



For Lease

OFFICE/RETAIL SPACE

46 STATE ST, UNIT B

CHARLESTON, SC 29401

for more information, please contact:

■ **JOSEPH TECKLENBURG** PRINCIPAL 843.343.2268 josepht@cctre.com

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OFFERING SUMMARY

Lease Rate:	\$36 SF/yr (NNN)
Available SF:	1,500 SF
Zoning:	GB

PROPERTY OVERVIEW

Located in the heart of historic Downtown Charleston, 46 State Street, Unit B offers a rare opportunity to lease approximately 1,500 square feet of charming office or retail space in one of the city's most desirable and walkable locations.

Situated just off Queen Street and Cumberland Street, the property is surrounded by Charleston's renowned restaurants, boutique retailers, hotels, galleries, and historic destinations, providing an exceptional setting for businesses looking to establish a presence in the heart of the Peninsula.

The space features an open first-floor layout with a full kitchenette, restroom, and in-unit washer and dryer. The second floor includes two private offices and two additional restrooms, offering an ideal balance of collaborative and private workspace.

With its historic character, flexible layout, and premier Downtown Charleston location, 46 State Street is well suited for a variety of professional office, creative, showroom, studio, or boutique retail users.

***NNN Fees are estimated to be \$12.30 psf.

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PHOTOS



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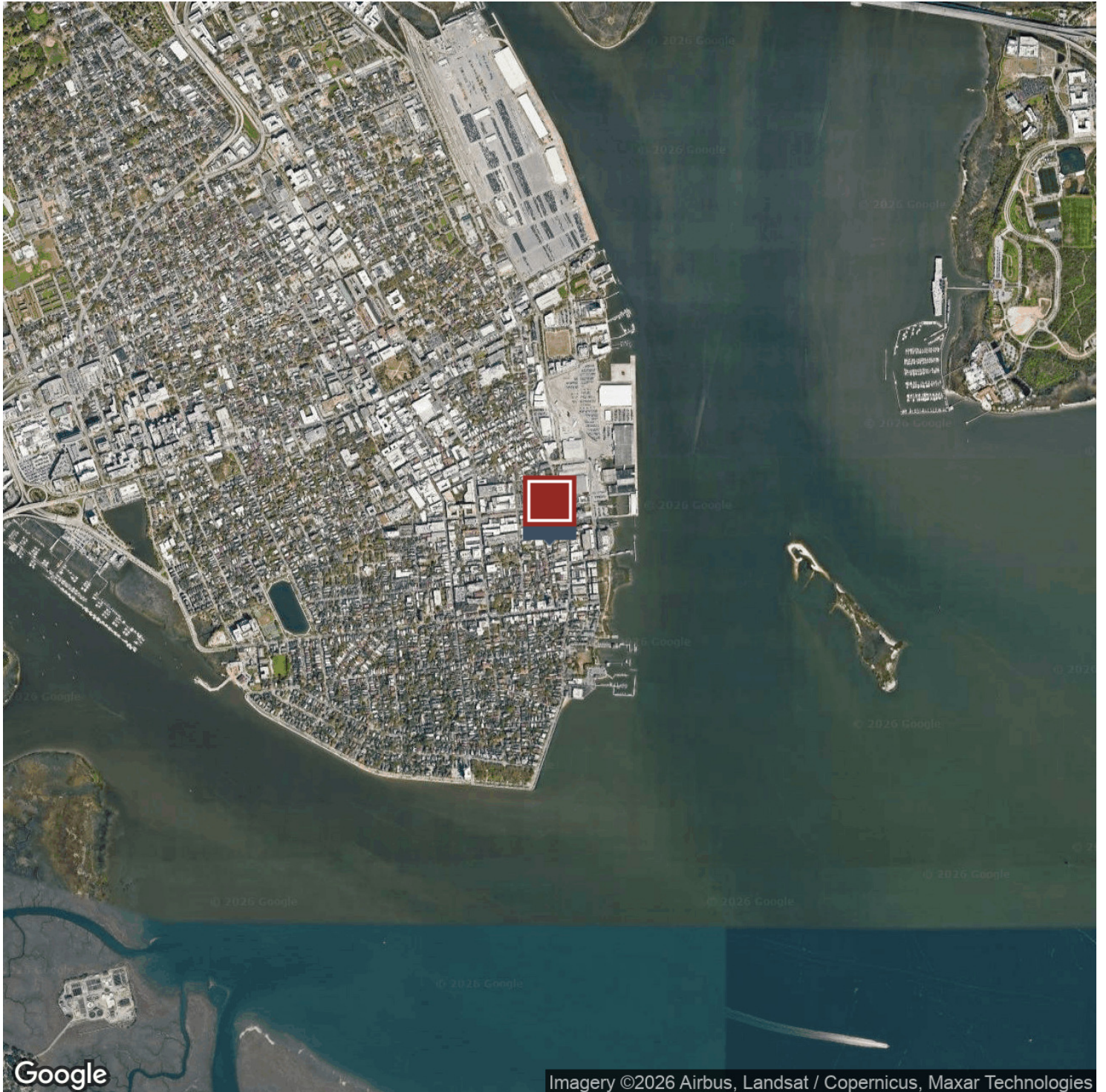
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LOCATION MAP



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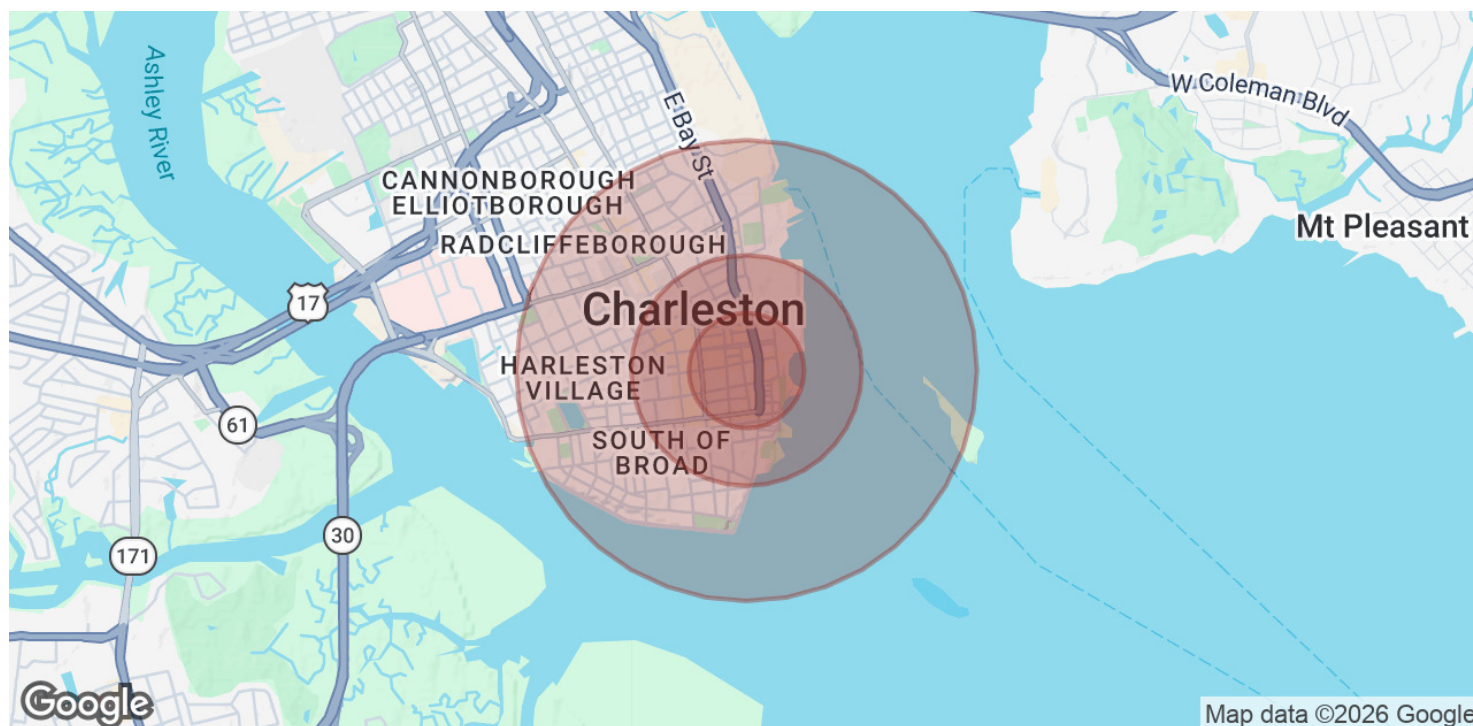
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DEMOGRAPHICS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	436	2,895	10,121
Average Age	57.3	37.8	34.4
Average Age (Male)	52.5	36.3	34.4
Average Age (Female)	59.5	37.3	34.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	254	1,236	4,007
# of Persons per HH	1.7	2.3	2.5
Average HH Income	\$174,547	\$172,552	\$170,980
Average House Value	\$2,030,888	\$1,764,509	\$1,484,317

2023 American Community Survey (ACS)

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