row)

Top 5

Best of the World
National Geographic
(2023)

#2

**Top Island in the U.S. -
Kiawah Island**
Condé Nast
(2025)

Contact Us

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