

Former Restaurant Available

# Available

2080 Sam Rittenberg Blvd  
Charleston, SC 29407

- ± 7,821 SF Stand-Alone building
- ± 1.99 AC
- ± 178 parking spaces
- Visibility from HWY 526
- Accessible from stop-lit intersection at Sam Rittenburg Blvd
- Available for sublease through 2035, final option period expires 2055
- Interior photos available upon request



INTERSTATE  
526

I-526 ±44,700 VPN

SAM RITTENBERG BLVD ±27,700 VPN

**Citadel Mall**  
 Target  
 Dillard's  
 belk  
 Planet Fitness

**DICK'S**  
 Clothing & Sporting Goods

**West Ashley Shoppes**  
 Party City  
 ROSS  
 DRESS FOR LESS  
 WORLD MARKET  
 WORLDMARKET.COM  
 BED BATH & BEYOND

**MUSC Health**  
 Medical University of South Carolina

**COSTCO**  
 WHOLESALE

**FedEx**

**TD Bank**

**Panera**  
 BREAD  
**GameStop**  
 POWER TO THE PLAYERS

**MATTRESS FIRM**  
**BEST BUY**  
 Michaels

**FOOD LION**

INTERSTATE  
526

**SITE**

**verizon**

**TOWNEPLACE SUITES**  
 MARRIOTT

**CVS**  
 pharmacy

**6**

**piggly wiggly**  
 FRESH CUT MEATS

**Comfort**

**McDonald's**

**COOK-OUT**  
 TACO BELL

**WAFFLE HOUSE**

**Advance**  
 Auto Parts

**FAMILY DOLLAR**

**enterprise**

**Ruby Tuesday**

**H**  
 Handbags Express

# PROPERTY SURVEY

## MISCELLANEOUS NOTES

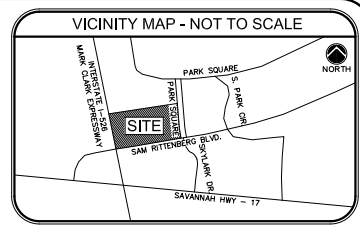
- M1** I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein, also there are no viable encroachments or projections other than shown.
- M2** The bearing of N 63°53'33" E, (labeled as Basis of Bearings) on the northern portion of the plat represents an assumed bearing. It is not a true bearing used as the basis of bearings for this survey as shown in a plat recorded in the Charleston County Register of Deeds Office in Plat Book CD Page 652-654.
- M3** In-draft access to the public right-of-way of Sam Rittenberg Blvd., no access easement described in Deed Book K132 page 322.
- M4** Tax Map Number:30040001; Deed Book K132-183; Plat Book ED-662-664.
- M5** Posted address #2080 observed at time of survey.
- M6** On the date of the field survey there was not observable evidence of the existence of easements or border grounds located on the subject property.
- M7** Building measurements as measured along exterior of building at ground level.
- M8** Improvements shown that are located beyond the boundary limits of the subject property are shown for informational purposes.
- M9** On the date of field survey there was no observed evidence of current earth moving, building construction or building additions.
- M10** Surveyor is unaware of any proposed changes in street right-of-way lines, easements from the controlling jurisdiction. On the date of field survey there was no observed evidence of recent street or easement construction or repairs.
- M11** On the date of field survey there was no observed evidence of site use as a solid waste dump, sump or sanitary sewer landfill.

## CURRENT ZONING INFORMATION

Source of zoning information: B&C Zoning Phone Number: 803-781-8300  
 Current zoning classification is "C2" General Business  
 Current zoning allows for the current use of the property.  
 Building Setback Requirements:  
 Front: Not Restricted  
 Side: Not Restricted  
 Rear: Not Restricted  
 Building Height Restrictions: 55'  
 Minimum Lot Size: Not Restricted  
 Minimum Lot Width: Not Restricted  
 Maximum Lot Depth: Not Restricted  
 Maximum Floor Area Ratio: Not Restricted  
 No representation is made for the accuracy or completeness of said third party information. This firm is not an expert in the interpretation of complex zoning ordinances; compliance is beyond the scope of this survey. Any user of said information is urged to contact the local agency directly.

## UTILITY NOTES

From observed above ground appearances only as shown herein, gas, electric, sanitary sewer, telephone, and water lines and/or service is available for the subject property, and appears to enter the subject property through the public street right-of-way and/or private easements noted herein. The surveyor was not provided with underground plans or surface ground mappings to determine the location of any subterranean uses. Barrett Surveying Group makes no guarantee that the underground utilities shown appear at such utilities in the area, either in service or abandoned. Barrett Surveying Group further does not warrant that the underground utilities shown are in the exact location as indicated. Barrett Surveying Group has physically located only those underground utilities which are visibly apparent from observed evidence of above ground appearances.



## SIGNIFICANT OBSERVATIONS

None observed at time of field survey.

## PROPERTY AREA

1.989 Acres  
86,654 Sq.Ft.

## PARKING DATA

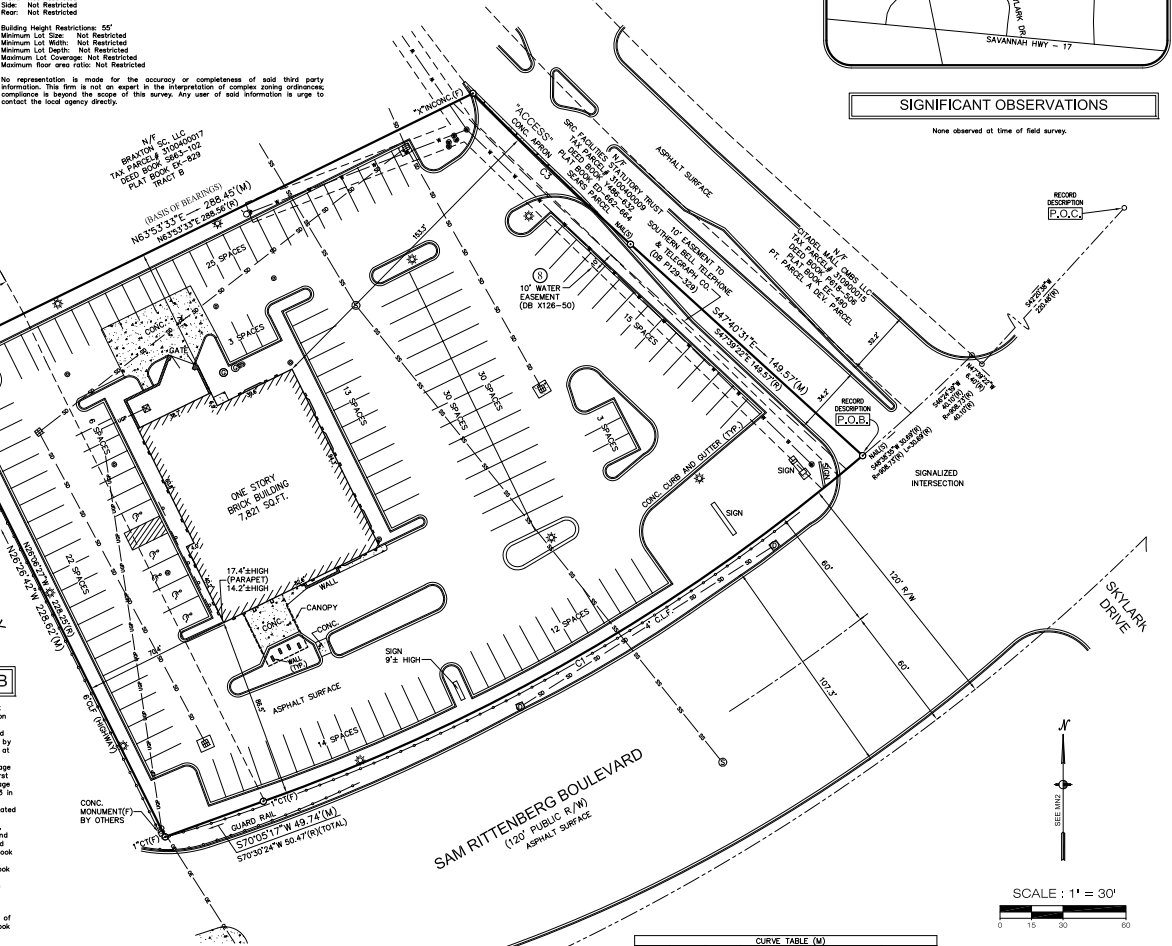
173 Regular Spaces  
5 Handicap Spaces  
178 Total Spaces

## ITEMS CORRESPONDING TO SCHEDULE B

- 1** Terms and conditions of that certain Tri-Party Agreement between Charleston joint venture, a general partnership, B&C-Robinson Company, a South Carolina corporation and Seelye, Hobbick and Co., a New York corporation, dated November 11, 1978 and recorded January 29, 1980 in Book N121 at page 78; amended by Declaration dated March 1, 1980 and recorded August 14, 1980 in Book C123 at page 341; amended by First Amendment, dated June 1, 1980 and recorded August 14, 1980 in Book C123 at page 342; restated by that certain Restatement of Tri-Party Agreement and Amendment, dated June 1, 1980 and recorded August 14, 1980 in Book C123 at page 342; amended by that certain Restatement of Tri-Party Agreement and First Amendment, dated January 1, 1986 and recorded July 13, 1987 in Book N168 at page 1058; amended by Declaration dated March 16, 1990 and recorded August 23, 1993 in Book D230 at page 98; amended by Declaration dated December 21, 1998 and recorded December 29, 1998 in Book K317 at page 412; amended by Declaration dated December 21, 1998 and recorded December 29, 1998 in Book K317 at page 419; assigned by Assignment and Assumption of Tri-Party Agreement, dated January 31, 2001 and recorded February 9, 2001 in Book 1583 at page 491; amended by Second Amended and Restated Multi-Party Agreement dated January 31, 2001 and recorded December 16, 2004 in Book N618 at page 791; amended by Declaration dated October 19, 2005 in Book 1558 at page 315; assigned by Assignment and Assumption of REA and Partial Operating Agreement dated January 23, 2007 and recorded October 23, 2007 in Book N612 at page 572; and assigned by Assignment and Assumption of Multi-Party Agreement dated March 5, 2007 and recorded May 11, 2007 in Book N625 at page 381, Charleston county Records. Does affect. Nothing stipulated.
- 2** Declaration and Easement Agreement to Commissioners of Public Works of the City of Charleston, South Carolina, dated May 5, 1981 and recorded October 16, 1981 in Book N126 at page 90, Charleston County Records. Does affect. Nothing stipulated.
- 3** Terms and conditions of that certain Contracting and Operating Agreement between Charleston joint venture, a general partnership, and General Mills Restaurants Group, Inc., Red Lobster Division, a Florida corporation, recorded in Book K132 at page 322, Charleston County Records. Does affect. Nothing stipulated.

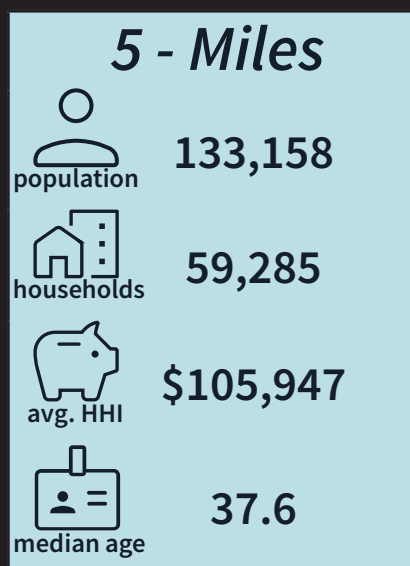
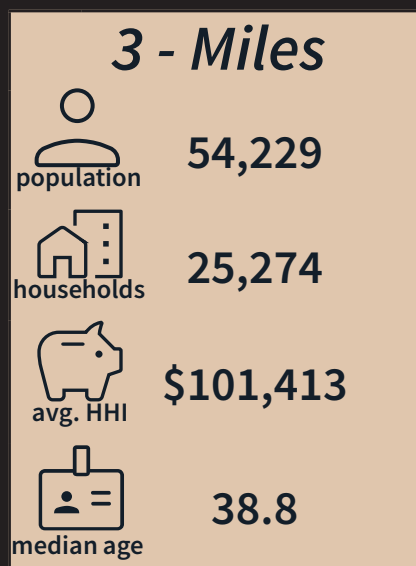
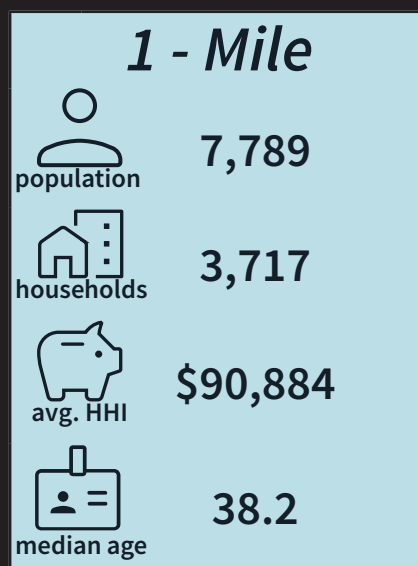
## FLOOD NOTE

By graphic plotting only, this property is in Zone "A" of the Flood Insurance Rate Map, Community Flood No. 45019C4891 and 45019C4924, which bears an effective date of November 17, 2004 and is located in a Special Flood Hazard Area. As shown on the FEMA website (http://www.fema.gov) by FIRME created on 04/05/14 we have learned this community does currently participate in the program. No field survey was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.



### LEGEND OF SYMBOLS & ABBREVIATIONS

0 CHAIN LINK FENCE	CT DROP TOP PIPE	⊙ CONTROLLED ACCESS
1 WIRE FENCE	CD SOLE OF ASPHALT	⊙ LIGHT POLE
2 CONCRETE UTILITY LINE	CE TOP OF CURB	⊙ SWANTRY SEWER MANHOLE
3 OVERHEAD ELECTRIC LINE	CF AREA OF SET	⊙ SWANTRY SEWER MANHOLE
4 UNDERGROUND UTILITY LINE	CG UNDERGROUND CONC PIPE	⊙ TELEPHONE MANHOLE
5 UNDERGROUND ELECTRIC LINE	CH R/W RIGHT OF WAY	⊙ TELEPHONE
6 UNDERGROUND GAS PIPE	CI UNDERGROUND CONC PIPE	⊙ DRIVE MANHOLE
7 UNDERGROUND WATER LINE	CL DRIVE MANHOLE	⊙ DRIVE MANHOLE
8 UNDERGROUND SANITARY LINE	CM DRIVE MANHOLE	⊙ DRIVE MANHOLE
9 RIGHT-OF-WAY	CN RECORD	⊙ DRIVE MANHOLE
10 TRAFFIC SIGNAL LINE	CO RECORD	⊙ DRIVE MANHOLE
11 POWER POLE	CP RECORD	⊙ DRIVE MANHOLE
12 TELEPHONE PESTAL	CQ DROP (LET DOWN)	⊙ DRIVE MANHOLE
13 WATER METER	CR DROP (LET DOWN)	⊙ DRIVE MANHOLE
14 WATER VALVE	CS ELECTRIC TRANSFORMER	⊙ DRIVE MANHOLE
15 HANDICAP PARKING	CT W/FRONT	⊙ DRIVE MANHOLE
16 CONTINUING	CU GAS VALVE	⊙ DRIVE MANHOLE
17 CALCULATED POINT	CV GAS VALVE	⊙ DRIVE MANHOLE
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Source: ESRI, 2023

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