



RETAIL SPACE FOR LEASE

87 Center Street
Folly Beach, SC 29439

Kip Bowman | Principal | kipbowman@gmail.com
Sara Bodell | Broker | sbodell@cbsatlantic.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

RETAIL SPACE FOR LEASE

PROPERTY OVERVIEW

Welcome to Folly Beach! This 2,630 SF ground-floor retail space at Hotel Folly is now available for lease, offering a fantastic opportunity in a brand-new, Class-A facility. This location is the “gateway” to Folly Beach and has exceptional visibility with a beautiful view of Folly River. Adjacent to the Folly River Boat Landing, this space is designed for maximum versatility. It features six new roll-up doors, including two roll-up bar areas, providing a seamless indoor-outdoor flow. The spacious patio areas are perfect for dining or entertainment, enhancing the overall appeal by connecting any patrons to the beautiful vistas of the Lowcountry. A 1,500-gallon grease trap is already installed, making it an ideal location for food-related businesses. Whether you’re catering to visitors heading to the boat landing or looking for a prime retail spot in a high-traffic area, this location is a rare find—there are no other commercial spaces available for lease on Folly Beach!

87 Center Street Street | Folly Beach, SC 29439



COLDWELL BANKER
COMMERCIAL
ATLANTIC

RETAIL SPACE FOR LEASE

OFFERING SUMMARY



LEASE RATE

\$42 PSF
\$10.50 NNN



ZONING

Center Street Overlay
District (CSOD)



AVAILABLE SF

2,630 SF



COUNTY

City of Folly Beach
Charleston County



TAX ID

328-10-00-062



PARKING

Public Parking Spaces
Available

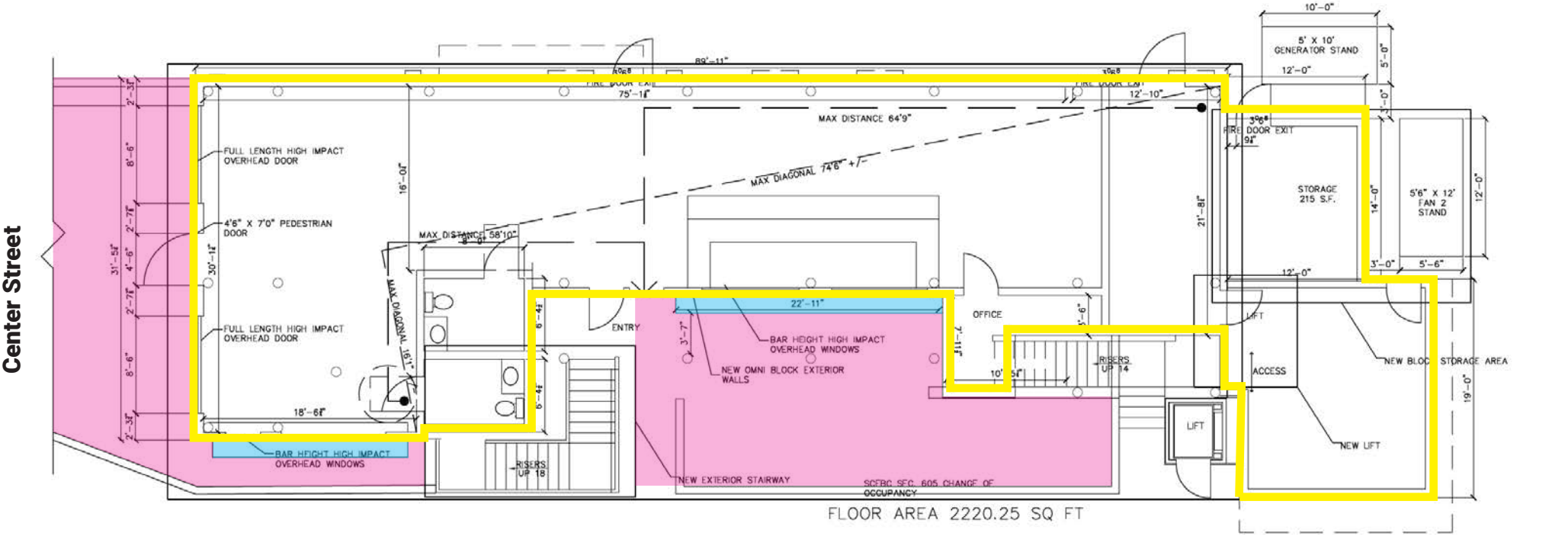
87 Center Street Street | Folly Beach, SC 29439



COLDWELL BANKER
COMMERCIAL
ATLANTIC

RETAIL SPACE FOR LEASE

SITE PLAN



Folly River View

0 GROUND FLOOR CODE PLAN
SCALE: 1/8"=1'-0" @ 22"x34" OR 1/16"=1'-0" @ 11"x17"

KEY

Bar Seating

Patio Seating
1,300 SF

RETAIL SPACE FOR LEASE

LOCATION



FOLLY RIVER
BOAT LANDING

HOTEL FOLLY

SUNSET CAY
MARINA

Folly Beach Rd

87 Center Street

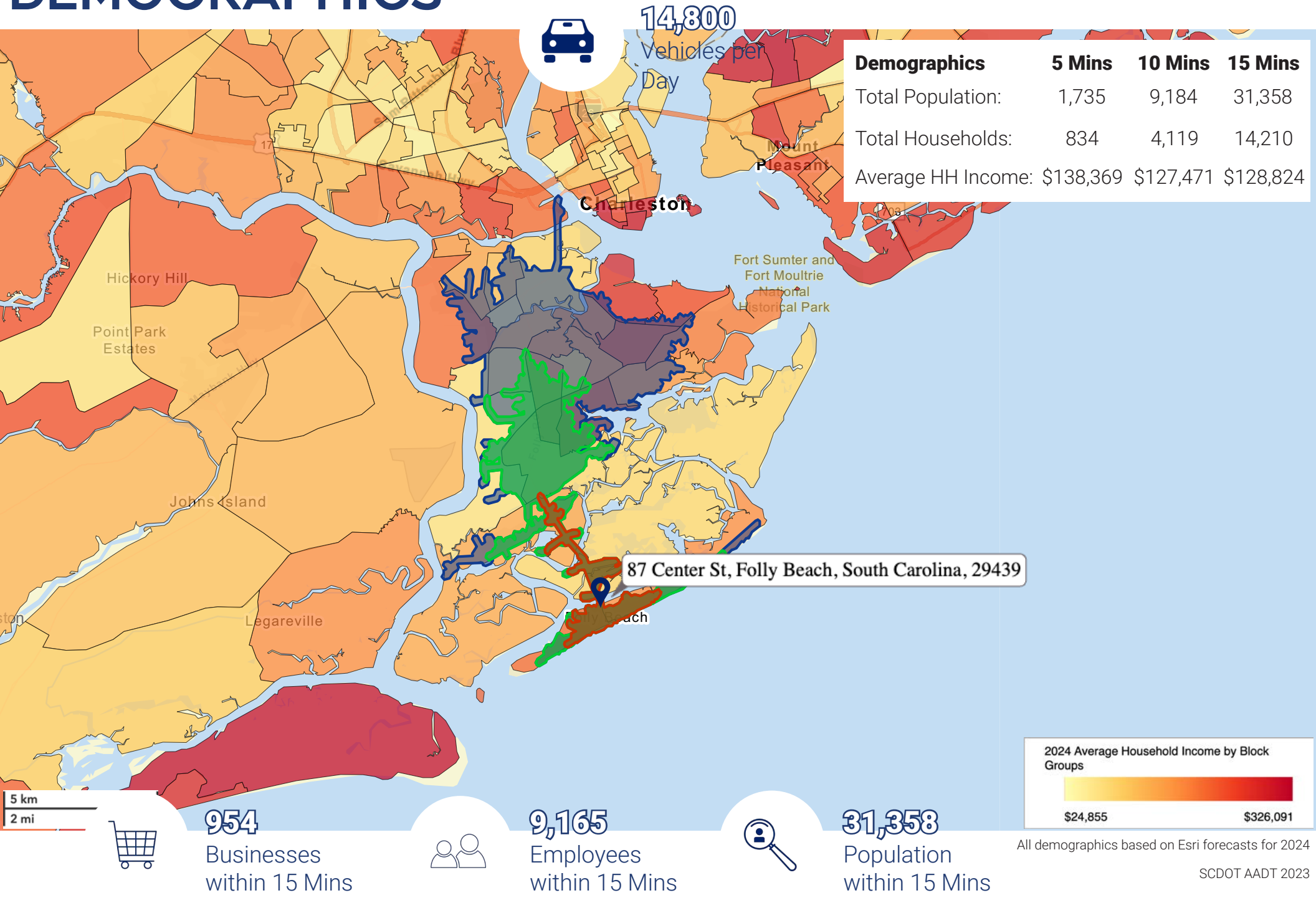


FOLLY BEACH PIER



87 Center Street | Folly Beach, SC 29439

DEMOGRAPHICS



RETAIL SPACE 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.



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/>

RETAIL SPACE FOR LEASE



87 Center Street | Folly Beach, SC 29439



RETAIL SPACE FOR LEASE



87 Center Street | Folly Beach, SC 29439

Kip Bowman
Principal
(C) 843.437.0074
kipbowman@gmail.com

Sara Bodell
Broker
(C) 864.903.2731
sbodell@cbsatlantic.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbsatlantic.com | cbcretailatlantic.com

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Coldwell Banker Commercial Atlantic makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.