

# Single Tenant King St Property

345 King Street  
Charleston, SC 29401



## Our Team

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### Jack Crenca

Vice President  
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### Josh Schaap

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### Chris “Kendrick”

Senior Vice President  
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843-475-1922

# Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for 345 King St in Charleston, SC 29401.

This Offering Memorandum has been prepared by Charleston Commercial (“Broker”) and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

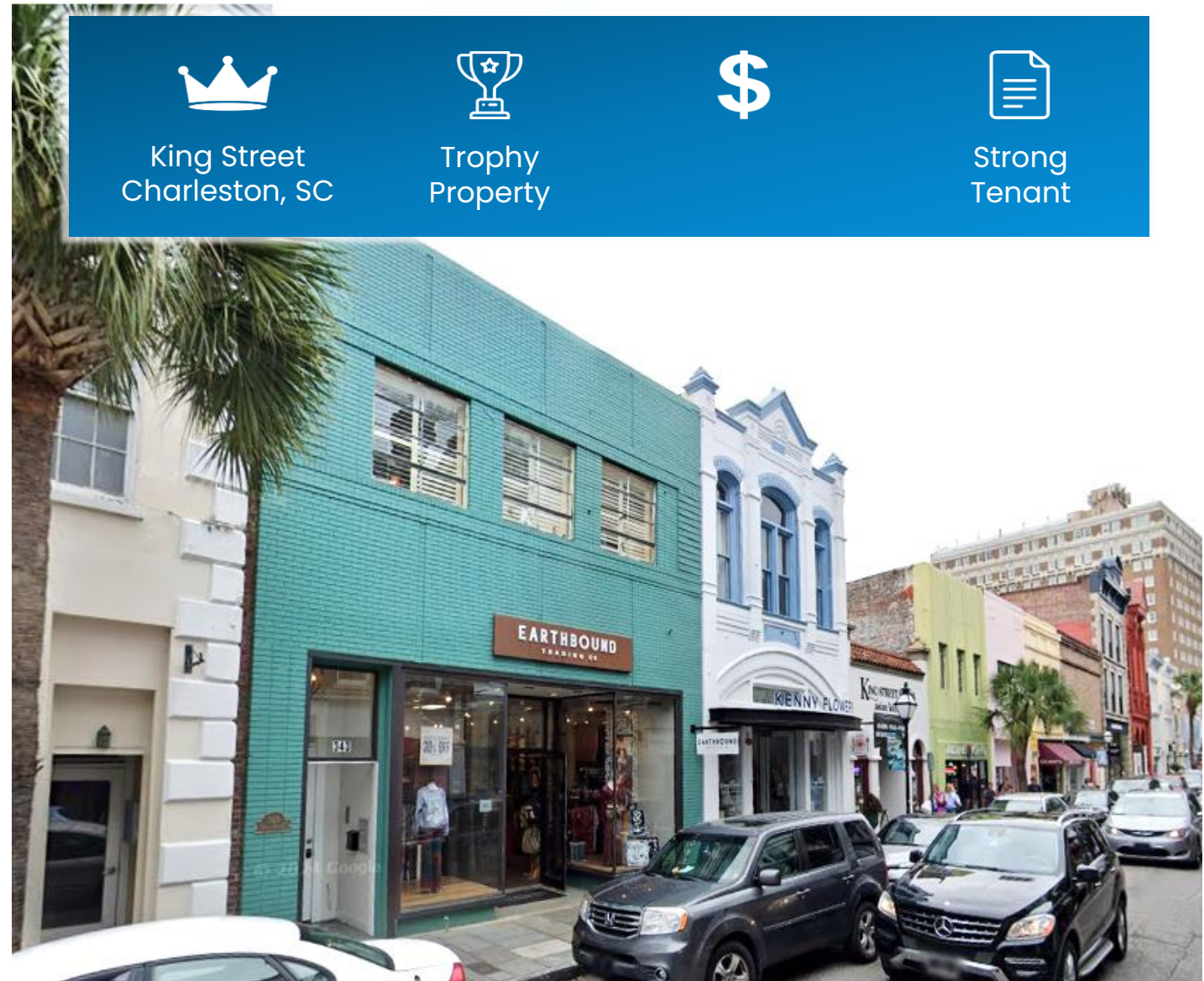
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# EXECUTIVE SUMMARY

ADDRESS	345 King St
Offer Price	\$3,400,000
Net Operating Income	NDA required
Cap Rate	NDA required
Base Lease Term	July 2026 Expiration
Escalations	Yes – 3%
Gross Leasable Area	3,355 SF
TMS #	457-04-02-035
Occupancy	100%
Tenants	1



 King Street  
Charleston, SC

 Trophy  
Property



 Strong  
Tenant

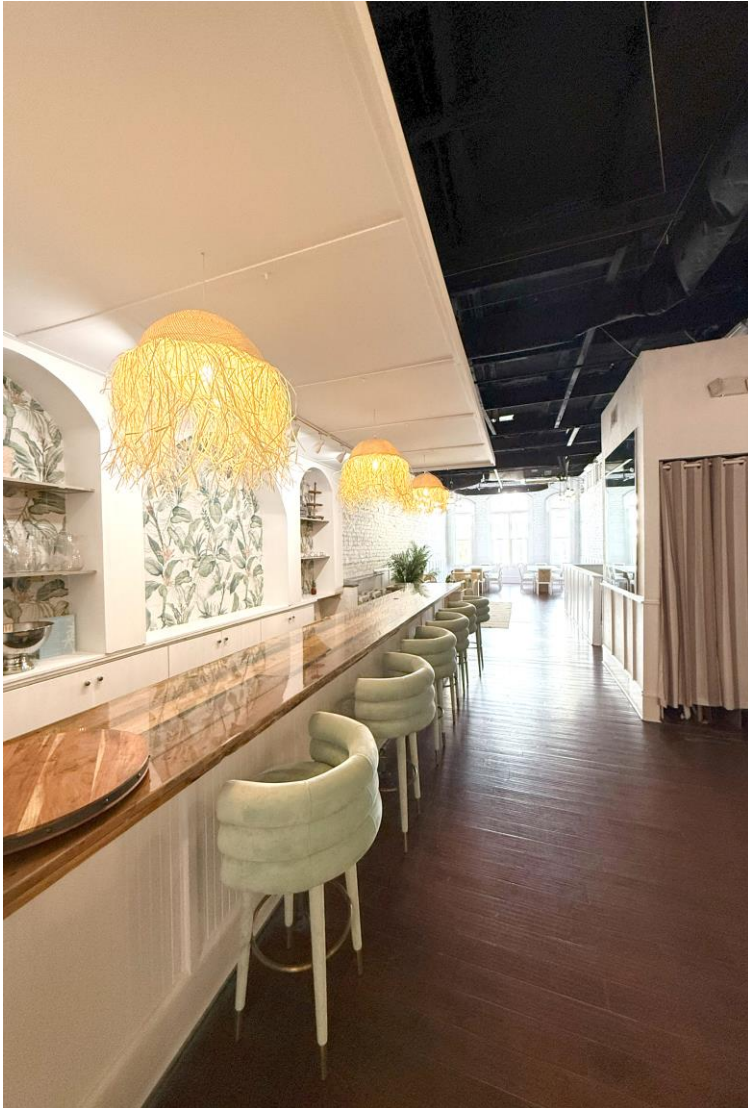


# INVESTMENT OVERVIEW

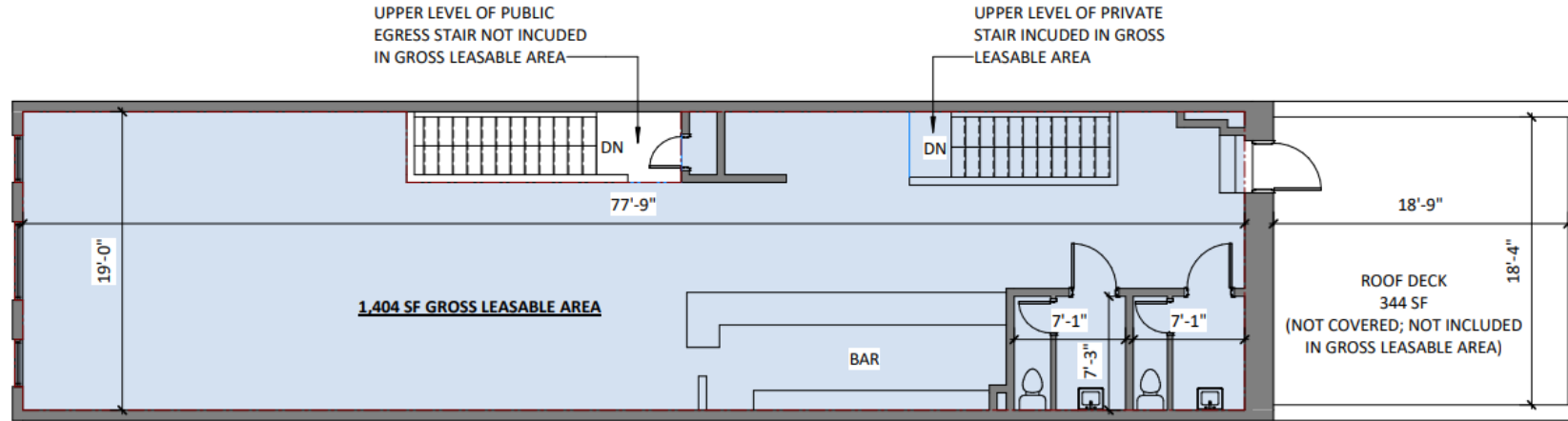
Charleston Commercial, on behalf of ownership, is pleased to exclusively offer the 345 King Street to qualified Buyers. The offering includes a Single Tenant Modified Gross Lease Property located in the heart of the retail district of King Street. The two story property is leased to [Kenny Flowers](#), which is an upscale tropical clothing and lifestyle brand that is all about embracing the feeling of vacation, every day

The two story property serves as ground floor retail/ showroom space for the brand, with the second floor serving as an event space, equipped with a bar and patio.

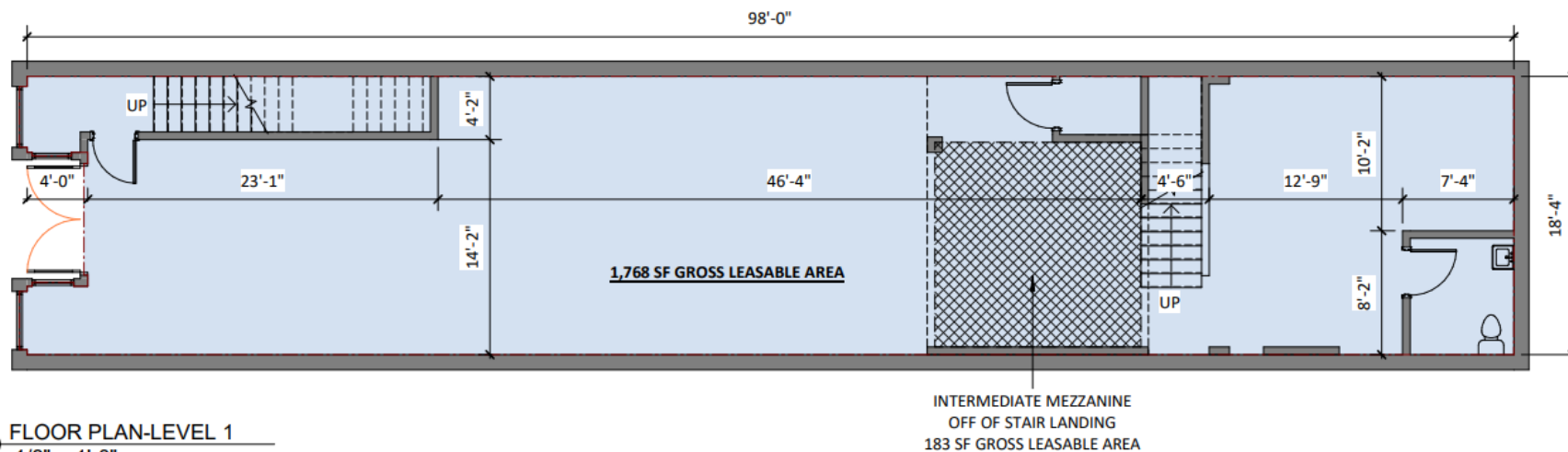
The retail lease features a three year base term with options and annual escalations. Located along King Street, amongst luxury retail, hotels, and world class restaurants, the property features a credit retailer with below market rate. This highly sought after location creates high barriers to entry, and near impossible to replicate, making 345 King Street a great opportunity for an investor looking for a long term hold, or an exchange buyer interested in an insulated trophy property.



# FLOOR PLAN



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>

## Kenny Flowers

Kenny Flowers is an upscale, tropical clothing and lifestyle brand putting a fresh spin on Hawaiian shirts, resort looks, and men and women's swimwear. Kenny Flowers is all about embracing the feeling of vacation, every day.

### THE MAN BEHIND THE BRAND

Kenny Flowers is run by Kenny Haisfield, who founded the brand in 2015 when he quit his corporate consulting job in NYC to move in with his grandma in Bali and start making Hawaiian shirts for his friends.

### THE WOMAN BEHIND THE BRAND

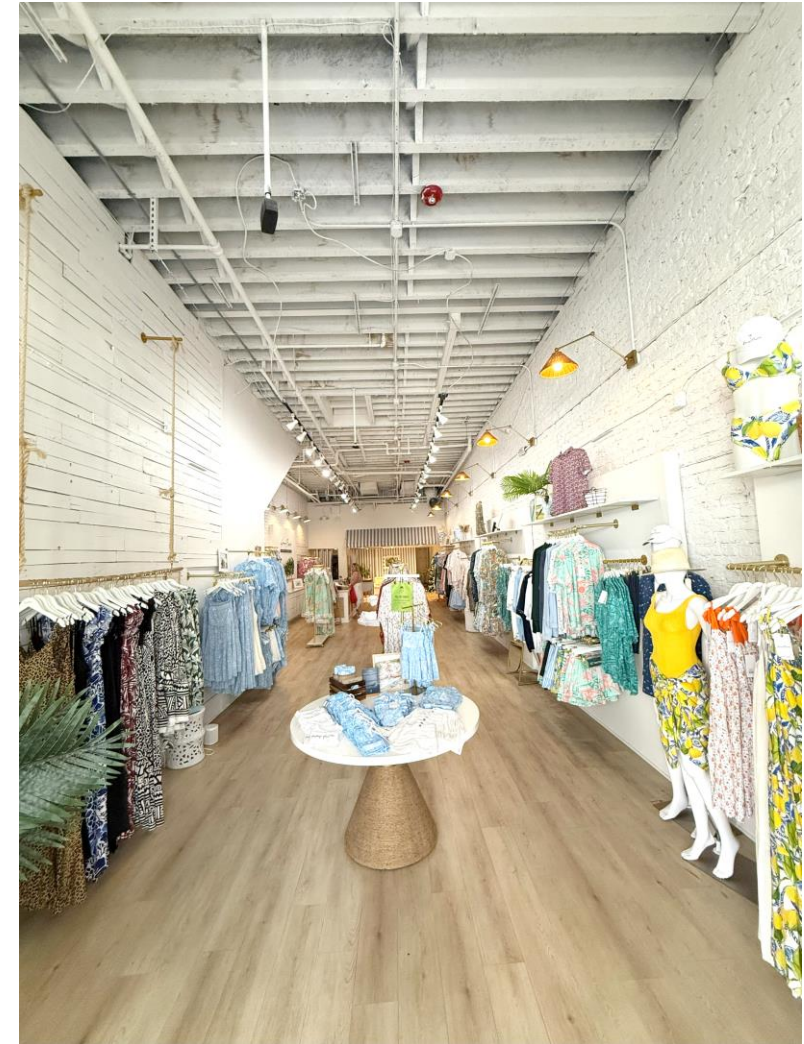
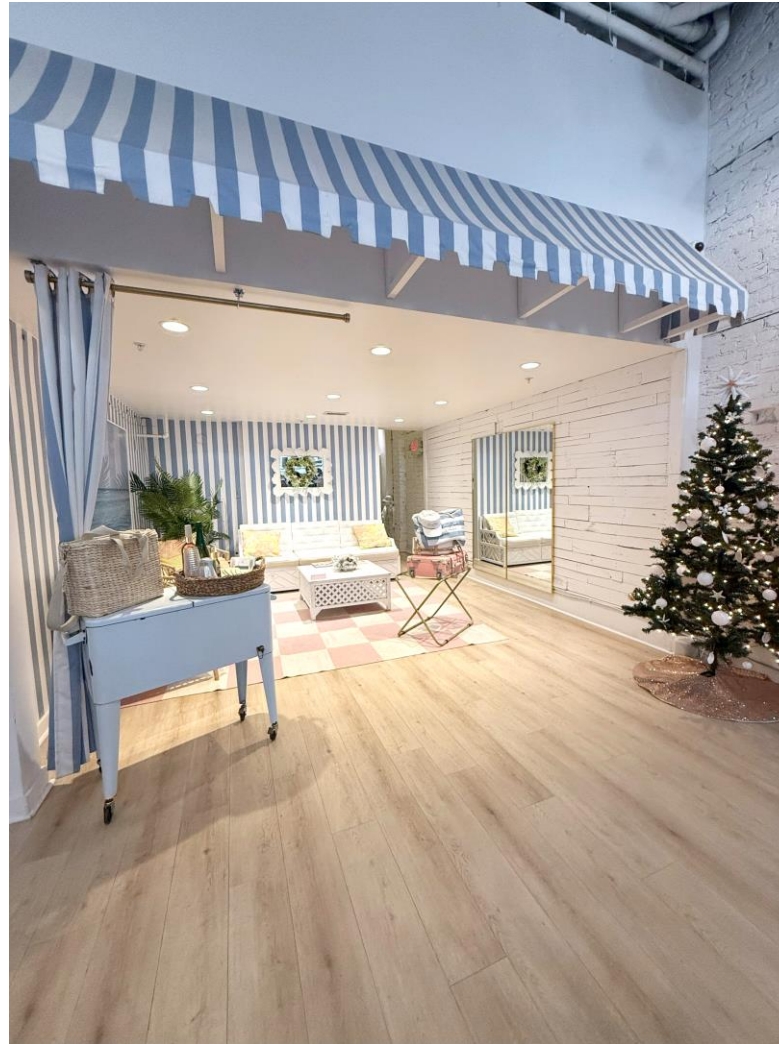
A few years and a few thousand shirts later, Kenny's best friend, first female customer, and now wife, Christina (luxury travel influencer and blogger Jetset Christina), expanded the brand into women's resort and swimwear. Together, they've created a distinguished, sun-soaked line inspired by their experiences around the world, and designed to complement your

<https://www.kennyflowers.com/pages/about-us>



# 345 KING PHOTOS

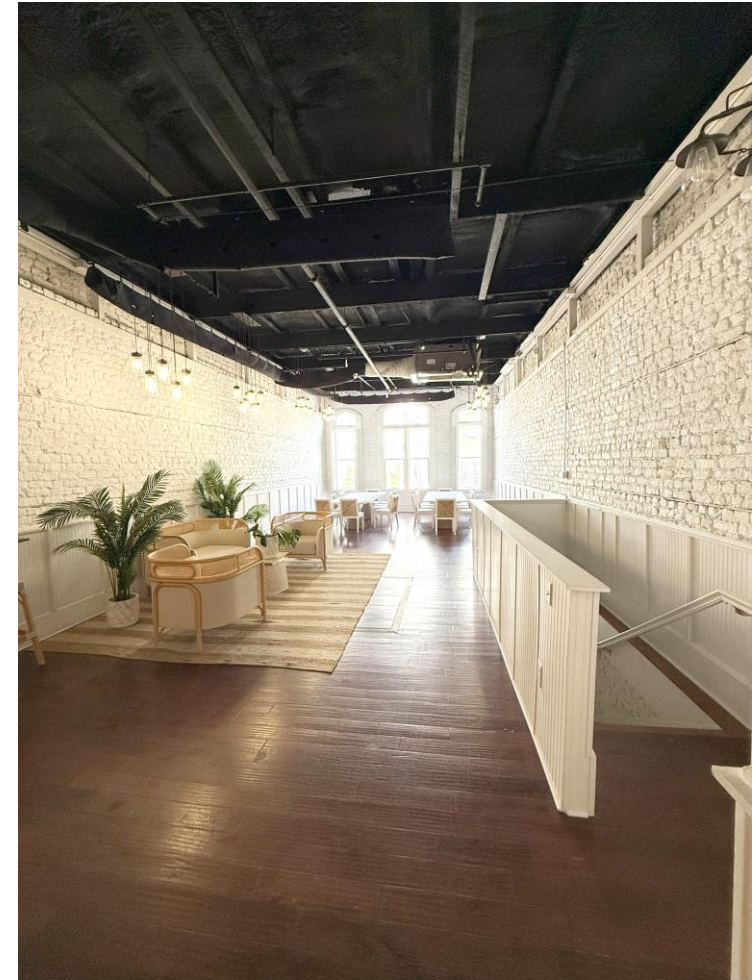
1st Floor





# 345 KING PHOTOS

2<sup>nd</sup> Floor





# TRADE MAP

The Center of it All

## RETAILERS & LANDMARKS

1	Hotel Bennett	26	SEPHORA	51	Shirtini
2	Marion Square	27	H&M	52	Under The Almond Trees
3	Francis Marion Hotel	28	Lululemon	53	167 Raw
4	Starbucks	29	Marine Layer	54	RTW
5	Dewberry Hotel	30	UNTUCKit	55	Madison-Mathews
6	Walgreens/ Chipotle	31	Blue Mercury	56	Billy Reid
7	Alice and Olivia	32	Kendra Scott	57	Clorinda Anrinoei
8	Urban Outfitters	33	Anthropologie	58	The Impeccable Pig
9	Paige	34	Golden Goose	59	Charleston Shoe Co
10	Williams-Sonoma	35	Aerie	60	Lake Weekend
11	Kenny Flowers	36	Buck Mason	61	Yves Delorme
12	Chubbies	37	Faherty	62	Lovely Bride
13	YETI	38	Gucci	63	Grit & Grace
14	Freebird	39	Kate Spade	64	Queen St Garage
15	Clayton & Crume	40	Louis Vuitton	65	Millers All Day
16	Veronica Beard	41	Tommy Bahama	66	Berlin's
17	The Pinch Hotel	42	Charleston Place Hotel	67	The Renaissance Hotel
18	Pottery Barn	43	Rangoni	68	Grand Bohemian Hotel
19	Vans	44	Spartina 449	69	Planters Inn
20	Apple	45	The Riviera Theater	70	Hotel Emeline
21	Quicksilver	46	Target	71	Future Four Seasons
22	Brandy Melville	47	Brooks Brothers	72	Mills House
23	Hampden	48	LoveShack Fancy	73	The Spectator
24	Bar Taco	49	J.McLaughlin	74	The Loutrel
25	M Dumas & Sons	50	Kings Courtyard Inn	75	College of Charleston



# ACCOLADES

Charleston, SC



Located in the epicenter of the “[No. 1 City in the U.S.](#)”, the property’s central location is in walking distance of everything downtown, including shopping, restaurants, hotels, schools, attractions, parks and employers.

King Street is home to over 200 businesses along a 2-mile stretch. Additionally, the property is situated a few blocks from Marion Square, a beautiful 10-acre park that plays host to frequent events. Tens of thousands of visitors are regularly drawn by these events which include, Charleston Farmer’s Market, Piccolo Spoleto Arts Festival, Charleston Wine & Food Festival, Charleston Fashion Week, Southeastern Wildlife Festival, Cooper River Bridge Run, and Second Sunday, among others.

## “No. 1 City in the U.S.”

Travel and Leisure – July, 2023  
11<sup>th</sup> consecutive year

## “#1 Small City in the U.S.”

Conde Nast Traveler – October, 2022  
10<sup>th</sup> consecutive year

## “#1 U.S. City for Economic Opportunity”

Yelp – February, 2018

## “Top 10 Best Shopping Streets in the USA”

Attractions of America – December, 2017





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