



For Sale

Gas Station & Convenience Store

420 MEETING STREET

420 MEETING ST, CHARLESTON, SC 29403

for more information, please contact:

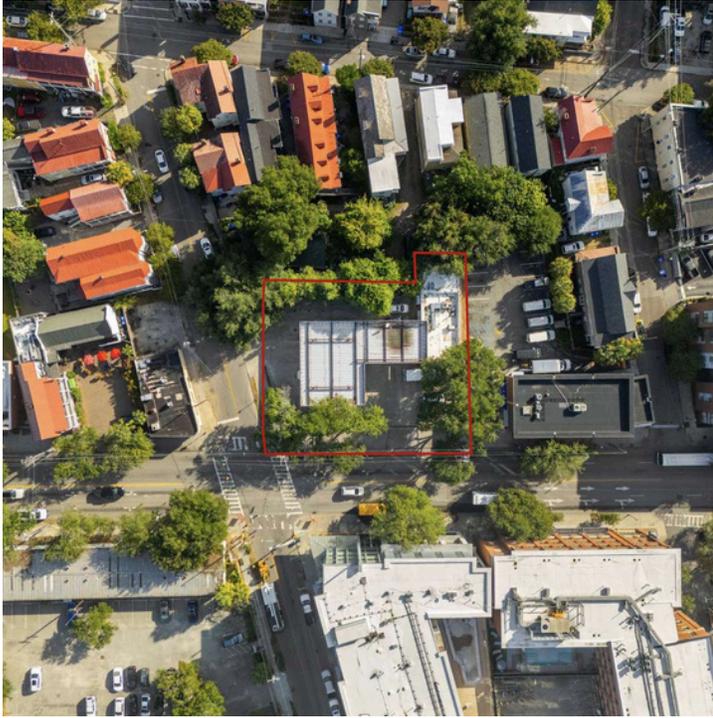
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PROPERTY OVERVIEW

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PROPERTY OVERVIEW

420 Meeting Street is strategically located in the heart of downtown Charleston, offering prime visibility along one of the peninsula's main thoroughfares with an average daily traffic count of 17,000 vehicles. The site is surrounded by upscale retail, restaurants, multifamily developments, and hospitality, including The Charleigh, The Guild, Skygarden Apartments, Morrison Yard, The Francis Marion, The Dewberry, Charleston Place, and Hotel Bennett. The area continues to experience strong northward growth and redevelopment, making this a highly desirable investment corridor.

Retail rates from national retailers along King Street range between \$85-\$95 per square foot, while Meeting Street averages between \$45-\$65 per square foot. Prominent national tenants in the vicinity include Apple, Lululemon, J.Crew, Walgreens, Family Dollar, Intuit, Vineyard Vines, Pottery Barn, Williams Sonoma, and West Elm, contributing to the area's strong retail demand and high pedestrian activity.

Currently occupied by Exxon and Scotchman, this property represents a rare investment opportunity on the Charleston peninsula. With only five competing gas stations in the area, high traffic exposure, and proximity to major residential and commercial growth, 420 Meeting Street offers exceptional long-term potential for investors or developers seeking a high-performing asset in one of Charleston's most dynamic markets.

OFFERING SUMMARY

Sale Price:	\$3,500,000
Building Size:	1,270 SF
Lot Size:	0.36 Acres
Year Built:	1992
Zoning:	MU-2/WH

PROPERTY HIGHLIGHTS

- Prime accessibility with close proximity to major highways
- Heart of the Peninsula, minutes from King Street
- Premiere frontage off of Meeting Street

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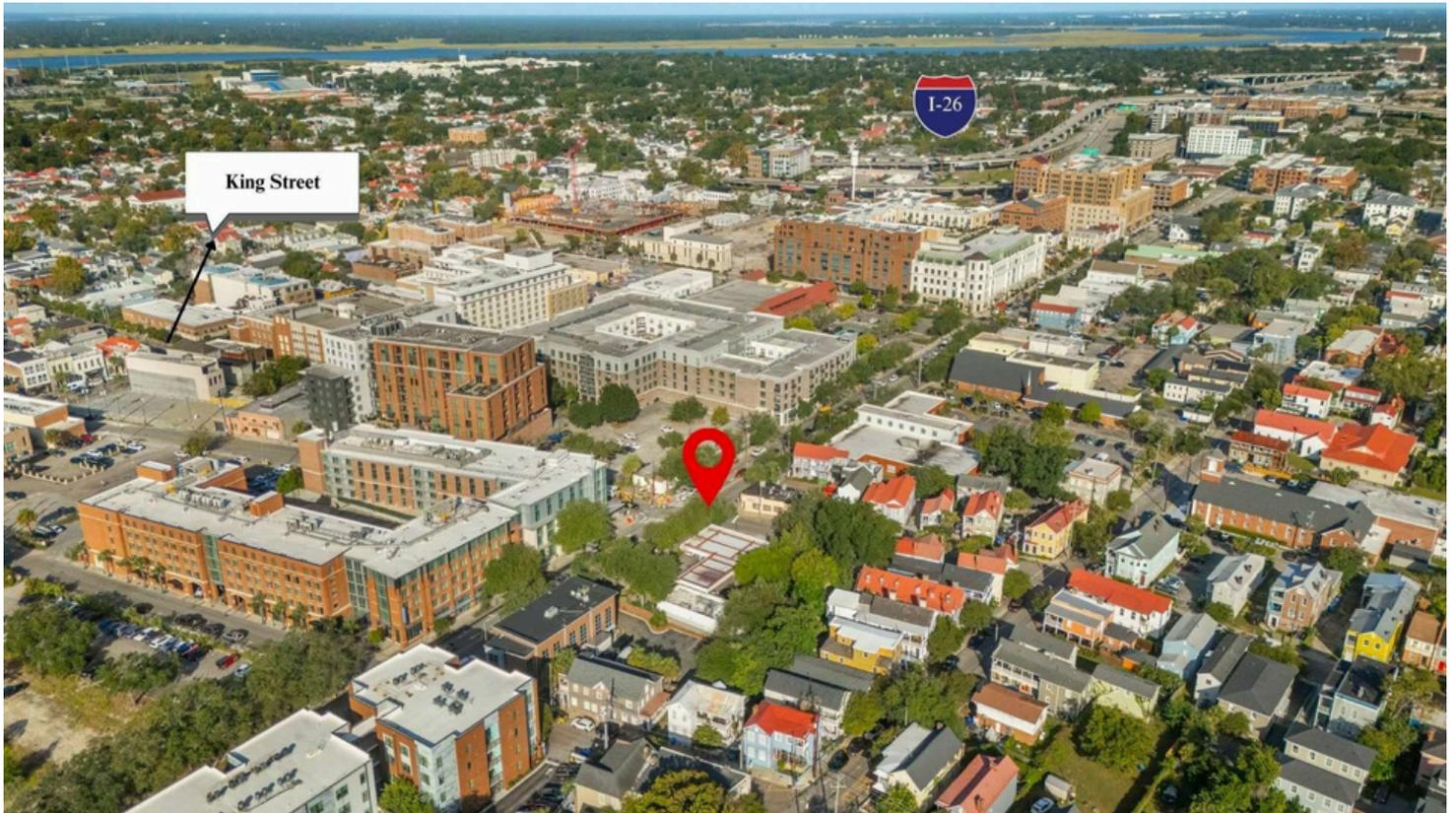
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GAS STATION & CONVENIENCE STORE PROPERTY FOR SALE

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FRONT DOOR TO THE EAST SIDE NEIGHBORHOOD



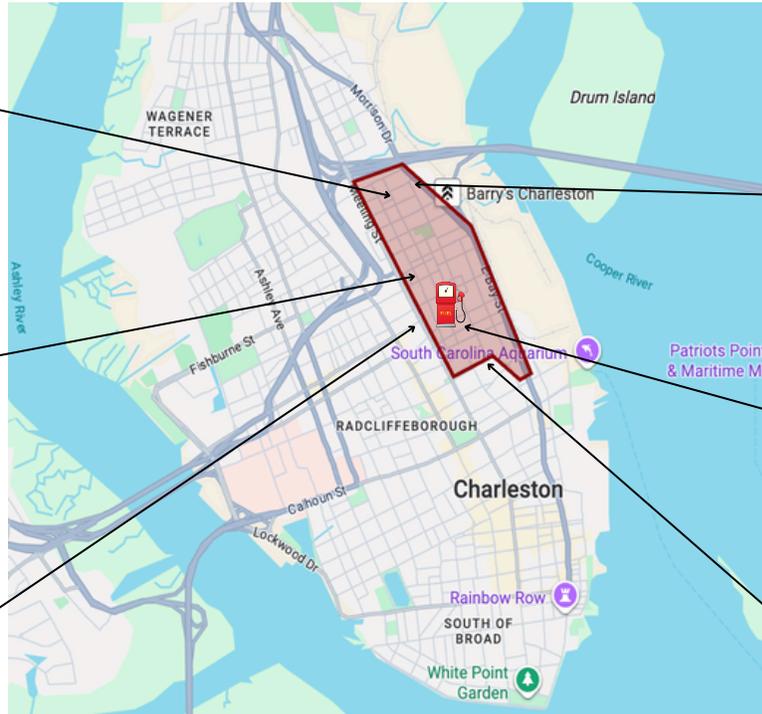
Taco Boy



City Lights East Side



Big Bad Breakfast



Wonder's Way Bike Path
Ravenel Bridge



The Cigar Factory



Hannibal's Kitchen

Located in Charleston's rapidly evolving East Side neighborhood, 420 Meeting Street benefits from a prime downtown location surrounded by a growing residential community. The East Side—one of Charleston's most historic districts—is experiencing a vibrant resurgence, with redeveloped housing, retail, and hospitality projects, transforming the area while preserving its rich cultural character.

Within walking distance to the Cigar Factory, upscale restaurants, and boutique shops, the neighborhood offers a unique blend of old Charleston charm and modern urban energy. Residential values continue to rise, with the area seeing a 21% increase in home sale prices per square foot, reflecting strong demand and ongoing investment in this dynamic part of the peninsula.

Photo Sources:

1. <https://www.tacoboy.net/location/downtown-taco-boy/>
2. <https://www.cntraveler.com/restaurants/charleston/hannibals-kitchen>
3. <https://www.counton2.com/news/local-news/charleston-county-news/way-back-wednesday-the-cigar-factory/>
4. https://www.postcard.inc/places/city-lights-eastside-charleston-Fa0DAaYsv0_
5. <https://bigbadbreakfast.com/locations-old-2/charleston-sc/>
6. <https://experiencemountpleasant.com/point-of-interest/wonders-way/>

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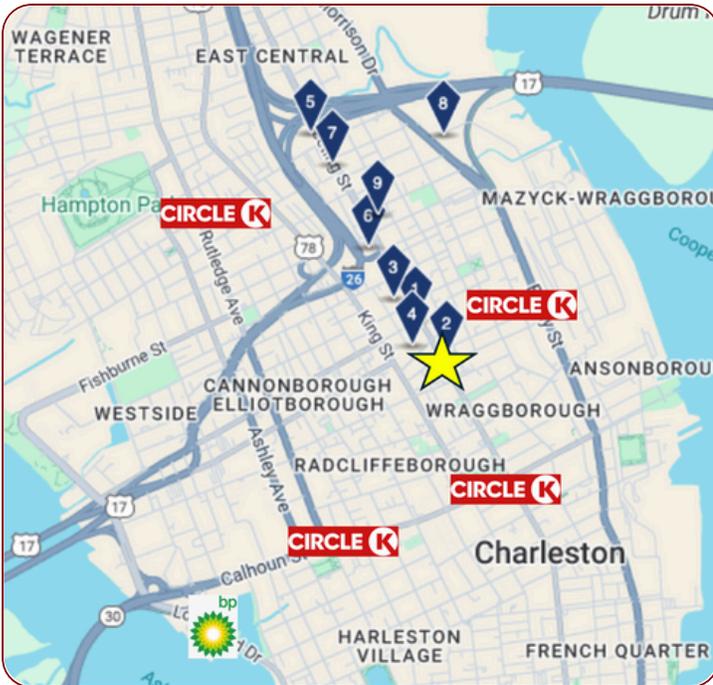
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APARTMENT METRICS

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Apartments near 420 Meeting Street, such as The Guild, Meeting Street Lofts, and Morrison Yard, average \$1,972 per month, reflecting the area’s upscale residential demographic. These well-occupied multifamily developments contribute to a steady local customer base with strong disposable income, reinforcing the strategic value of 420 Meeting Street as a daily-stop retail asset within Charleston’s growing downtown residential community.

Number	Address	Apartment	Rate	Units
1	441 Meeting St	The Charleigh	\$ 1,949.50	200
2	400 Meeting St	400 Meeting	\$ 1,156.50	40
3	128 Columbus St	The Guild	\$ 2,968.00	226
4	28 Woolfe St	SkyGarden	\$ 2,209.50	94
5	601 Meeting St	Meeting Street Lofts	\$ 1,671.00	346
6	511 Meeting St	511 Meeting	\$ 1,941.00	221
7	577 Meeting St	The Porter	\$ 1,658.00	118
8	838 Morrison Dr	Morrison Yard	\$ 2,229.00	380
9	530 Meeting St	Summit Place	\$ 1,970.00	118
			\$ 1,972.50	Average

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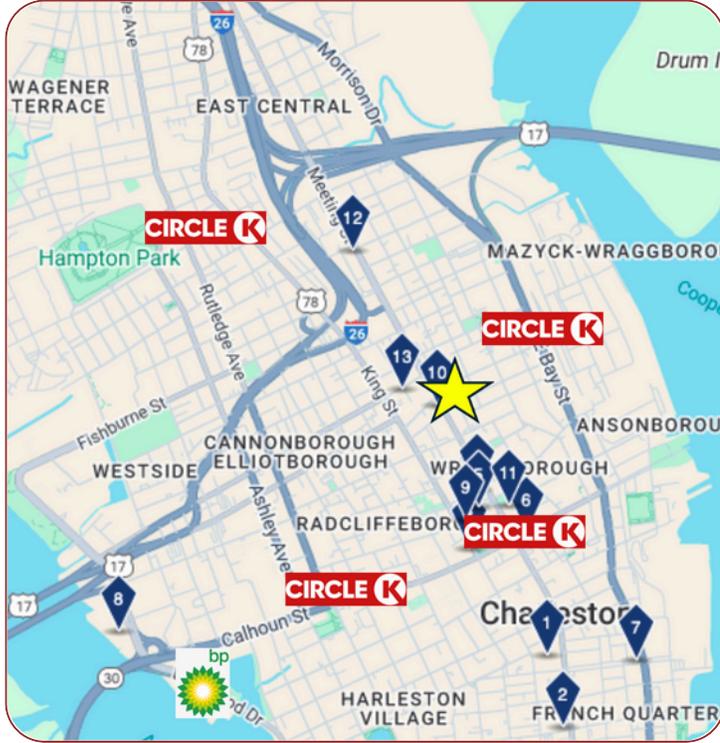
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HOSPITALITY METRICS

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The surrounding hospitality market is robust, with nearby hotels averaging \$372 per night on weekdays and \$633 on weekends. Prominent properties such as The Charleston Place, Hotel Bennett, and The Dewberry demonstrate the area’s premium visitor draw and high tourism spending power. This strong hotel presence enhances daily traffic to 420 Meeting Street and supports a diverse mix of customers—from local residents to tourists.

Number	Address	Hotel	Rate (Weekday)	Rate (Weekend)	Units
1	205 Meeting St	The Charleston Place	\$ 645	\$ 847	427
2	115 Meeting St	Mills House Charleston	\$ 365	\$ 775	218
3	387 King St	Francis Marion Hotel	\$ 189	\$ 329	232
4	345 Meeting St	Hampton by Hilton Inn	\$ 256	\$ 457	170
5	337 Meeting St	Embassy Suites by Hilton	\$ 218	\$ 427	152
6	125 Calhoun St	Courtyard Charleston	\$ 303	\$ 726	176
7	225 E Bay St	Market Pavilion Hotel	\$ 489	\$ 689	70
8	45 Lockwood Dr	Hilton Garden Inn	\$ 222	\$ 450	141
9	404 King St	Hotel Bennett Charleston	\$ 665	\$ 999	179
10	415 Meeting St	Homewood Suites by Hilton	\$ 259	\$ 518	139
11	334 Meeting St	The Dewberry Charleston	\$ 789	\$ 959	153
12	547 Meeting St	Moxy Charleston	\$ 204	\$ 415	131
13	560 King St	Hyatt Place Charleston	\$ 234	\$ 644	191
			\$ 372	\$ 633	Average

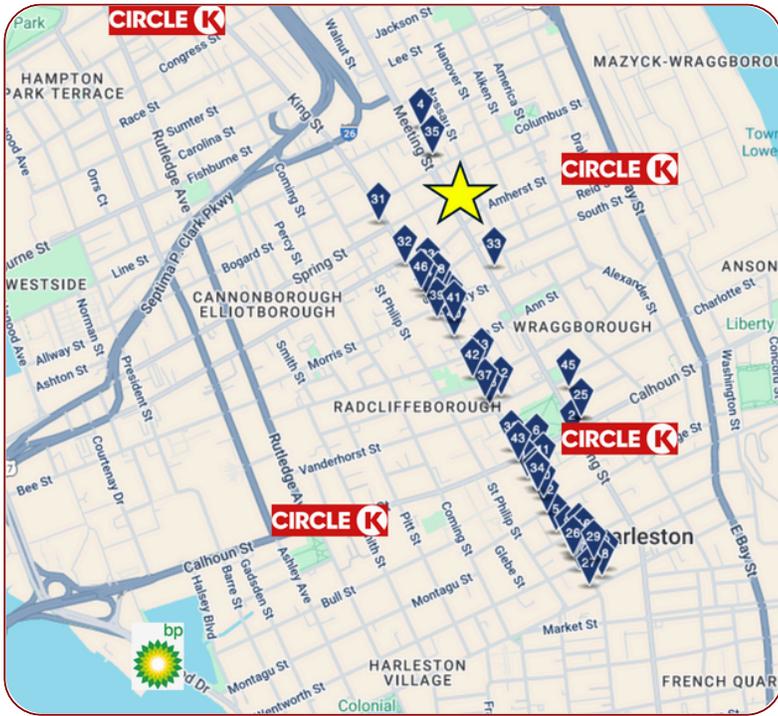
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PROXIMITY TO NATIONAL RETAILERS

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	Address	Tenant
1	281 King St	H&M
2	315-317 Meeting St	First National Bank
3	482-484 King St	West Elm
4	478 Meeting St	Family Dollar
5	301 King St	Apple Store
6	145 Calhoun St	Walgreens
7	92 Hasell St	Anthropologie
8	472 Meeting St	Sherwin-Williams
9	289-291 King St	Sephora
10	264 King St	J.Crew
11	360 King St	YETI
12	412 King St	Bennett Hospitality
13	434 King St	Halls Chophouse
14	359 King St	Williams-Sonoma
15	290 King St	Untuckit
16	282 King St	Madewell
17	269 King St	aerie
18	254 King St	Golden Goose
19	275 King St	Vineyard Vines
20	345 King St	Kenny Flowers
21	494-496 King St	Kohler
22	315-325 King St	Pottery Barn
23	516 King St	The Athlete's Foot
24	320 Meeting St	Circle K
25	320 Meeting St	Shell
26	279 King St	Lululemon
27	251 King St	Lilly Pulitzer
28	502 King St	Starbucks
29	71 Wentworth St	Kendra Scott
30	333 King St	Chubbies
31	595 King St	Jersey Mike's Subs
32	567 King St	Subway
33	396-398 Meeting St	Enterprise Rent-A-Car
34	341 King St	Woof Gang Bakery & Grooming
35	472 Meeting St	Ups Store
36	409 King St	Old Whaling Company
37	415 King St	Rocky Mountain Chocolate Factory
38	387 King St	Starbucks
39	501 King St	Jeni's Splendid Ice Creams
40	473 King St	myPhoneMD
41	474-476 King St	Hot Little Biscuit Callies
42	431 King St	Hall Hospitality Group, LLC
43	379-381 King St	Refuel
44	529 King St	The Nickel Hotel
45	334 Meeting St	Saks Fifth Avenue
46	535-537 King St	Orvis

The immediate retail environment surrounding the subject property features a dynamic mix of national, luxury, and local brands including Apple, Sephora, Anthropologie, West Elm, H&M, J.Crew, YETI, Lululemon, Lilly Pulitzer, and Williams-Sonoma, alongside Charleston staples such as Halls Chophouse. This balanced blend of flagship national retailers and beloved local operators fuels consistent foot traffic from both residents and visitors alike. Everyday conveniences such as Family Dollar, Walgreens, and the UPS store serve the growing resident base, while experiential and lifestyle concepts like Woof Gang Bakery & Grooming, and Old Whaling Company contribute to the area's lively, walkable character. With nearby residents spending nearly \$2,000 per month and weekend hotel rates regularly exceeding \$600 per night, the area demonstrates strong spending power and reliable weekday-to-weekend demand.

As the northern peninsula continues its evolution into a vibrant live-work-play district, 420 Meeting Street is ideally positioned to capture untapped market potential in mid-tier convenience retail, specialty coffee, fast-casual dining, and wellness offerings. The property stands to complement the high-end national brands concentrated further south on King Street, while serving the expanding population of residents, hotel guests, and commuters driving daily activity throughout the area.

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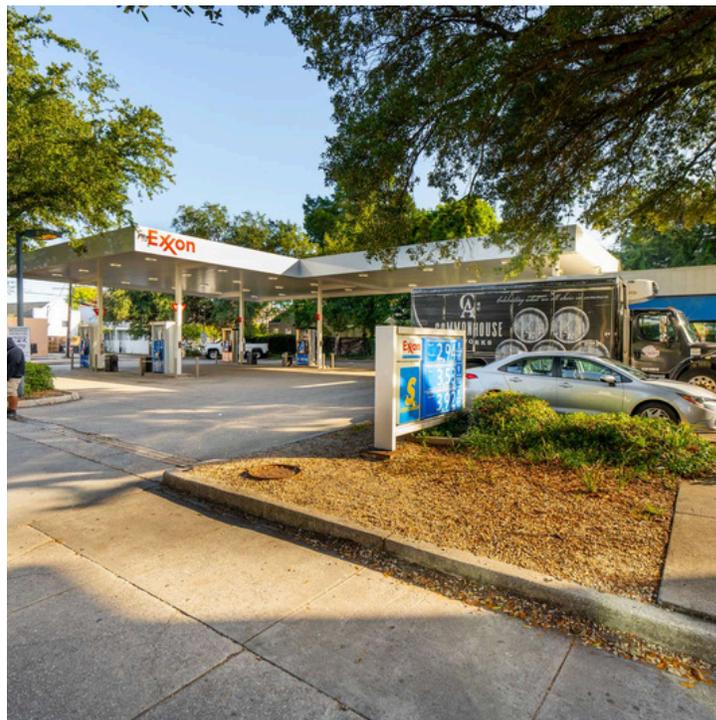
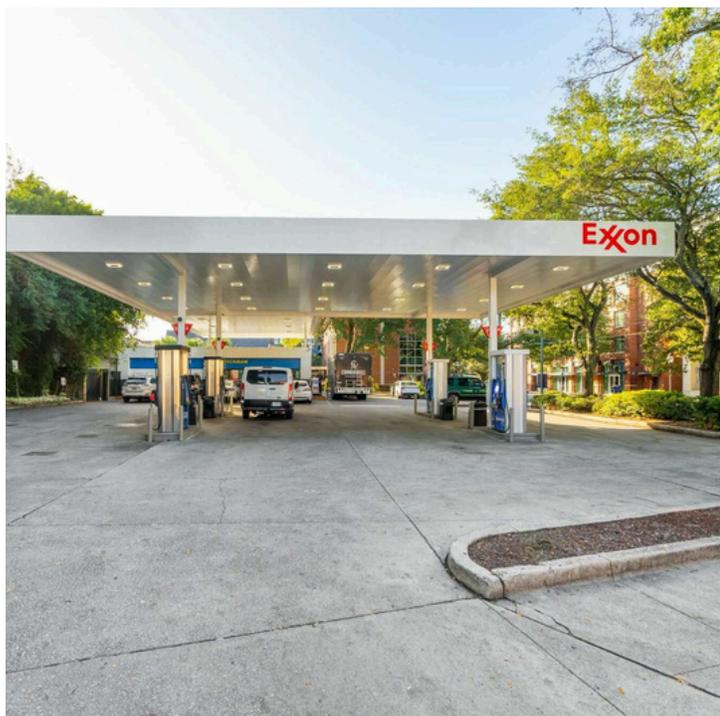
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PHOTOS

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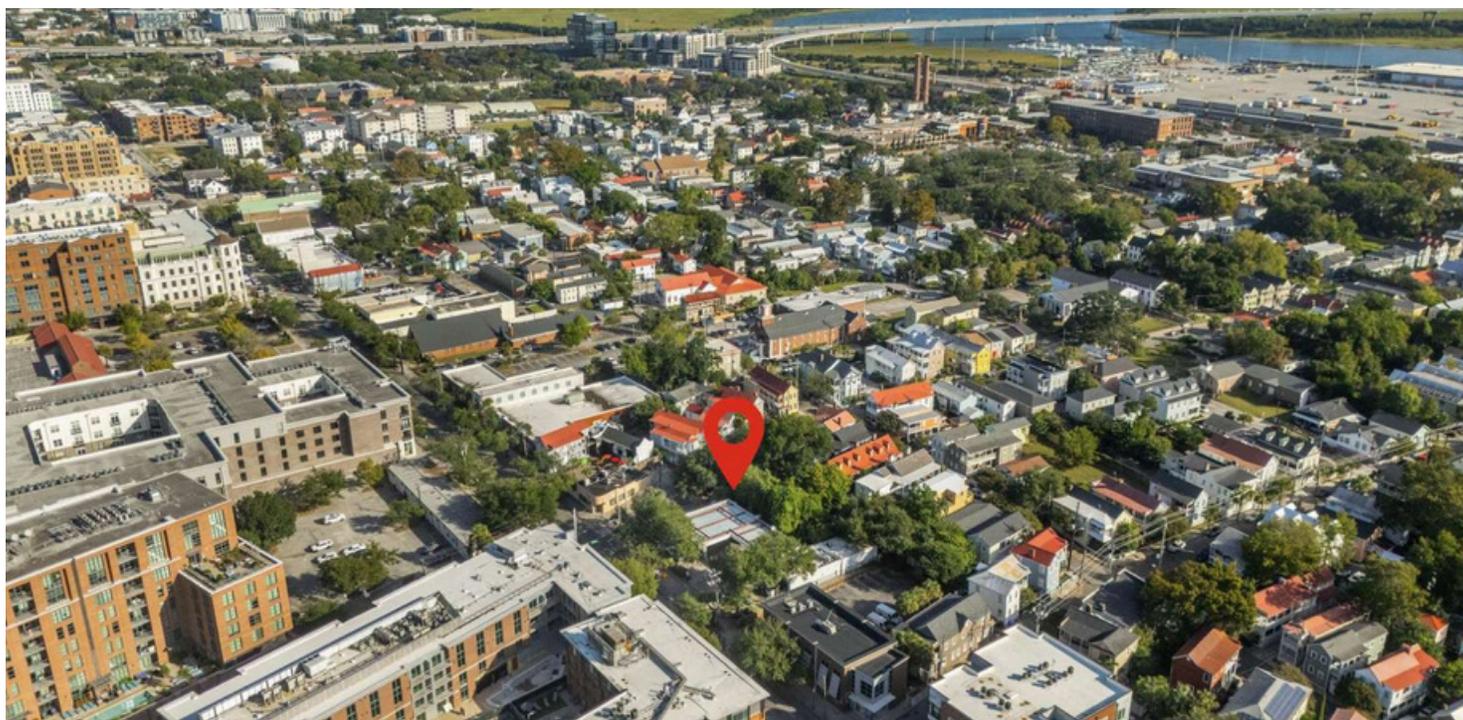
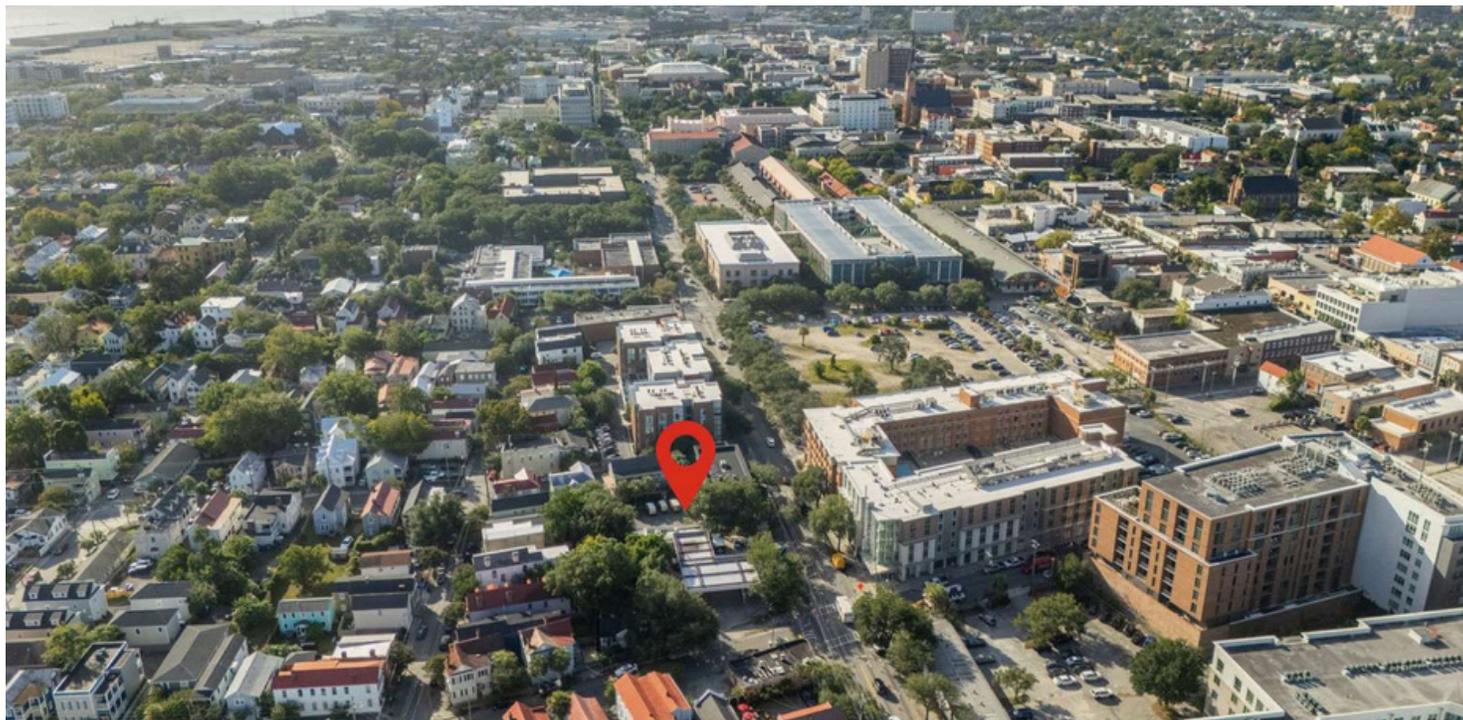
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AERIAL PHOTOS

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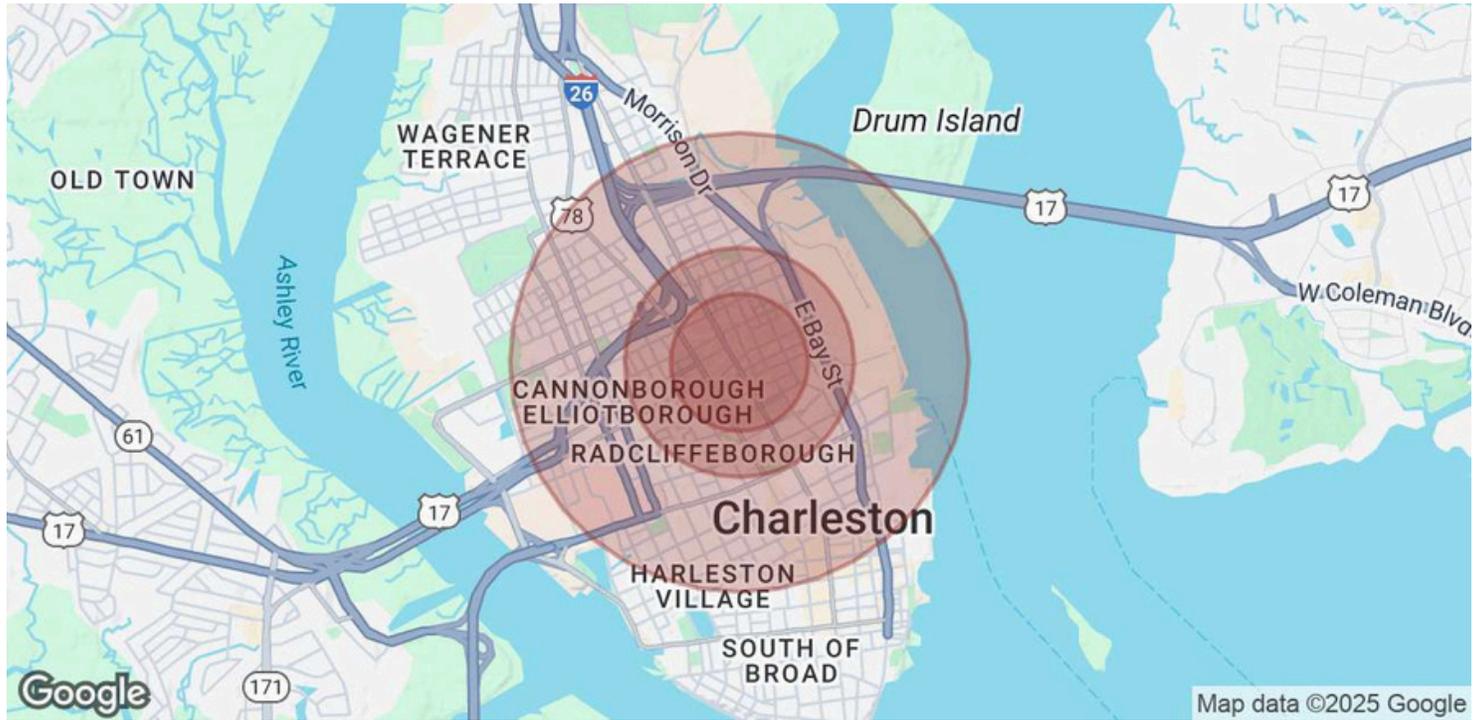
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DEMOGRAPHICS

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,239	7,626	20,099
Average Age Average	34	34	35
Age (Male) Average	34	34	35
Age (Female) Average	33	34	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,500	3,540	9,494
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$84,764	\$85,142	\$97,655
Average House Value	\$864,120	\$897,632	\$894,588

Demographics data derived from AlphaMap

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