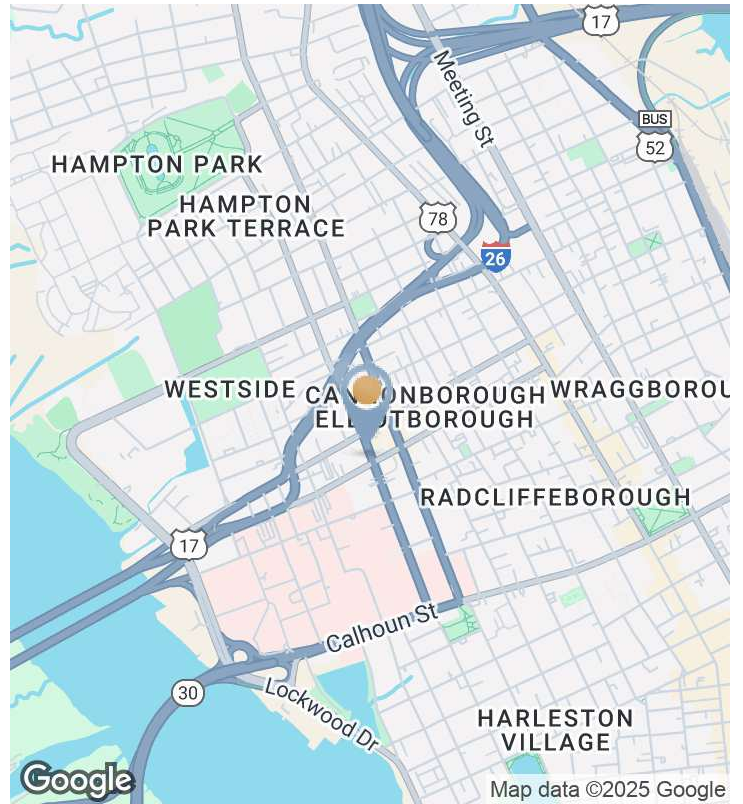


NEW RESTAURANT SPACE IN HISTORIC BUILDING- STR OVERLAY 114 CANNON ST, CHARLESTON, SC 29403



OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr (NNN)
Space Size:	2,633 SF
Available SF:	2,633 SF
Year Built:	1850
Zoning:	Limited Business

PROPERTY OVERVIEW

Iconic Restaurant location in Downtown Charleston located at the lighted corner of Cannon Street and Ashley Avenue. This historic building is centrally located within the affluent and walkable short term rental overlay and is just one block from the Medical University of South Carolina Campus.

This ground floor space has zoning approval for restaurant use with a 14 space parking variance.

This historic building offers large glass windows and multiple store front doors, 11+ foot ceilings, exposed brick and beautiful wide plank hardwood floors. Additionally there is a walled open air patio area that will offer ambient outdoor seating.

Space to be delivered with Sprinkler system installed and ready for restaurant build out. Landlord plans to renovate the front facade and paint building exterior.

Lease rate based on 2,633 RSF including both interior and exterior space.

PROPERTY HIGHLIGHTS

- - 2,000 Grease Trap Installed
- - Full Sprinkler System Installed
- - One Block from MUSC Campus

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Sectioned
Air Patio

