

MIXED-USE PROPERTY FOR SALE

PRIME LOCATION WITH ROOFTOP BAR FOR SALE

83 MARY ST, CHARLESTON, SC 29403



OFFERING SUMMARY

Sale Price:	\$6,000,000
Building Size:	8,317 SF
Price / SF:	\$721.41
Year Built:	2019
Zoning:	MU-2

PROPERTY OVERVIEW

Rare mixed use building available for sale just steps away from upper King St. There is a rooftop bar opportunity with amazing views of the peninsula and the Ravenel bridge. 83 Mary boasts four floors and lends itself to a wide variety of uses - restaurants, retail office, late night establishments and much more. Each floor lends itself to enjoy natural light, high ceilings and an open floor plan with fantastic views from the rooftop. Constructed in 2019, this building offers modern construction just steps away from King St. Across the street, there are approved plans for two hotels so this stretch of Mary St is primed to see a lot of activity in the future.

Rooftop not subject to late night ordinance. The first floor currently has a hood, exhaust and grease trap installed. King Street is the place to be for shopping, dining, night-life and accommodations. Nearby businesses include West Elm, Halls Chophouse, Macintosh, The Dewberry Hotel, Charleston Music Hall, Woolfe St. Playhouse, Music Farm, Benny's Pizza, Vintage, Prohibition, Callie's Hot Little Biscuit, and many more.

PROPERTY HIGHLIGHTS

- Four story mixed-use building
- Rooftop bar with late night exception in place
- Opportunity to occupy and lease out other floors

for more information, please contact:

JOSEPH TECKLEBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

11 Cunnington Avenue Charleston, SC 29405 CCTRE.COM

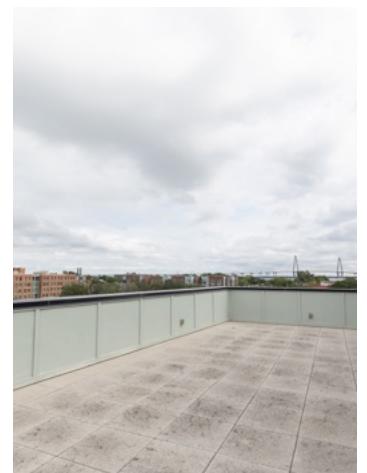
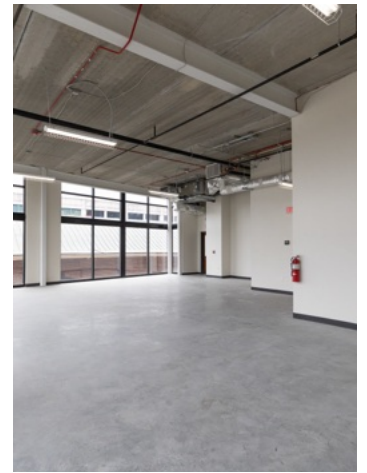
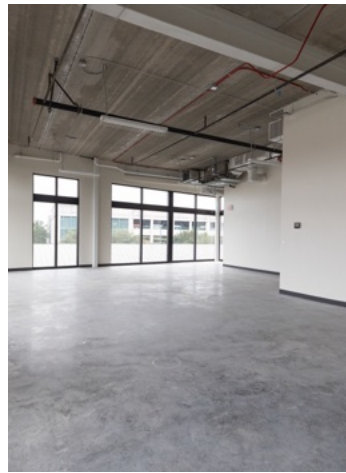
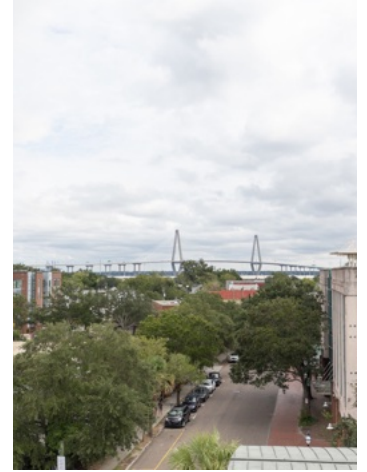


This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.

MIXED-USE PROPERTY FOR SALE

PRIME LOCATION WITH ROOFTOP BAR FOR SALE

83 MARY ST, CHARLESTON, SC 29403



for more information, please contact:

JOSEPH TECKLEBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

11 Cunnington Avenue Charleston, SC 29405 CCTRE.COM

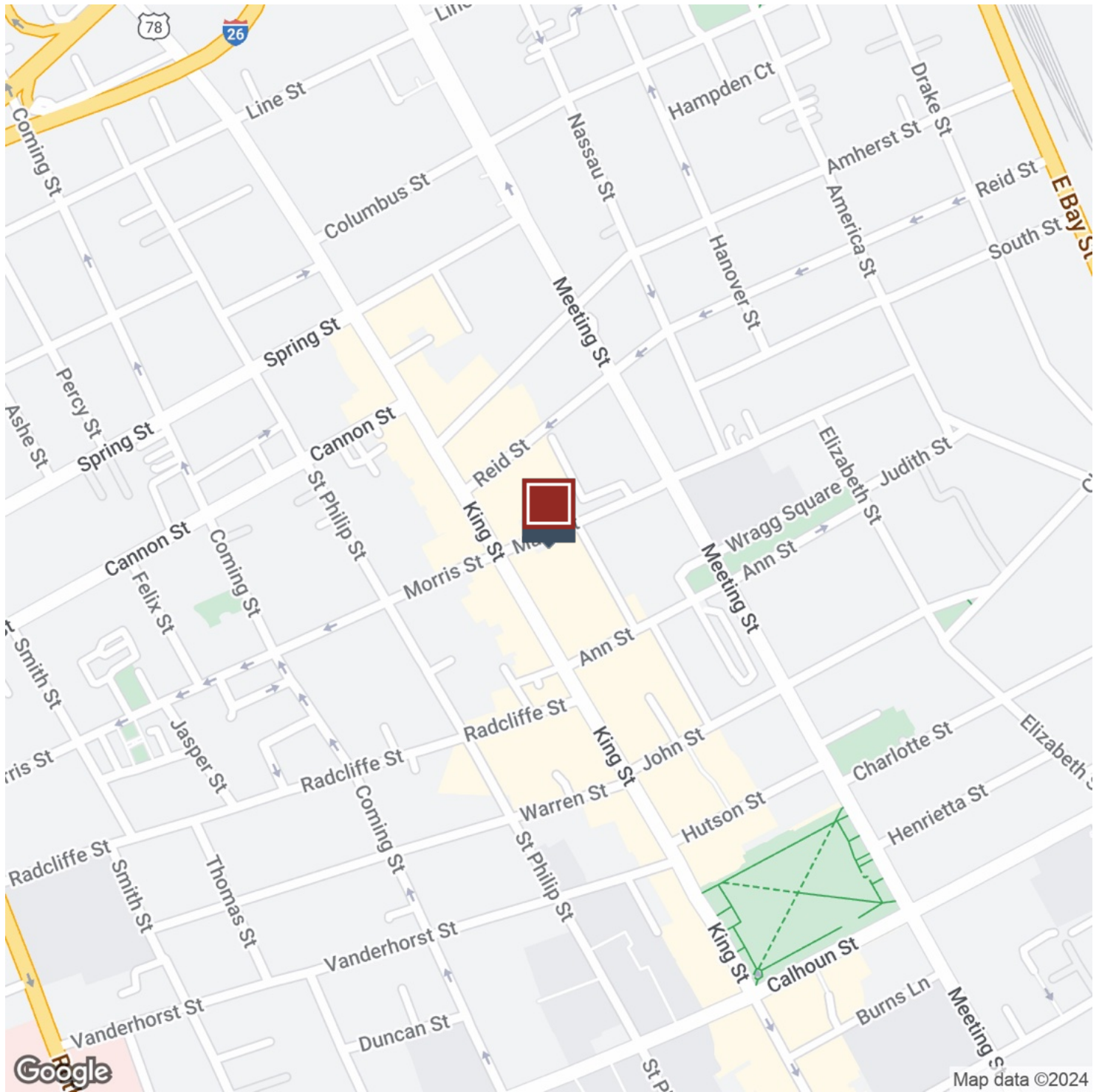
This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



MIXED-USE PROPERTY FOR SALE

PRIME LOCATION WITH ROOFTOP BAR FOR SALE

83 MARY ST, CHARLESTON, SC 29403



for more information, please contact:

JOSEPH TECKLEBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

11 Cunnington Avenue Charleston, SC 29405 CCTRE.COM

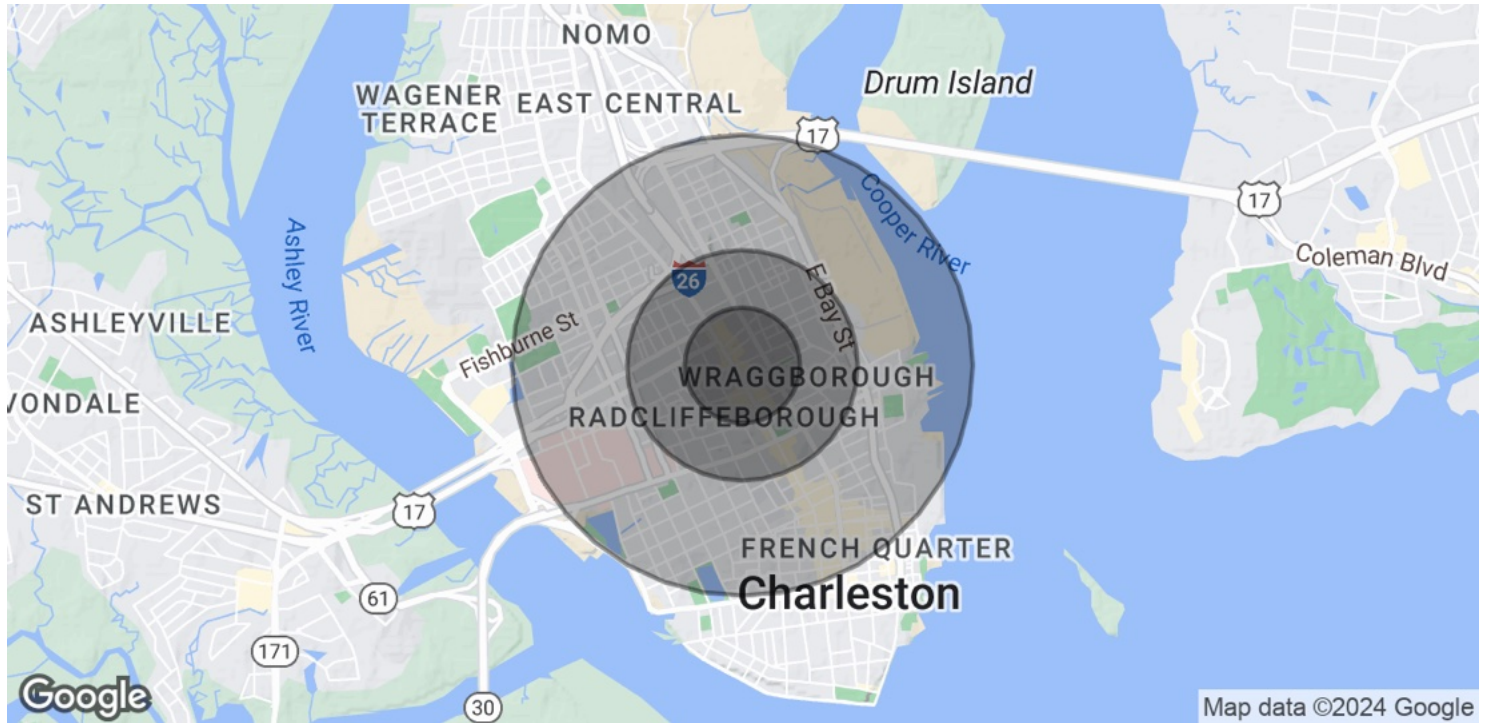
This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



MIXED-USE FOR SALE

PRIME LOCATION WITH ROOFTOP BAR FOR SALE

83 MARY ST, CHARLESTON, SC 29403



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,093	7,257	18,396
Average Age	22.3	24.7	30.0
Average Age (Male)	22.9	25.1	30.6
Average Age (Female)	21.4	24.3	28.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	982	3,401	9,657
# of Persons per HH	2.1	2.1	1.9
Average HH Income	\$37,488	\$55,823	\$72,744
Average House Value	\$233,177	\$488,189	\$549,931

* Demographic data derived from 2020 ACS - US Census

for more information, please contact:

JOSEPH TECKLEBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

11 Cunnington Avenue Charleston, SC 29405 CCTRE.COM



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.