

FOR SALE

510 SF RETAIL SPACE



171 SPRING ST, CHARLESTON, SC 29403

Harbor
COMMERCIAL PARTNERS

171 SPRING ST, CHARLESTON, SC 29403

PROPERTY DESCRIPTION

171 Spring has a 510 SF retail space on the ground level as well as 2 Airbnb units. Space has lots of natural light. The unit is wide open with a restroom in the rear. There is one parking space that accompanies the space. Parking space is in the rear of the building.

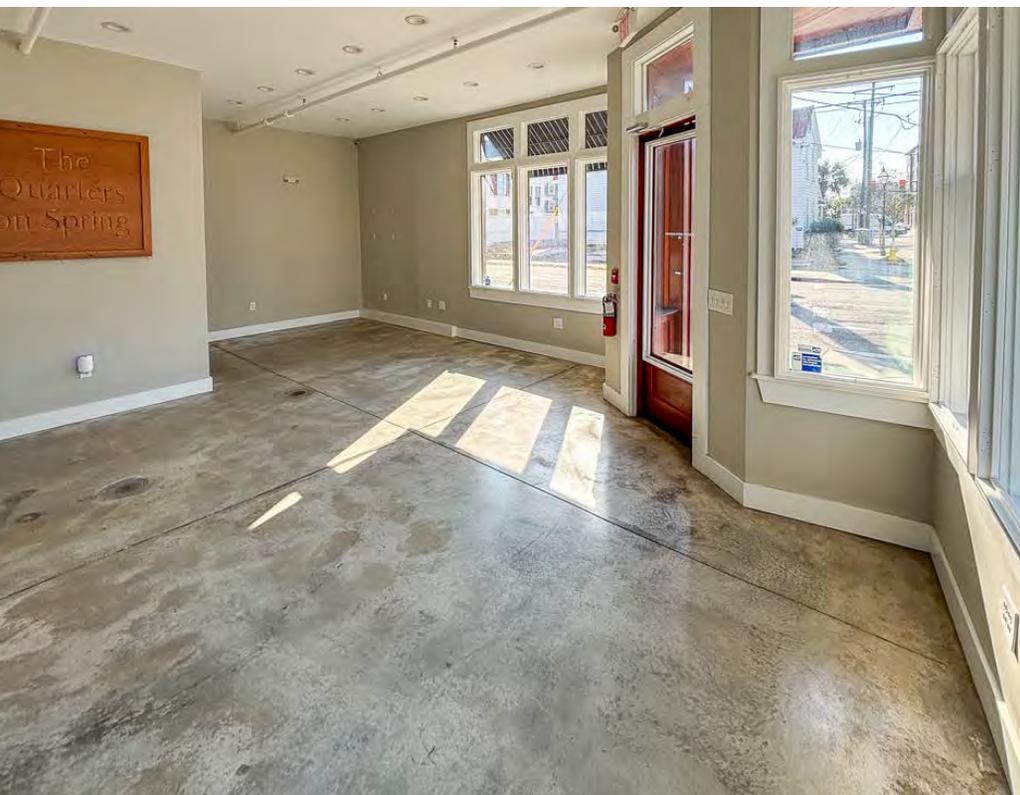
171 Spring Street is located at a lighted intersection of President Street and Spring Street surrounded by retailers, restaurant and residents. This location has 5,885 VPD. Location is centrally located and close to James Island, West Ashley, Arthur Ravenel Jr Bridge, and the hospital district.

THE OFFERING

SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
510 SF	\$83.00/PSF	NNN	Now

PROPERTY SPECS

SPACE AVAILABLE	510 SF
BUILDING SIZE	3,209 SF
LEASE PRICE	\$83.00 PSF
NNN	\$12.00 PSF
TAX ID/APN	460-11-04-284
COUNTY	Charleston
MUNICIPALITY	City of Charleston
YEAR BUILT	1880
BUILDING TYPE	Stand Alone
ZONING	GB
TRAFFIC COUNT	5,885 VPD



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AMENITIES MAP



Chubby Fish - 252 1/2 Street - Charleston - Chowder & C. Co.
Seahorse
CHARLESTON, SC

CITRINE *the tiny house*
GOLDBUG COLLECTION

VERN'S

Philosophers & Fools

PROPER PATS
VETERAN GOODIES
Pink Bettle

THE CITADEL
The Museum Cultural or South Carolina

CHARLESTON RIVERDOGS

MESU
HYATT PLACE
Felix
grocery
UPTOWN SOCIAL
naven's
Ordinary
SUBWAY

pink cactus

XIAO BAO BISCUIT

THE PAPER BAGS

BY THE WAY

BAD BUNNIES
COFFEE

the pass

Coming St Market

R. KITCHEN

COOP

Walgreens

MUSC Children's Health

MUSC
Medical University of South Carolina

CAHOUN ST

KING ST

MEETING ST

SPRING ST

ASHLEY AVE
RUTLEDGE AVE

DOWNTOWN CHARLESTON

171 SPRING ST, CHARLESTON, SC 29403

OVERVIEW

Charleston, South Carolina, has attracted residents, tourists, and students with its charm for over 350 years. Since it's founding, the city has evolved from a bustling port to a thriving shopping and cultural destination. Earning the title of #1 City in the South for the past 9 years by Southern Living Magazine.

Today, downtown Charleston's bright, pastel streets are home to a mix of local, regional, and national retailers offering fashion, art, antiques, home decor and top-rated restaurants. These businesses cater to both locals and over 7 million visitors each year.

Along with its vibrant tourism industry, downtown Charleston is a home to multiple higher education institutions, bringing over 16,300 undergraduate and graduate students to the city each year. The College of Charleston, MUSC (Medical University of South Carolina) and The Citadel are all located on the peninsula, bringing a young lively spirit to the city.

Many of those students, and countless visitors choose to make to Charleston their permanent home, helping it rank in the top 10% fastest-growing cities in the United States.



FACTS AT A GLANCE

#1 CITY IN THE SOUTH

Southern Living Magazine

#2 TOURIST DESTINATION

In the United States

TOP 10% FASTEST GROWING CITY In the United States

7 MILLION Visitors Each year

ON THE PENINSULA

180+ RESTAURANTS

300+ RETAIL STORES

157K RESIDENTS

16K UNDERGRAD & GRADUATE STUDENTS

One mile

Three mile

Five mile



POPULATION

20,267

57,493

132,094



TOTAL BUSINESSES

5,236

9,512

14,508



MEDIAN AGE

30.5

34.2

37.7



MEDIAN HOUSEHOLD INCOME

\$58,668

\$67,905

\$74,280



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