



**VAUGHAN STREET**

**SPRING STREET 76,500 VPD 2023**

**DOWNTOWN CHARLESTON  
STAND ALONE DRIVE THRU  
RESTAURANT FOR LEASE**

221 Spring Street  
Charleston, SC 29403

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**COLDWELL BANKER  
COMMERCIAL  
ATLANTIC**

RETAIL FOR LEASE

# PROPERTY OVERVIEW

Positioned in the heart of Charleston's bustling commercial corridor, this 1,952 SF free standing retail space on 0.27 acres is one of the only restaurant sites on the market with a drive-thru. This property offers unmatched visibility and accessibility. Located along Spring Street off Septima Parkway, a major thoroughfare connecting downtown Charleston to surrounding neighborhoods of James Island and West Ashley, this property benefits from high daily traffic counts and excellent exposure.

## Key Location Advantages:

- **High-Traffic Area:** Situated along a primary route to and from downtown Charleston, ensuring strong customer flow.
- **Drive-Thru Convenience:** Ideal for quick-service restaurants, coffee shops, or retail businesses seeking efficient customer access.
- **Proximity to Major Attractions:** Just minutes from historic downtown Charleston, the Medical University of South Carolina (MUSC), and The Citadel, attracting a diverse customer base.
- **Surrounding Growth:** Close to new residential developments, hotels, and commercial projects, enhancing future business potential.
- **Strong Signage Potential:** Pylon signage capability for maximum visibility to passing traffic.
- **Easy Accessibility:** Convenient access to I-26 and Highway 17, plus public transportation options nearby.

This is a rare opportunity to secure a highly visible location in Charleston's thriving retail market. Contact us today for more details!

221 Spring Street | Charleston, SC 29403



## RETAIL FOR LEASE



### LEASE RATE

\$50 PSF NNN



### ZONING

City of Charleston - PUD -  
Planned Unit Development



### ACRES

0.27 Acres



### BUILDING SIZE

1,952 SF



### COUNTY

Charleston County



### TAX ID

460-10-04-011



### PARKING

13 Parking Spaces



### BUILDING TYPE

Stand alone Drive thru



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# AERIAL

JAMES ISLAND

WEST ASHLEY



76,500 VPD 2023



Future  
**aloft**  
HOTELS  
175 Rooms



SAVANNAH HWY/HWY 17  
**SITE**



SPRING STREET

221 Spring Street | Charleston, SC 29403

RETAIL FOR LEASE



SAVANNAH HWY/HWY 17

SITE



SPRING STREET



221 Spring Street | Charleston, SC 29403



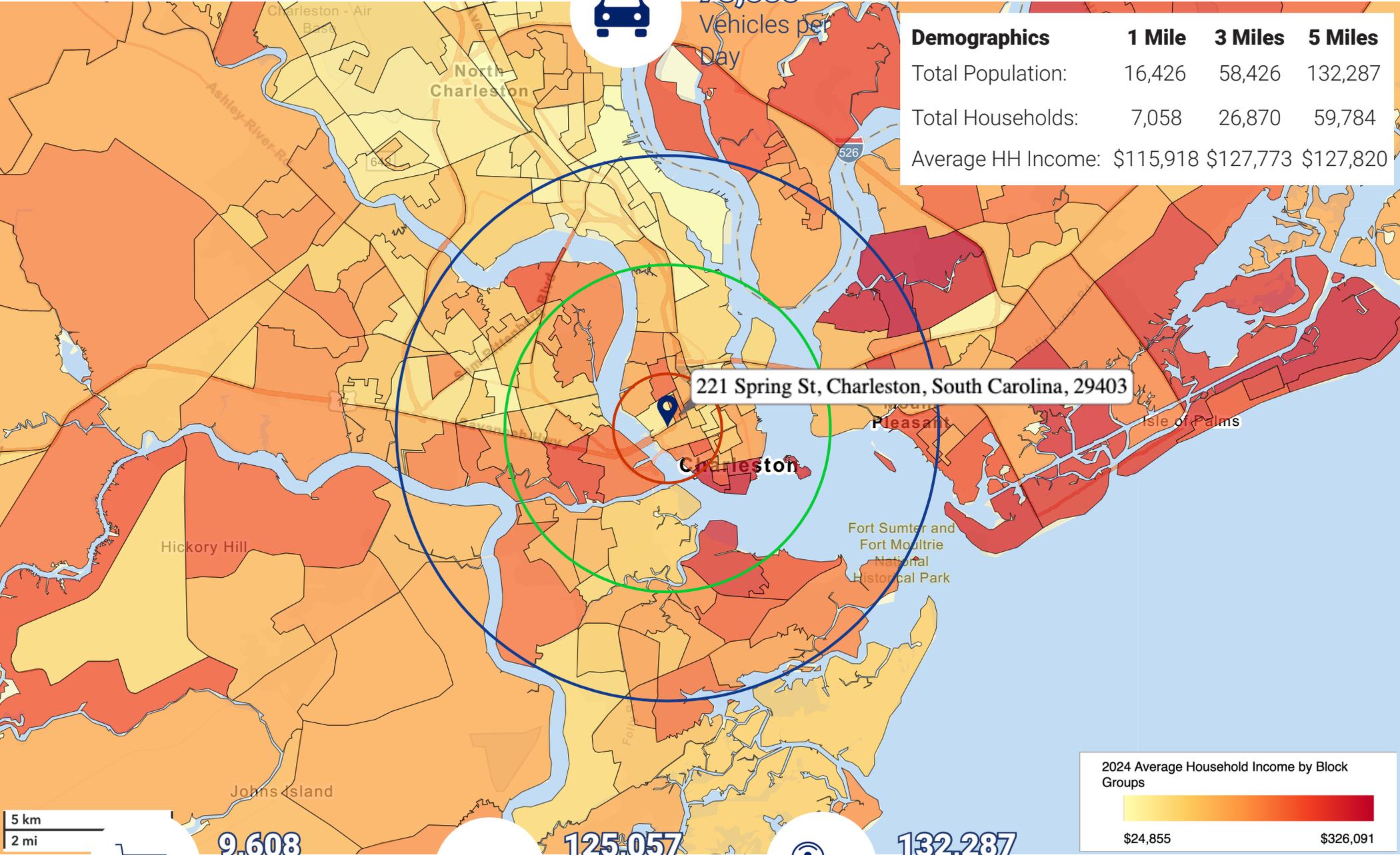
# DEMOGRAPHICS



75,600

Vehicles per Day

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	16,426	58,426	132,287
Total Households:	7,058	26,870	59,784
Average HH Income:	\$115,918	\$127,773	\$127,820



221 Spring St, Charleston, South Carolina, 29403

Charleston



5 km  
2 mi



**9,608**  
Businesses  
within 5 Miles



**125,057**  
Employees  
within 5 Miles



**132,287**  
Population  
within 5 Miles

All demographics based on Esri forecasts for 2024

SCDOT AADT 2023

RETAIL FOR LEASE

# CHARLESTON METRO AREA

The Charleston region's population is growing 3X faster than the U.S. average, to more than 849,000. A steady stream of well-educated young talent, who come for jobs – or create their own in our entrepreneurial friendly environment – are helping to boost that number.



S.C. Department of Employment & Workforce  
Business Intelligence Department

## POPULATION & DEMOGRAPHICS

**849,000**

Charleston Region Population

**38.5**

Median Age

**40+**

New people move to the region  
each day

<https://charlestonregionaldata.com/profile-metro>  
<https://www.crda.org/local-data/population-demographics/>

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