

83 MARY ST

CHARLESTON, SC 29403



OFFERING SUMMARY

Lease Rate:	\$35.00 - 45.00 SF/yr (NNN)
Building Size:	8,317 SF
Available SF:	1,857 - 2,192 SF
Lot Size:	0.06 Acres
Year Built:	2019
Zoning:	MU-2

PROPERTY OVERVIEW

Rare rooftop bar opportunity with amazing views and just steps away from Upper King St. This building has four floors. The second and third floors can be leased in conjunction with the rooftop hospitality venue or utilized as a separate space for retail, executive, creative office or other use. Each floor lends itself to enjoying natural light, high ceilings and open floor plan with fantastic views from the rooftop.

Rooftop not subject to late night ordinance. The first floor currently has a hood, exhaust and grease trap installed. King Street is the place to be for shopping, dining, night-life and accommodations. Nearby businesses include West Elm, Halls Chophouse, Macintosh, The Dewberry Hotel, Charleston Music Hall, Woolfe St. Playhouse, Music Farm, Benny's Pizza, Vintage, Prohibition, Callie's Hot Little Biscuit, and many more.

PROPERTY HIGHLIGHTS

- Existing restaurant equipment on first floor
- Amazing views from rooftop
- Multiple uses

for more information, please contact:

JOSEPH TECKLEBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

11 Cunnington Avenue Charleston, SC 29405 CCTRE.COM



RETAIL/OFFICE PROPERTY FOR LEASE

83 MARY ST

CHARLESTON, SC 29403



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,857 - 2,192 SF	Lease Rate:	\$35.00 - \$45.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 100	Available	1,857 SF	NNN	\$45.00 SF/yr	Ground floor restaurant space
Unit 200	Available	2,136 SF	NNN	\$35.00 SF/yr	Office/Hospitality
Unit 300	Available	2,192 SF	NNN	\$35.00 SF/yr	Office/Hospitality
Unit 400	Available	2,132 SF	NNN	\$42.00 SF/yr	Rooftop Bar

for more information, please contact:

JOSEPH TECKLEBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

11 Cunnington Avenue Charleston, SC 29405 CCTRE.COM



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.

RETAIL/OFFICE PROPERTY FOR LEASE

83 MARY ST

CHARLESTON, SC 29403



for more information, please contact:

JOSEPH TECKLEBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

11 Cunnington Avenue Charleston, SC 29405 CCTRE.COM

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



RETAIL/OFFICE PROPERTY FOR LEASE

83 MARY ST

CHARLESTON, SC 29403



for more information, please contact:

JOSEPH TECKLEBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

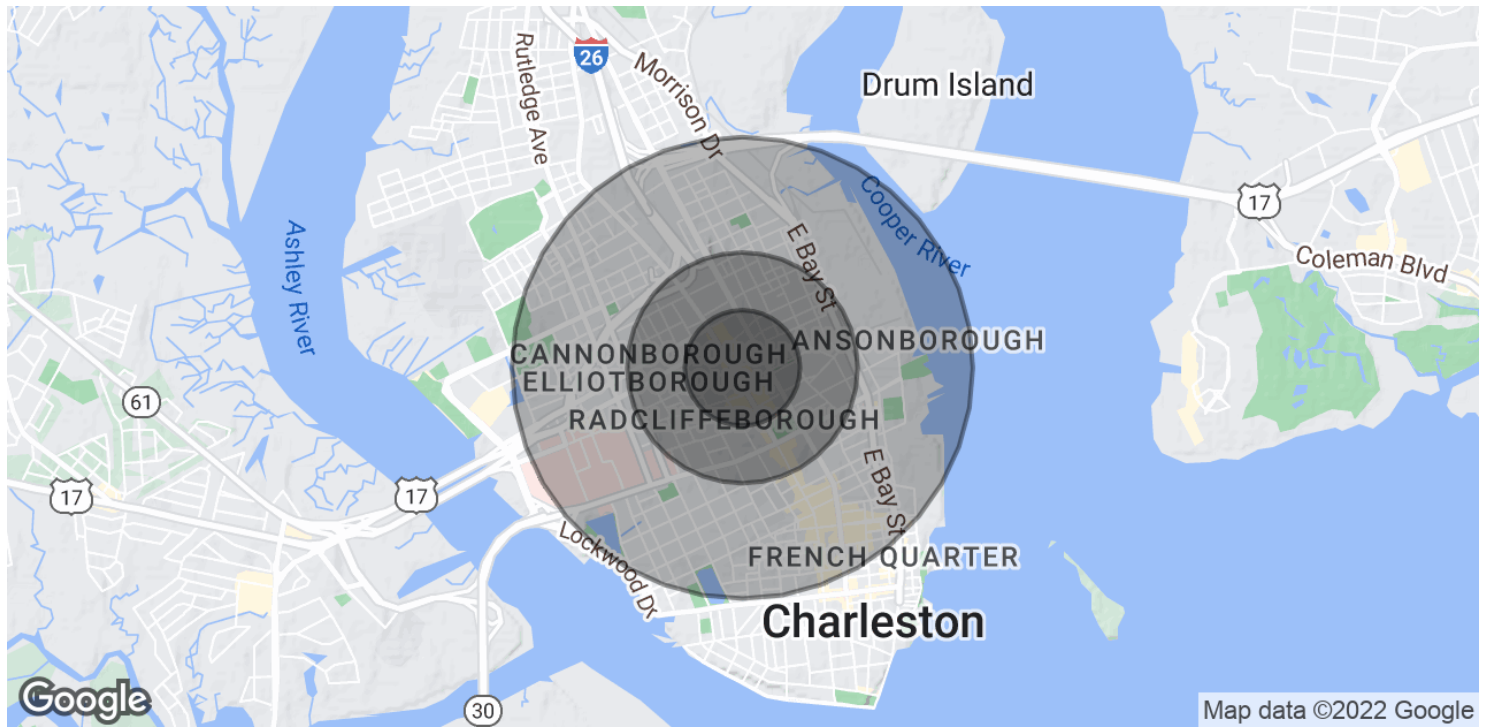
11 Cunnington Avenue Charleston, SC 29405 CCTRE.COM

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



83 MARY ST

CHARLESTON, SC 29403



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,093	7,257	18,396
Average Age	22.3	24.7	30.0
Average Age (Male)	22.9	25.1	30.6
Average Age (Female)	21.4	24.3	28.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	982	3,401	9,657
# of Persons per HH	2.1	2.1	1.9
Average HH Income	\$37,488	\$55,823	\$72,744
Average House Value	\$233,177	\$488,189	\$549,931

* Demographic data derived from 2020 ACS - US Census

for more information, please contact:

JOSEPH TECKLEBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

11 Cunnington Avenue Charleston, SC 29405 CCTRE.COM



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.