

5 Cumberland St

Charleston, SC 29401

**FULLY FURNISHED RESTAURANT
BUILDING FOR SALE**

NAICharleston

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About the Property

NAI Charleston is pleased to present 5 Cumberland Street, a turn-key restaurant opportunity in the heart of downtown Charleston's historic district. The building was awarded a Carolopolis Award, recognizing excellence in restoration and historic preservation. Formerly Bumpas, a unique and family-owned gastropub, the space has all the components of a successful restaurant already in place. It consists of a full-size bar, 88 patron seating capacity, a full commercial kitchen, a walk-in refrigerator, and a 2000 gallon capacity grease trap.

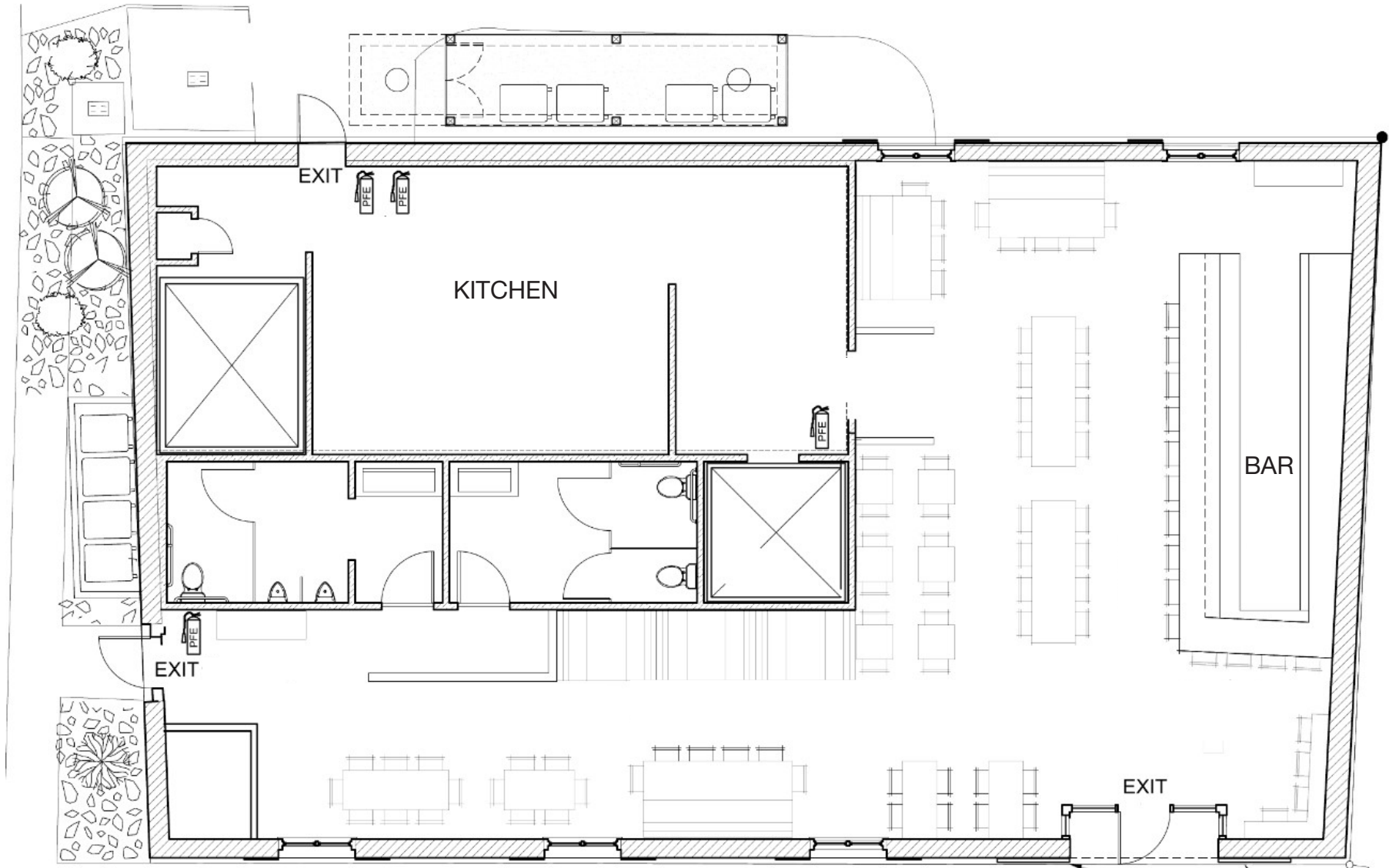
Located in the French Quarter District, 5 Cumberland is surrounded by many world class restaurants, hotels and other high-end retail businesses. Included is The Cooper Hotel, which will be Charleston's premiere waterfront 5-star hotel and slated to open in the fall of 2025. Also, Restoration Hardware recently announced they will be opening their flagship store at the Waggoner Building on East Bay Street. The Union Pier, a proposed 70-acre waterfront mixed-use site, is currently in the planning stages and will transform this part of the peninsula into a worldwide destination.



Offering Summary

Address:	5 Cumberland Street, Charleston, SC 29401
Building Size:	±2,890 SF
Year Built:	1830
Capacity:	88 patrons
Equipment:	<ul style="list-style-type: none">- 2000 gallon grease trap- 12-foot hood system- All equipment included in sale
Availability:	Ready to occupy
Zoning:	GB- General Business (City of Charleston)
TMS #:	458-09-02-032
Sale Price:	\$3,650,000

Floor Plan



Exterior Photos



Interior Photos



Area Maps



Notable Neighbors

Not only is the Historic District home to dining, shopping and working, it is walking distance to the Waterfront Park, The Battery, and the King Street shopping & dining corridor. These are all major visiting hubs for the city of Charleston.



KING STREET

Forbes Traveler's "10 Top Shopping Districts in the USA"

Charleston's historic downtown remains the shopping and dining hub of the region. Retail, anchored by King Street, draws a strong and varied customer base with over 7 million visitors each year. King Street's remarkable history and eclectic mix of fashion, art, antiques, home décor, and extraordinary food makes it one of the most vibrant and distinctive downtowns in America. A perfect blend of local, regional, and national shops that remains the place to be for retailers of all types.

WATERFRONT PARK

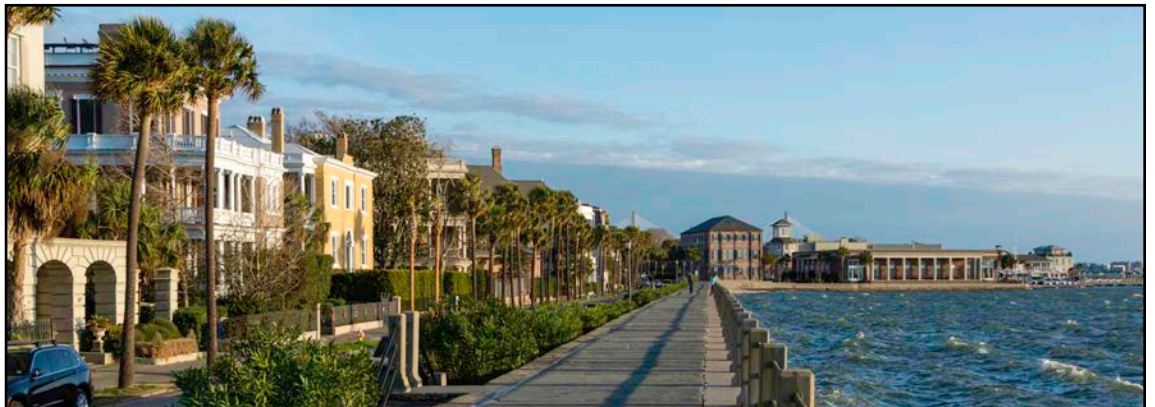
Linear Park & Pier along the Charleston Harbor



Waterfront Park overlooks the Charleston Harbor with views of the Ravenel Bridge and Fort Sumter. It is eight total acres with a long pier containing picnic tables and wooden swings. The iconic Pineapple Fountain and the Splash Fountain are attractions for kids of all ages. Additionally, there are spacious lawns and a path for pedestrian use.

THE BATTERY

Landmark Defensive Seawall, Garden and Promenade



Famous for its stately Antebellum homes and named for a civil-war coastal defense artillery battery at the site, "The Battery" stretches along the lower shores of the Charleston peninsula. It is bordered by the Ashley and Cooper Rivers, which meet here to form Charleston harbor. First used as a public park in 1837, the area now known as White Point Garden became a place for artillery during the American Civil War.

Notable Neighbors



UNION PIER

Mixed-Use Redevelopment along the Waterfront

The Union Pier project represents the largest redevelopment opportunity on Charleston's peninsula in decades. Union Pier, located at 32 Washington Street, is a 70-acre waterfront site in downtown Charleston, South Carolina, historically used as a shipping terminal and cruise ship port. The proposed redevelopment plan includes approximately 40 acres designated for mixed-use development, featuring 1,600 residential units, 300,000 square feet of office space, and 300,000 square feet of retail space. The development aims to integrate green spaces, enhance public waterfront access, and address stormwater management and flood mitigation. The redevelopment also plans to preserve historic elements, while improving traffic flow, walkability, and parking. Overall, the Union Pier redevelopment seeks to create a vibrant, resilient neighborhood that honors Charleston's history while accommodating future growth.



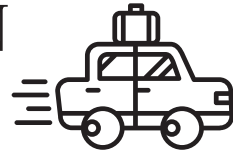
THE COOPER

The Peninsula's Only Waterfront 5-Star Hotel

The Cooper is Charleston's upcoming luxury waterfront hotel, set to open in late spring 2025. Located at 176 Concord Street, it will be the only five-star hotel directly on the Charleston Peninsula's waterfront, adjacent to Joe Riley Waterfront Park a place for artillery during the American Civil War. The hotel will offer 191 rooms and suites, each with panoramic views of the Cooper River and downtown Charleston. Guests can enjoy four public dining venues, including a waterfront diner, coffee shop, seafood restaurant, and a rooftop lounge with floor-to-ceiling glass walls offering nearly 360-degree views of the harbor and the iconic Pineapple Fountain. The hotel will feature 20,000 square feet of indoor and outdoor event space, ideal for both social and corporate gatherings. A wellness spa, boutique shopping, and a private marina with luxury cruising vessels are also planned. The Cooper will enhance public access to the waterfront by extending Waterfront Park by over 400 feet and adding a dock and marina facility.

Charleston Fast Facts

POPULATION



830,000

33 PPL

ON AVERAGE, THE AREA
SEES 33 NEWCOMERS
PER DAY

WORKFORCE

23.4%

INCREASE IN
EMPLOYMENT OVER
THE LAST DECADE

±20,000+

JOBS FORECASTED TO BE
ADDED IN NEXT 3 YEARS



KEY ECONOMIC DRIVERS

TOURISM

7.7 MILLION

VISITORS ANNUALLY



\$12.8 BILLION

AVERAGE ANNUAL
ECONOMIC IMPACT

AVIATION

10.8 BILLION

BOEING

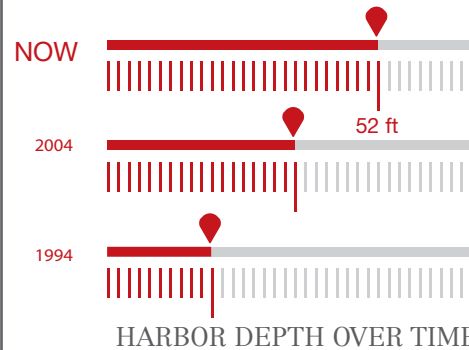
\$ PUMPED
INTO CHS

MILITARY

20,000

ACTIVE DUTY &
CONTRACT CIVILIAN

PORT OF CHARLESTON



±64 BILLION

ANNUAL STATEWIDE IMPACT

±225,600

JOBS CREATED

AUTOMOTIVE

2ND

HIGHEST EMPLOYMENT
CONCENTRATION FOR
TRANSPORTATION
EQUIPMENT
MANUFACTURING

65,000+

TECHNICALLY-SKILLED
AUTOMOTIVE WORKERS

VOLVO



65+ AUTOMOTIVE
MANUFACTURERS & SUPPLIERS

Source: Charleston Regional Development Alliance

CHARLESTON ACCOLADES



#1

South's Best Cities
Southern Living
(8 years in a row)

#1

City in the U.S.
Travel + Leisure
(12 years in a row)

#1

Best City in the World
Condé Nast
(12 of the last 13 years)

Top 5

Best of the World
National Geographic
(2023)

#3

Top Island in the U.S. -
Kiawah Island
Travel + Leisure
(2023)

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Contact Us

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