

RESTAURANT | RETAIL ► FOR LEASE



140 GADSDEN STREET, CHESTER, SC 29706
HISTORICAL RENOVATION OF THE SCHLOSBERG BUILDING

PROPERTY

OVERVIEW

Erected in 1924, the Schlosburg Building originally served as the flourishing Schlosburg Department Store—a local commercial cornerstone born from the entrepreneurial vision of Russian immigrant Harry Leon Schlosburg, who had opened a Chester branch in 1916 before elevating it to full department-store status by 1924. Though the store closed circa 1930, the building continued as a vibrant commercial hub, housing retail and professional tenants for decades. Today, it stands as a contributing landmark within the Chester Historic District, listed

In 2024, Kuester Commercial began to sympathetically renovate the structure into a dynamic restaurant and retail destination, marrying its rich historic legacy with modern urban vitality. The redevelopment preserves the architectural integrity of the historic façade and structural elements while reimagining interior spaces to serve both diners and shoppers—reactivating a treasured

on the National Register of Historic Places.

landmark property and fueling downtown Chester's resurgence.





GADSDEN STREET

PROPERTY HIGHLIGHTS

- Located in one of Chester's Historic City Blocks on Gadsden Street
- Ample Street Parking and City Parking in Rear
- Adjacent to several Restaurants and Retail
- Located in the Resurging Downtown District
- Large "free" basement space for storage, etc.
- Lots of downtown walkability

AERIAL VIEW



BUILDING EXTERIOR



PROPERTY DETAILS



140
Gadsden Street
Chester, SC
29706



Zoning
CC
(Core
Comercial)



Rent
\$22/S
F



Available
2,671 SF
Delivery: Vanilla
Shell



Lease Type
Triple Net
Lease (NNN)



TICAM
\$4.00
(estimate)

OFFERED EXCLUSIVELY BY

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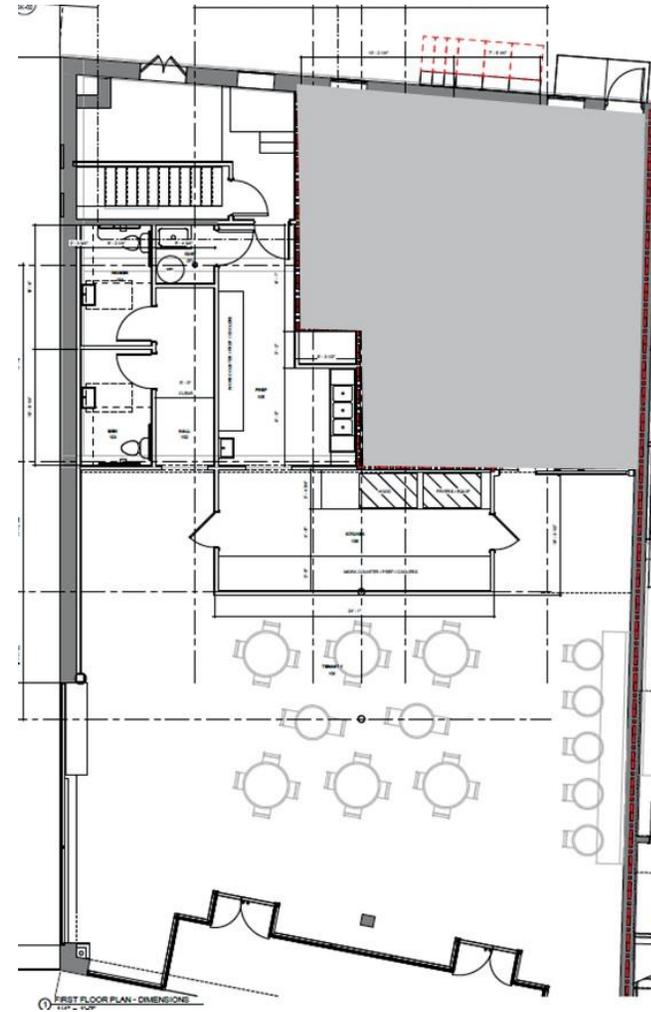
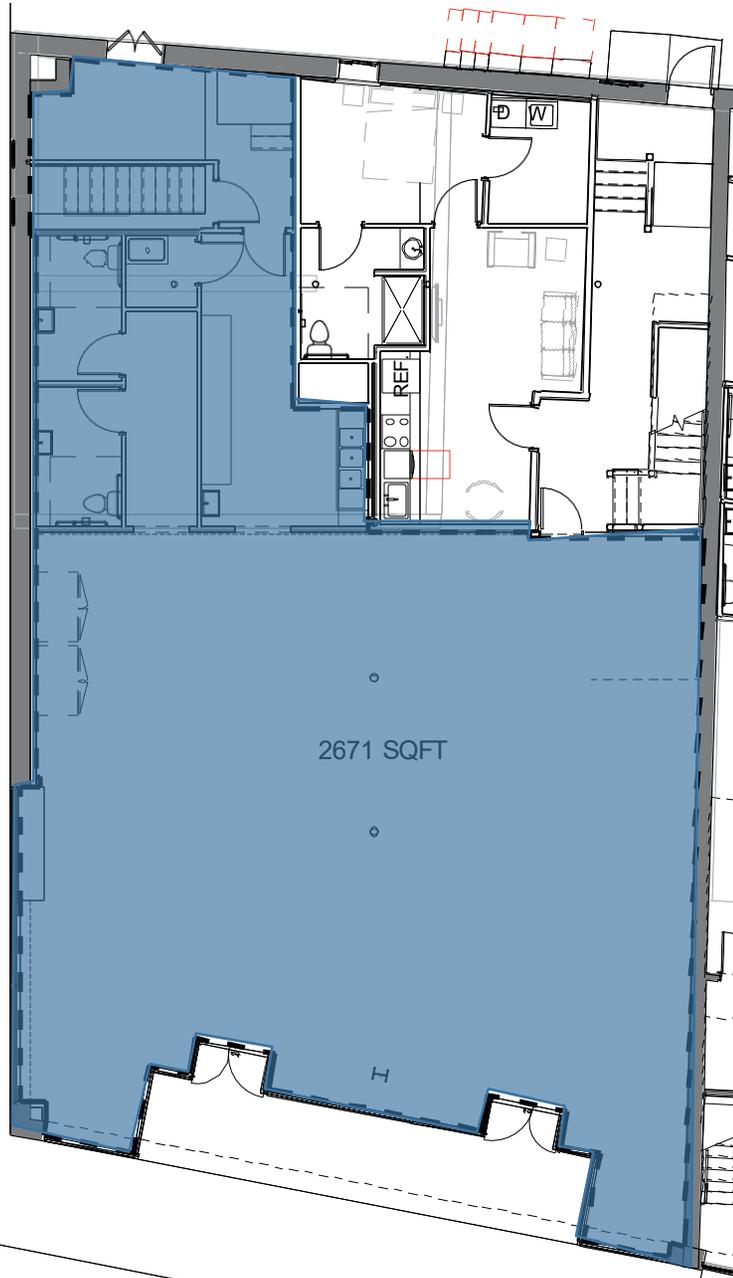
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LEASING FLOORPLAN



PROPOSED RESTAURANT SPACE



Since 2015, **thirteen** companies have chosen Chester County, SC, for their corporate expansion, pledging **\$464 million** in capital expenditure and committing to the creation of **900 new jobs**.

CHESTER COUNTY



CHESTER COUNTY HAS
35 SITES AVAILABLE,
MOST IN SC, UP TO 4,400 ACRES.

REAL ESTATE TAXES AVERAGE
0.7% OF HOME VALUE,
40% LESS THAN US AVERAGE



INDUSTRIAL POWER RATES
12%
BELOW NATIONAL AVERAGE

DIRECT ACCESS TO APPROXIMATELY
45 PERCENT
OF THE US POPULATION
WITHIN 11-HOUR DRIVE



Why choose Chester County?



70% growth in manufacturing



Up to 30% savings in rail freight costs



2.5M+ labor shed from two metro markets



50+ industrial companies located in Chester

Chester County economic incentives for business

- Fee-in-Lieu-of-Property Taxes (FILOT)
- Multi-County Park Status
- Job Development Credits
- Special Source Revenue Credit
- Employee Training
- Discounted Permit Fees

\$423M Invested by **E. & J. Gallo Winery, Creating 496 Jobs**

#1 In Manufacturing, Boasting **70% Growth from 2010-2020**

2024 Named **Co-Small Market of The Year** by **Southern Business & Development Magazine**

2 Major Metropolitan Markets, **Columbia, SC & Charlotte, NC**

\$27.4M Awarded for **Federal Railway Administration Grant**

SMALL-TOWN HOSPITALITY CLOSE TO MAJOR METROPOLITAN AREAS



During the mid-20th century, textile mills were the heart of Chester County's economy, which eventually led to the downturn of the community's economic vitality when the industry shifted to lower-cost markets. Today, Chester County's business attraction efforts foster economic diversity and the county is home to more than 50 manufacturers across industrial sectors, including Giti Tire USA, Boise Cascade Company, Carolina Poly, Sun Fiber, Omnova, and ATI Industries.

A primary driver of this economic diversity is Chester County's commitment to site readiness. It's current inventory includes 35 sites, ranging in size from 12 to 4,405 acres. Nine sites have rail access, ten have interstate frontage, and three are certified sites. In fact, Chester County has more sites available than any other county in South Carolina.

As the southernmost county in the Charlotte region and adjacent to the Columbia, SC, region, Chester County enjoys all the advantages of these metropolitan cities coupled with its rural charm. The county itself has many fun-filled amenities to offer residents and tourists alike, including sky diving at Carolina Skydive, camping and fishing at the Chester State Park or playing a round of golf at the majestic Springs Golf Course.

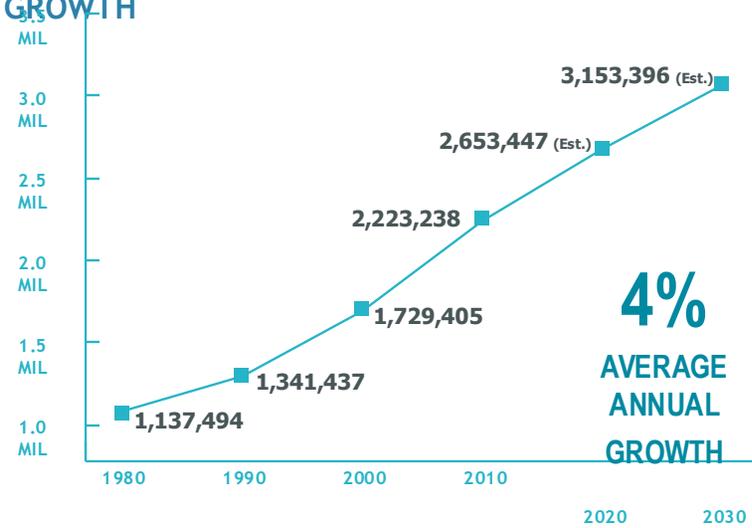
A perfect place to raise a family with a low cost of living, Chester County is the ideal choice for business..and, for life.

POPULATION GROWTH OF CHARLOTTE MSA

Chester County is part of the Charlotte-Concord-Gastonia Metropolitan Statistical Area (MSA), which consists of the following ten counties: Cabarrus, Gaston, Iredell, Lincoln, Mecklenburg, Rowan and Union counties in North Carolina; and, Chester, Lancaster and York counties in South Carolina.

With a population of more than 2.6 million, the Charlotte MSA is the largest metropolitan statistical area in the Carolinas. Predicted that the population will exceed 3 million by 2030, the Charlotte MSA is the fastest growing and the 4th largest MSA in the Southeast U.S. behind Miami, Atlanta and Tampa.

CHARLOTTE METRO POPULATION GROWTH



TOP EMPLOYERS *



1,000



Boise Cascade

400

Carolina Poly

380



E&J Gallo Winery

375



350



MUSC Health
Medical University of South Carolina

Chester Medical Center

300

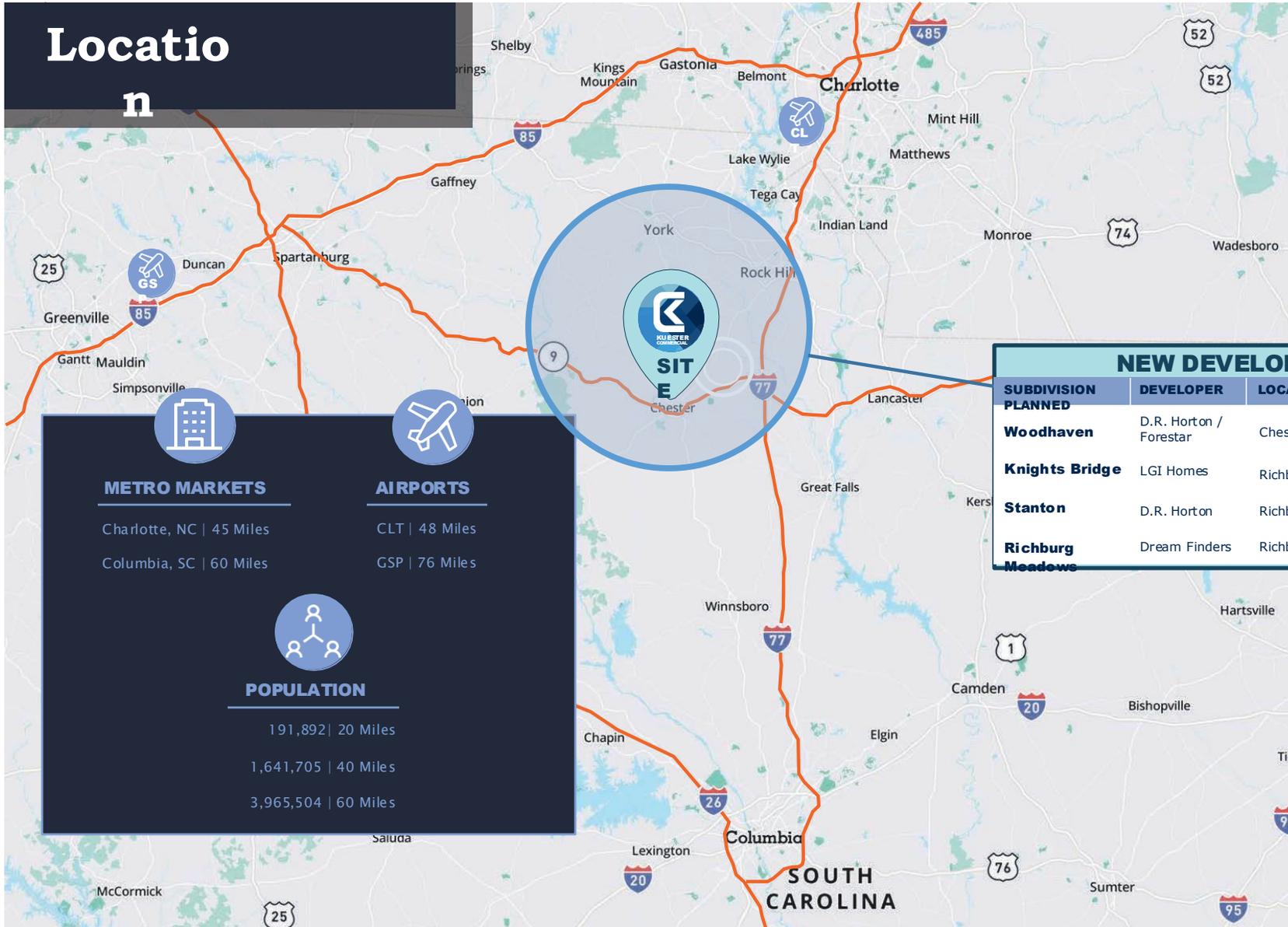


GAF MATERIALS CORPORATION

120

Source: Chester County Economic Development; *Note - Not included: Government and K-12 education

Location



METRO MARKETS

- Charlotte, NC | 45 Miles
- Columbia, SC | 60 Miles

AIRPORTS

- CLT | 48 Miles
- GSP | 76 Miles

POPULATION

- 191,892 | 20 Miles
- 1,641,705 | 40 Miles
- 3,965,504 | 60 Miles

NEW DEVELOPMENTS			
SUBDIVISION PLANNED	DEVELOPER	LOCATION	TOTAL HOMES
Woodhaven	D.R. Horton / Forestar	Chester, SC	266 single-family 215 multi-family
Knights Bridge	LGI Homes	Richburg, SC	292 single family
Stanton	D.R. Horton	Richburg, SC	630 single family
Richburg Meadows	Dream Finders	Richburg, SC	400 single family



SCHLOSSBURG'S

1924



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