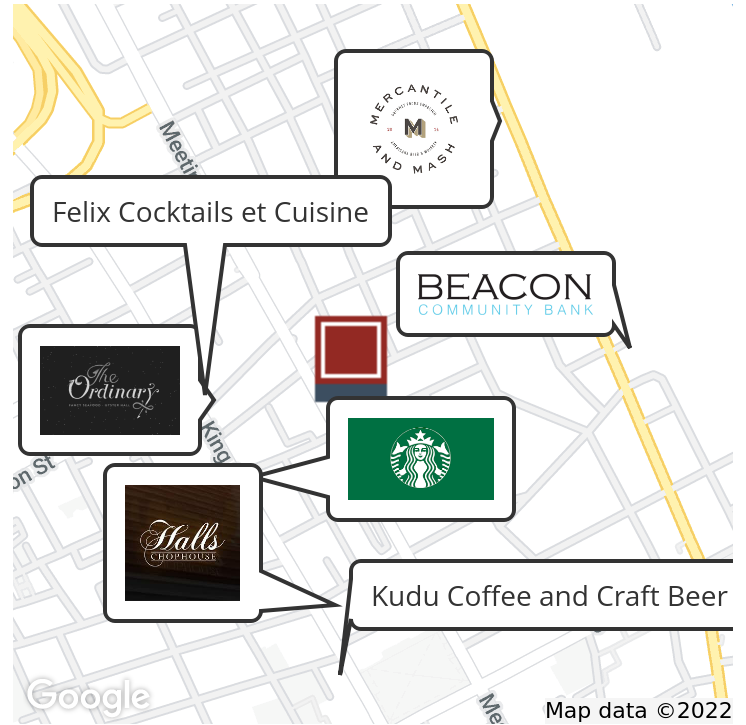


OFFICE BUILDING FOR SALE

394 MEETING ST

CHARLESTON, SC 29403



OFFERING SUMMARY

Sale Price:	\$3,500,000
Building Size:	10,218 SF
Lot Size:	0.17 Acres
Price / SF:	\$342.53
Year Built:	1960
Renovated:	2008
Zoning:	GB - General Business

PROPERTY OVERVIEW

Modern, turnkey office space on Meeting Street close to 17 and I26 available in Opportunity Zone. The possibility to occupy either the whole building or either floor exists, with potential further subdivision options available. The space was renovated in 2008 for the previous tenant with several glass offices, multiple large conference rooms, wide bullpen areas, and break rooms throughout the contemporary space. In 2019 a new kitchenette/break-room was added, new carpet, LED lighting, interior painted and floors re-surfaced. Seven onsite parking spaces in gated secured lot at rear of property. The property is in the midst of many new residential and hospitality projects, with several exciting mixed-use developments in the planning stages nearby. This location is perfect for any business who wants to be part of the burgeoning growth in Downtown Charleston.

PROPERTY HIGHLIGHTS

- Central location
- On-suite parking
- Located in an Opportunity Zone

for more information, please contact:

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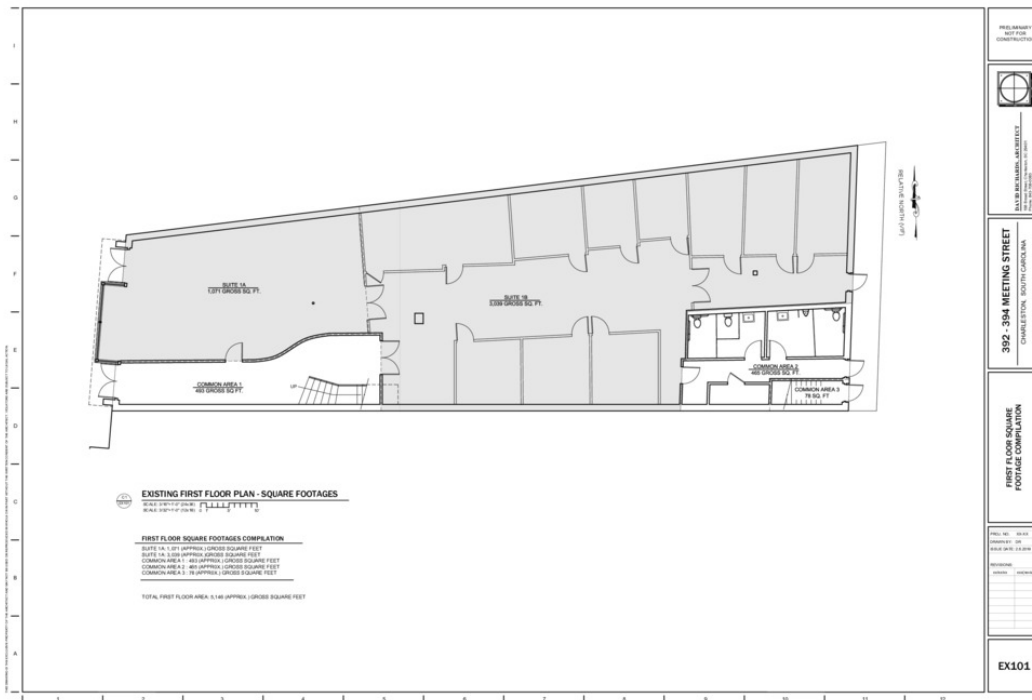
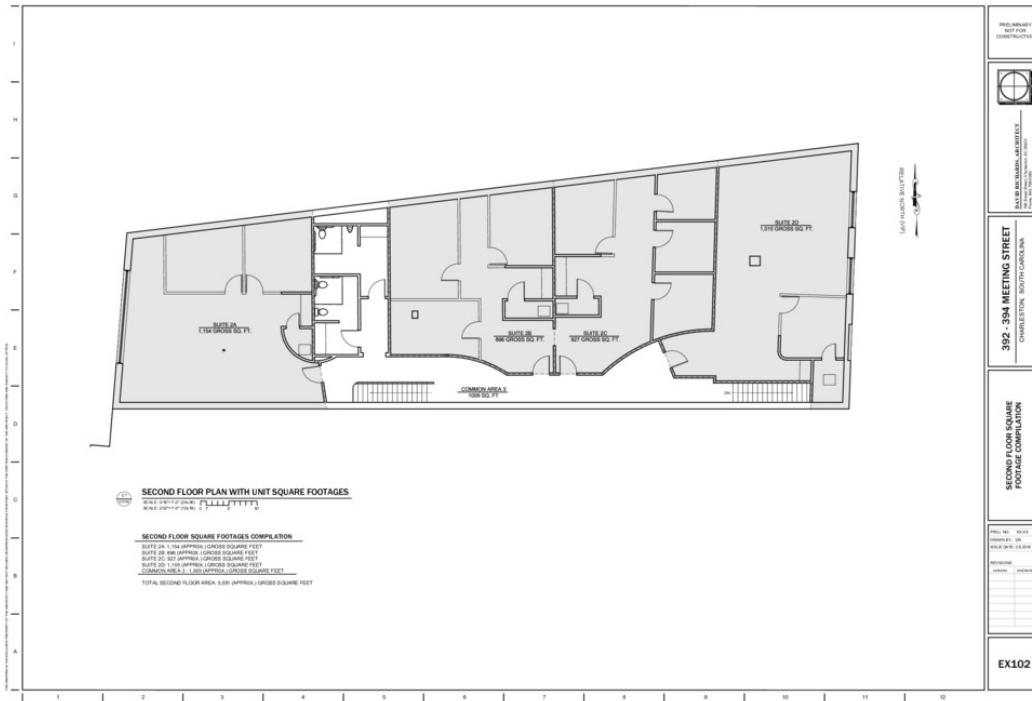
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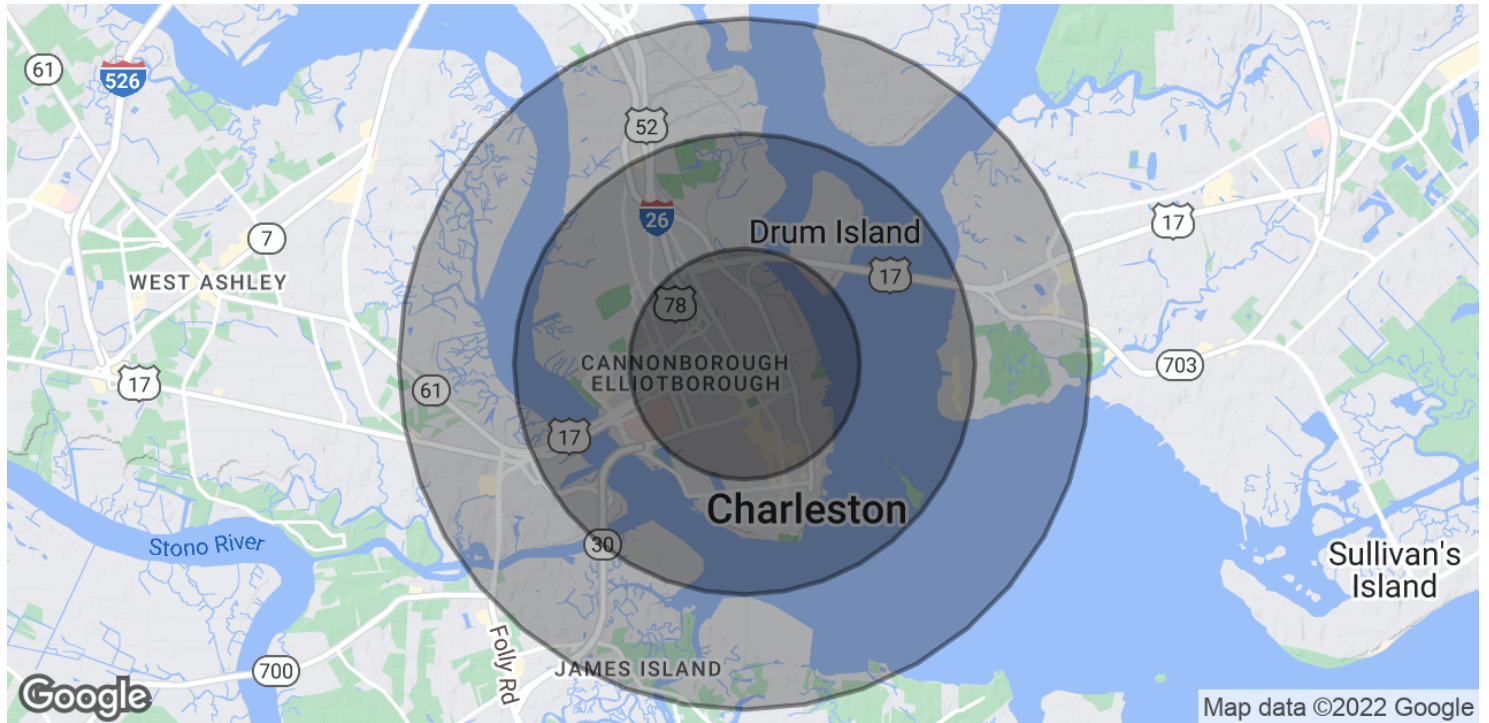
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OFFICE BUILDING FOR SALE

394 MEETING ST

CHARLESTON, SC 29403



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	18,011	39,405	57,714
Average Age	25.0	29.3	31.6
Average Age (Male)	25.7	29.5	31.3
Average Age (Female)	24.3	30.1	33.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	7,014	15,678	22,956
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$41,990	\$62,260	\$70,807
Average House Value	\$452,664	\$425,199	\$417,578

* Demographic data derived from 2020 ACS - US Census

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