

# FOR LEASE

3,355 SF RETAIL SPACE



345 KING ST, CHARLESTON, SC 29401

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## PROPERTY DESCRIPTION

345 King Street is a well-appointed two-story building south of Calhoun with a nice rooftop area on the 2nd floor. Both first and second floors are well laid out and ideal for a retailer.

Located between George Street and Burns Lane and between Earthbound Trading Company and King Street Foods and across from State & Liberty.

Please contact listing agent for showings. Do not approach employees.

## THE OFFERING

SIZE	LEASE RATE	LEASE TYPE
3,355 SF	\$115.00/PSF	NNN

## PROPERTY SPECS

SPACE AVAILABLE	3,355 SF
LEASE PRICE	\$115 PSF
NNN	\$20.36 PSF
TAX ID/APN	457-04-02-035
COUNTY	Charleston
MUNICIPALITY	City of Charleston
YEAR BUILT	1889
BUILDING TYPE	Stand Alone
ZONING	GB
TRAFFIC COUNT	3,463 VPD

# FIRST FLOOR

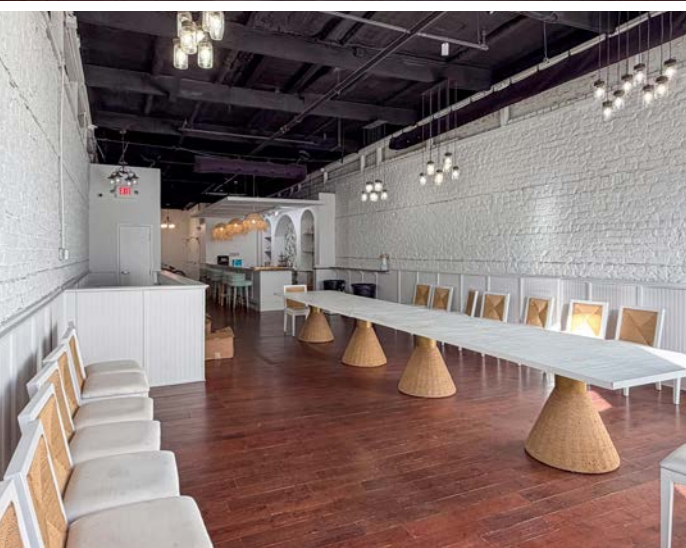
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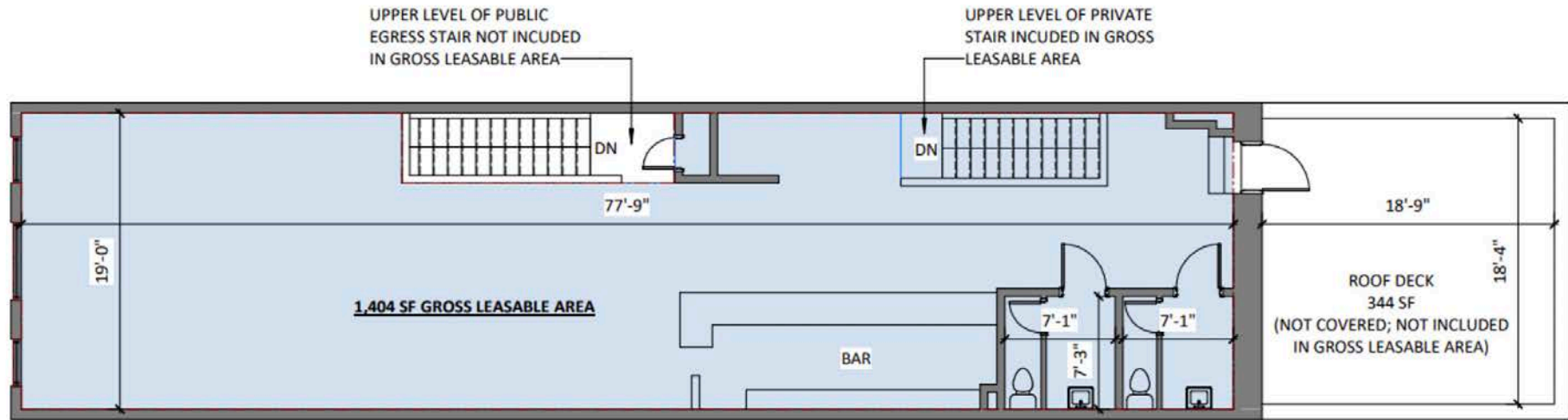


SECOND FLOOR

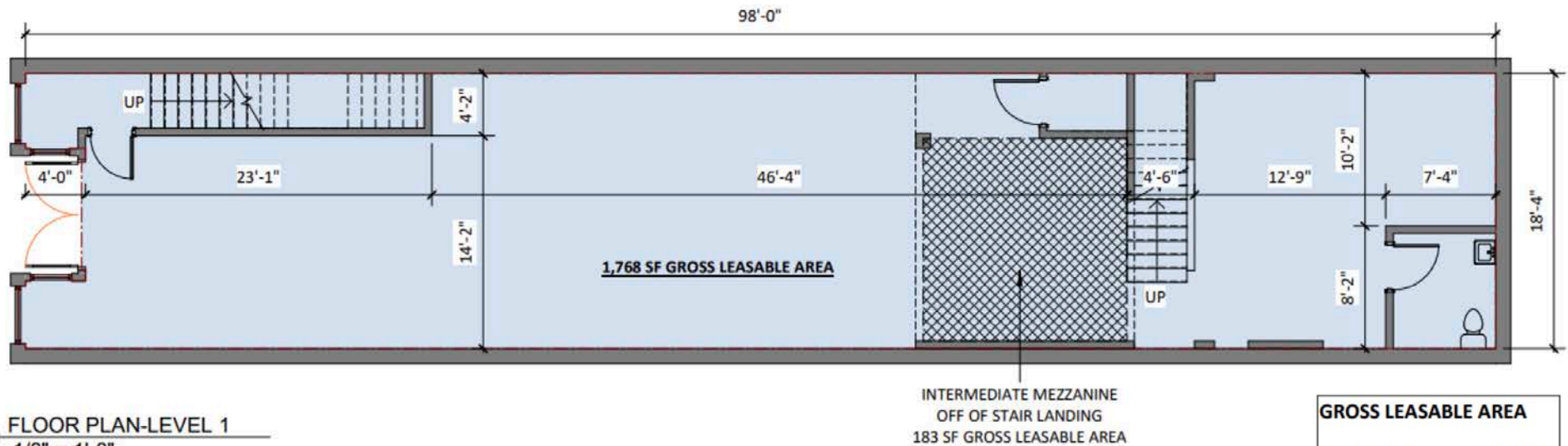


# FLOOR PLAN

345 KING ST, CHARLESTON, SC 29401



② FLOOR PLAN-LEVEL 2  
1/8" = 1'-0"

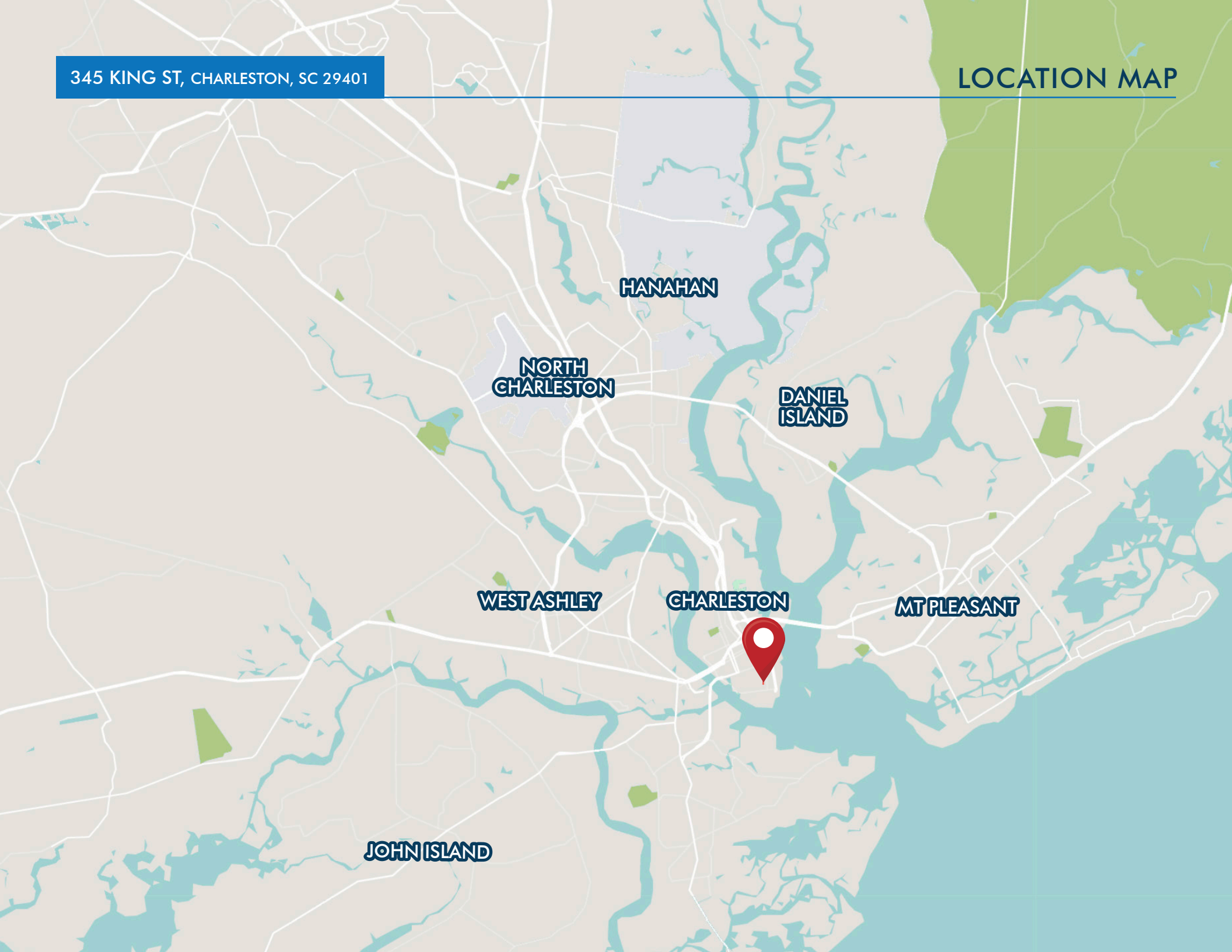


① FLOOR PLAN-LEVEL 1  
1/8" = 1'-0"

GROSS LEASABLE AREA	
1ST FLOOR:	1,768 SF
MEZZANINE:	183 SF
2ND FLOOR:	1,404 SF
<b>TOTAL:</b>	<b>3,355 SF</b>

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LOCATION MAP



# KING STREET OVERVIEW

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Like much of the city of Charleston, King Street has evolved throughout its history. Starting as a port trading post, it is now a thriving shopping and retail destination, serving locals and over 7 million visitors each year. A variety of local, regional, and national retailers reside within King Street's charming pastel buildings, such as fashion, art, antiques home decor and top rated restaurants.

Along with its brick and mortar retailers, King Street is also the host to many events throughout the year such as Second Sunday, Farmers Markets and the Charleston Food and Wine Festival.

King street is divided into three different districts with their own unique charm.

## UPPER KING

Line St to Calhoun St

Located north of Marion Square Park, Upper King is best known for its world class restaurants, trendy bars and design- focused retailers.

## MIDDLE KING

Calhoun St to Market St

Middle King is known as the Fashion District due to its large mix of fashion boutiques, national retailers and luxury stores.

## LOWER KING

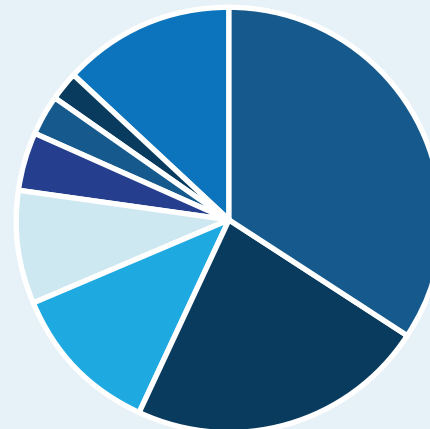
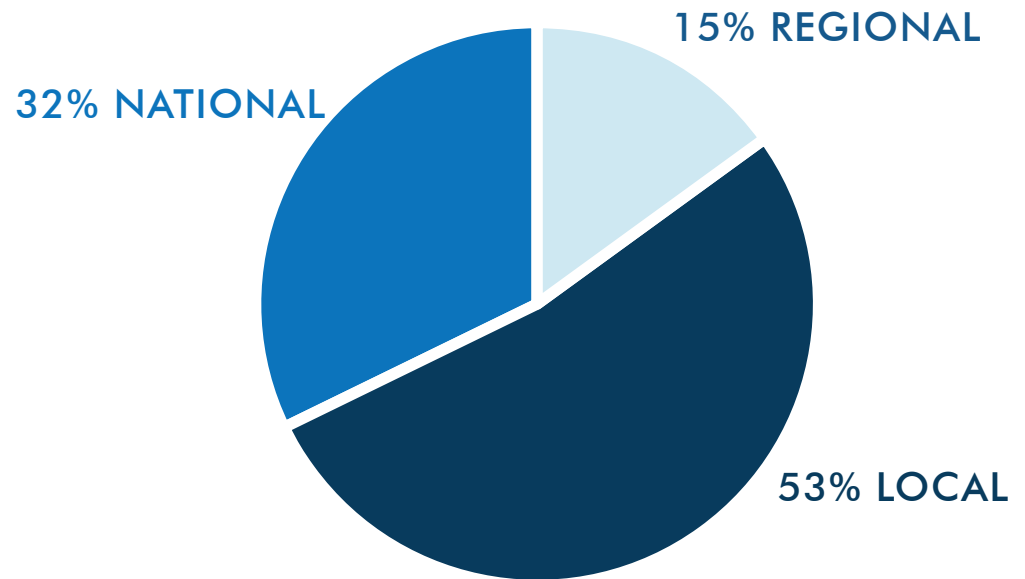
Market St to Broad St

Known as the Antiques District, Lower King is the home to a wide variety of antique stores, fine art galleries, popular restaurants and boutiques.

## OCCUPANCY RATE

92%

## RETAILERS BREAKDOWN



## TYPES OF RETAILERS:

- 32% APPAREL
- 21% RESTAURANT
- 11% SPECIALTY
- 8% OFFICE
- 4% HOUSEWARES
- 3% HEALTH & BEAUTY
- 2% GALLERY
- 12% OTHER SERVICES

### UPPER KING

- Bourbon N' Bubbles
- Uptown Social
- Subway
- Indaco
- Free People
- Harvest Moon Home
- The Darling
- Stars Bar
- The Record Stop
- Altered State
- West Elm
- Halls Chophouse
- Callie's Hot Little Biscuit
- Jeni's Ice Cream
- Republic Garden & Lounge
- Hotel Bennett
- Virginia's On King
- La Patisserie
- Felix Cocktails et Cuisine
- Starbucks
- Sewing Down South

### MIDDLE KING

- Urban Outfitters
- Yeti
- Walgreens
- Alice and Olivia
- Kenny Flowers
- Wool Gang
- Freebird Stores
- Pottery Barn
- Brandy Melville
- The OOPS!
- Studs
- Apple Store
- UNTUCKIT
- H&M
- Kate Spade
- Half Moon Outfitters
- Madewell
- Lululemon
- Vineyard Vines
- Candlefish
- Kendra Scott
- Gucci
- Louis Vuitton
- Abercrombie

### LOWER KING

- Target
- LoveShackFancy
- Bin 182
- Millers All Day
- 167 Raw
- Sweeter Than Fiction
- Under the Almond Trees
- Hill House Home
- Buxton Books
- Alexandra Designs
- Croghan's Jewel Box
- Lake Pajamas
- Roller Rabbit
- Tucker Payne Antiques
- Beau & Ro
- Brooks Brothers
- Aw Shuck's Seafood Shack
- LePrince Fine Art Galleries
- Madison Mathews
- etuHOME Store
- TWP Clothing





**LEASING CONTACT:**

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