

4431 Spruill Avenue

North Charleston, SC 29405

RESTAURANT & ROOFTOP SPACE



PROPERTY OVERVIEW

Available SF:	1,017-2,034 SF
Price:	Starting at \$40.00/sf/yr
Year Built:	2025
Space Type:	Restaurant Rooftop
Tax ID/APN:	470-070-0217
Municipality:	City of North Charleston
Zoning:	B-2-General Business District

PROPERTY DESCRIPTION:

A rare opportunity has just opened in one of Charleston's most energetic and rapidly expanding districts. The ground floor of Hotel Circulo—Park Circle's first and only hotel—is now available for a dynamic self-service bar or restaurant concept. This high-visibility location places your brand at the center of a thriving neighborhood destination frequented by locals and hotel guests alike. The ground-floor space will host an established juice bar each morning, driving consistent foot traffic from early hours. Ownership is seeking a complementary afternoon-evening concept—think a stylish, laid-back bar offering sushi, tapas, or other inventive culinary experiences that fit the property's cool, contemporary vibe. The space also lends itself beautifully to art installations, DJ sets, and intimate special events, enhancing the hotel's creative identity. Separately, the property offers an incredible 2,200-square-foot rooftop, accessible by elevator and available as its own lease opportunity. This rooftop boasts skyline views, a designer atmosphere, and is ideal for a standalone food-and-beverage concept or a signature events venue. With its elevated setting and built-in appeal, the rooftop provides a one-of-a-kind backdrop for nightlife, private parties, live performances, or curated pop-up experiences. Flexible pricing is based on the amount of space secured—ground floor, rooftop, or both.

FOR LEASE

JENNA PHILIPP, CCIM

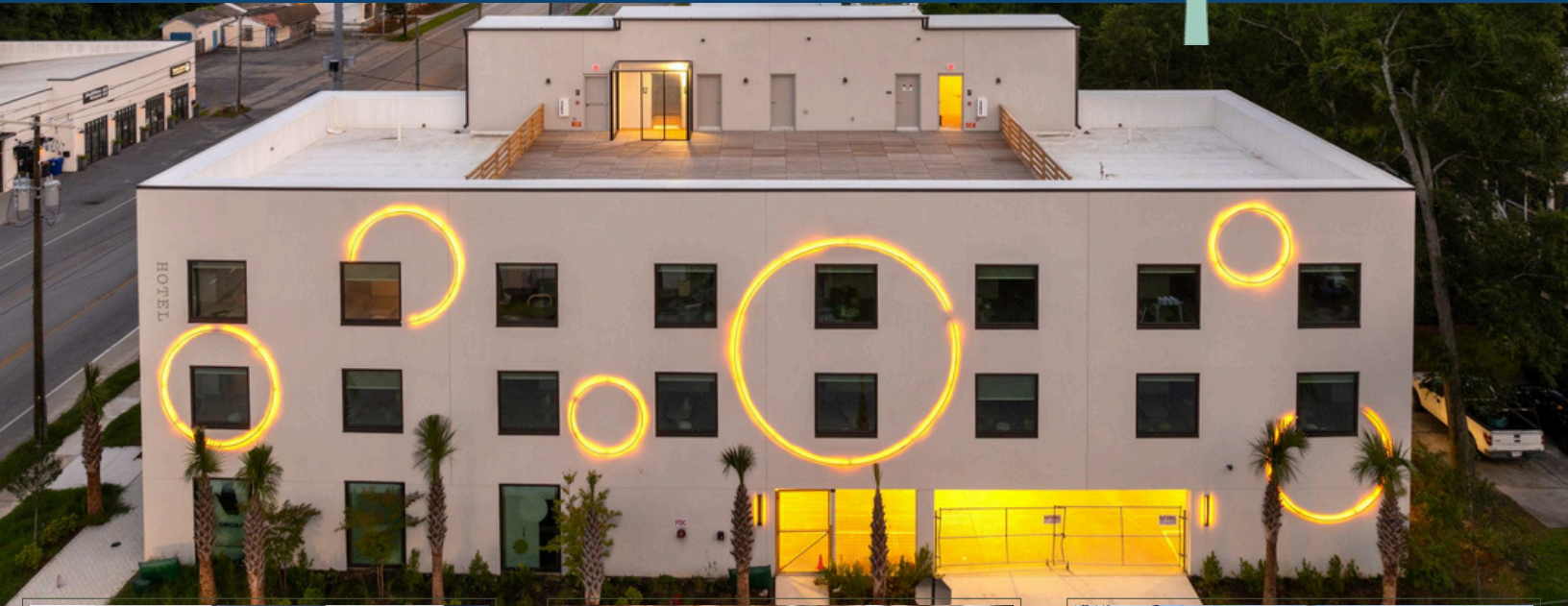
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