

59 BROAD STREET

Downtown Charleston, SC
4,923 SF For Sale

SPENCER
ART GALLERY

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CHARLESTON
COMMERCIAL

**Rendering is a depiction of BAR approved plans*

Executive Summary

59 Broad Street is a notable three-story mixed-use building located along Broad in the heart of Charleston's historic and scenic commercial corridor. The property totals 4,923 square feet with +/- 1,641 sf floor plates and offers a rare combination of entitlements and approvals. These entitlements include food & beverage use, the addition of the fourth floor penthouse (which can be tied into the third floor) as well as BAR approved, permit ready, store front renovation that will activate the ground floor space with accordion doors and updated façade. The multitude of uses offers a rare opportunity for an owner occupant or an investor looking to make his mark with an adaptive reuse project.

The property is strategically situated between King & E Bay and is positioned in close proximity to high-end retailers, restaurants, and historic landmarks. The offering boasts historic charm with the opportunity to add modern finishes in an ever growing sub-market.



Site Summary

BUILDING SPECIFICATIONS

Location 59 Broad St, Charleston SC 29401

Visibility: Excellent

Use: Mixed-Use | Retail, Office, & Residential

Size: 4,923 sqft*

Price: \$2,650,000

Parking: N/A

Elevator Served: Yes

**BAR approved plans for an optional 4th floor with 820 SF of interior structure and a 458 SF deck. Full architectural and mechanical drawings available upon request.*

MUNICIPAL INFORMATION

Parcel ID Number: 458-09-03-050

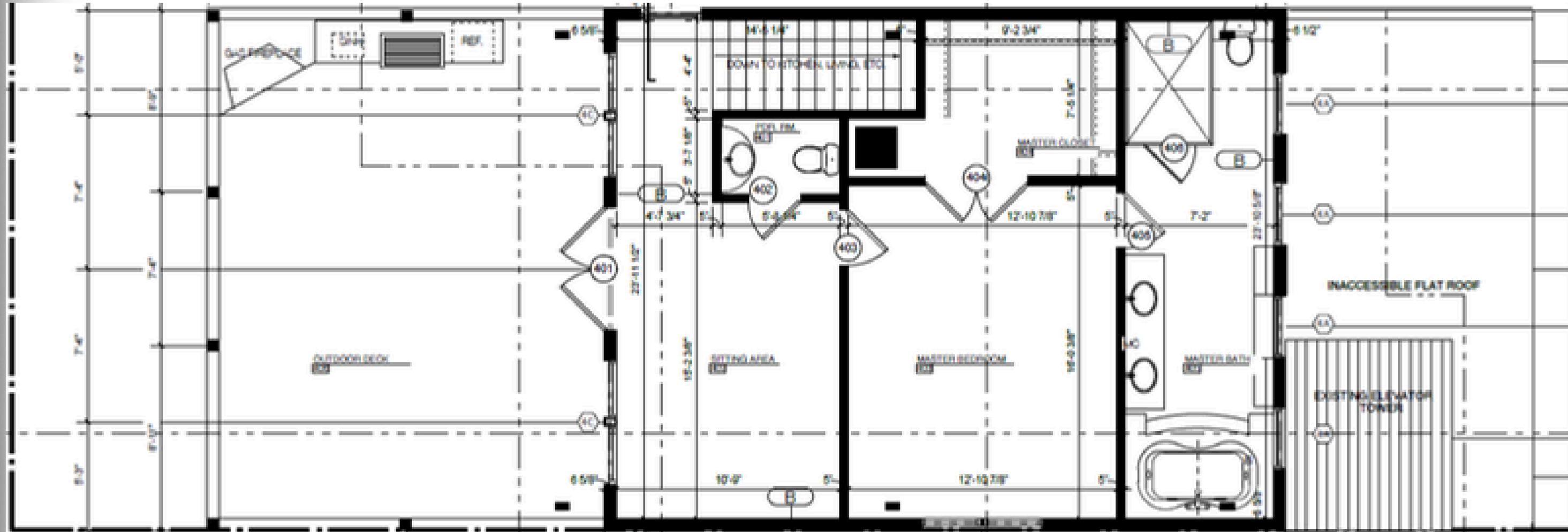
Zoning: LB Zoning (Charleston)



BAR Approved Facade



Floor Plan: Fourth Floor



Approved Plans. Not reflective of current condition



Aerial

Broad Street

E Bay Street

- 1
- 2
- 3
- 4-5
- 4
- 5
- 6



- 7

- 8

- 9

RESTAURANTS

- 1. Millers All Day
- 2. Sorelle
- 3. Fast & French
- 4. The Establishment
- 5. Blind Tiger
- 6. Goat Sheep Cow
- 7. Oak Steakhouse
- 8. Jakes Market
- 9. Brasserie La Banque

ATTRACTIONS

- 1. Cathedral St John the Baptist
- 2. John Rutledge House Inn
- 3. St Michael's Church
- 4. Washington Square
- 5. Charleston City Hall
- 6. Historic Courthouse



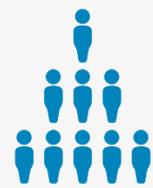
Demographics

Average Household Income



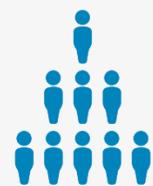
\$124,921
1 mile
\$103,992
3 miles
\$105,898
5 miles

Population 2024



1 mile 11,650
3 miles 55,804
5 miles 122,169

Households 2024



1 mile 5,480
3 miles 24,955
5 miles 54,581

Walkability Score



89%
Very Walkable



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Confidentiality and Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for 59 Broad St. 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.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third-party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.

