

# 252 Meeting St – Retail / Office For Lease

Charleston, SC 29401



## Our Team

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## Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for 252 Meeting Street 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.

# EXECUTIVE SUMMARY

| ADDRESS                                                     | 252 Meeting Street                                         |
|-------------------------------------------------------------|------------------------------------------------------------|
| Ask Price Ground Floor Retail                               | \$62.50 PSF NNN (+\$17.62/sf)                              |
| Ground Floor Retail SF (slide 6)                            | 900 RSF                                                    |
| Ask Price 2 <sup>nd</sup> & 3 <sup>rd</sup> Floor           | \$38 PSF Mod Gross                                         |
| 2 <sup>nd</sup> & 3 <sup>rd</sup> Floor Office SF (slide 7) | 2,496 RSF                                                  |
| Uses                                                        | Retail, Office, Storage,<br>Pied-à-terre                   |
| Availability                                                | July 2025                                                  |
| Build-out / TIA                                             | Flexible – Please inquire regarding<br>Delivery Conditions |
| Parking                                                     | Negotiable (inquire)                                       |
| TMS #                                                       | 458-05-01-007                                              |
| Zoning                                                      | General Business                                           |

Charleston Commercial is pleased to present for lease 252 Meeting Street. The opportunity offers different combinations of retail and office spaces with a ground floor space of 900sf and 2<sup>nd</sup> and 3<sup>rd</sup> floor office space of 2,496sf. The first floor can be leased separately from the 2<sup>nd</sup> and 3<sup>rd</sup> floor.

Currently, the ground floor is undergoing renovations into warm shell condition with Landlord delivery & TIA flexible & negotiable. Additionally, there is a rear 689sf garage that can be leased together or separately. The 2<sup>nd</sup> and 3<sup>rd</sup> floor are in second gen (dated) office/residential and available for immediate occupancy. These upper floors include a full kitchen and full bathroom, which also offer the possibility of a Pied-à-terre optionality. Please see photos and floor plans for details.

The site is located in the downtown business & tourist district, across the street from major retails and hotels such as The Ryder Hotel, Grand Bohemian Hotel, FIG, and The City Market. The site also offers on-site parking – please inquire to learn more.





# PHOTOS -1<sup>st</sup> Floor / garage



First Floor undergoing Warm Shell  
renovation Summer 2025

(photos pre-renovation)

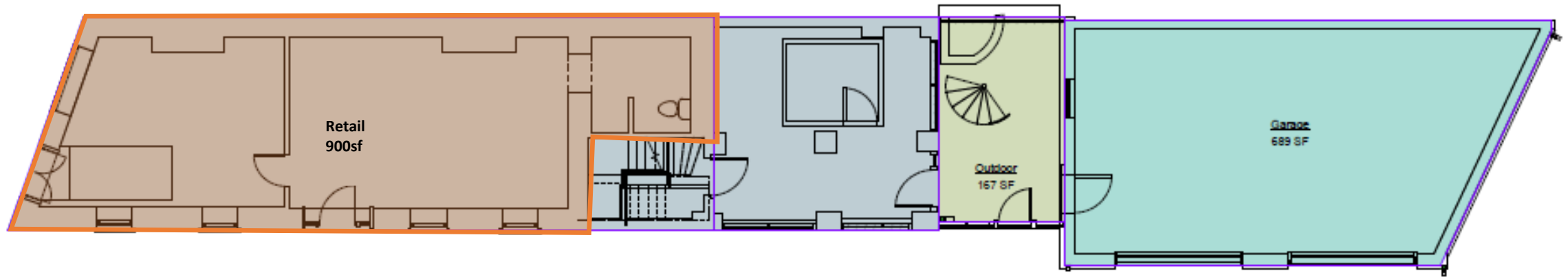




# PHOTOS – 2<sup>nd</sup> & 3<sup>rd</sup> Floor

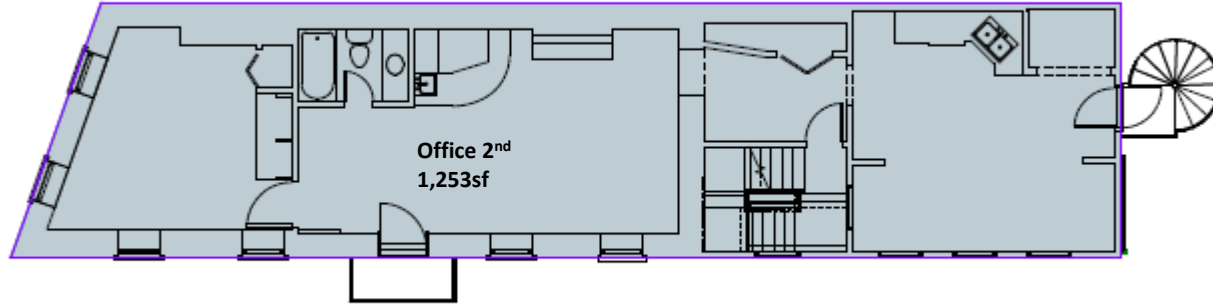


# 1<sup>st</sup> FLOOR PLAN

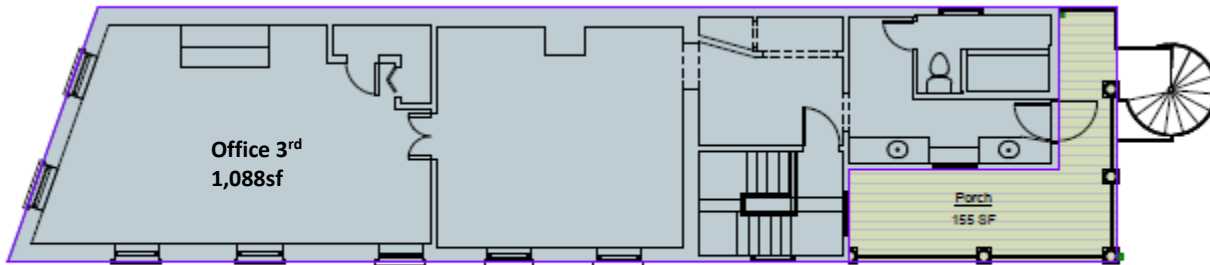


① First Floor  
3/16" = 1'-0"

# 2<sup>nd</sup> & 3<sup>rd</sup> FLOOR PLAN



② Second Floor  
3/16" = 1'-0"



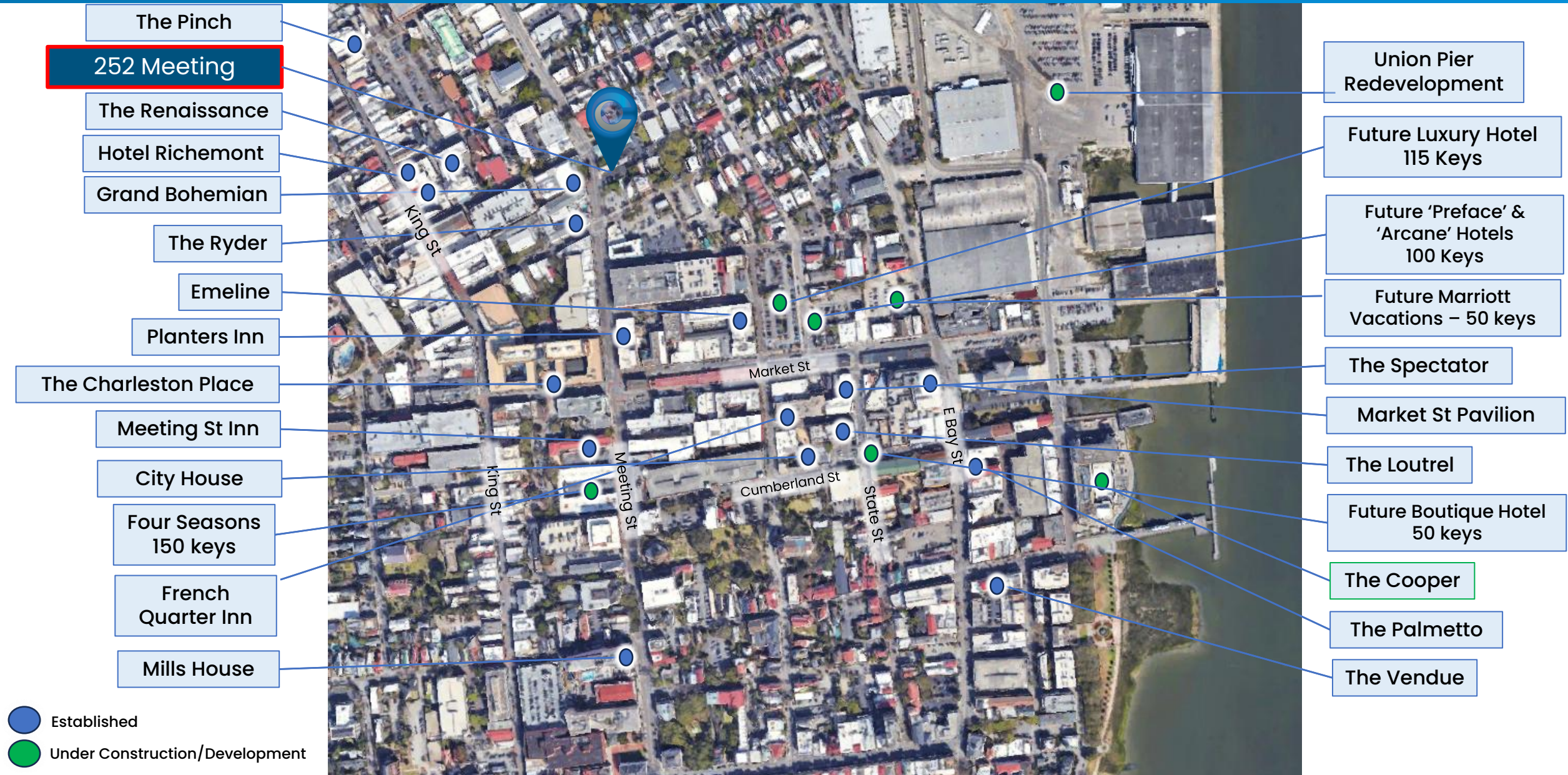
③ Third Floor  
3/16" = 1'-0"







# Trade Area – Hotels





# TRADE MAP

## Retail

### 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  |

