

SALE LEASEBACK

312 KING STREET

CHARLESTON, SC

HAMPDEN

CENTRAL RETAIL LOCATION

KING STREET - CHARLESTON FASHION DISTRICT

"TOP 10 SHOPPING STREETS" *U.S. NEWS*

10-YEAR NNN SALE LEASEBACK



OSWALD COOKE

LAND AND INVESTMENT REAL ESTATE



DISCLAIMER



This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

©2026, Oswald Cooke & Associates, LLC

Benjy Cooke - Primary Contact

Office 843-388-5650

Mobile 843-343-1351

benjy.cooke@oswaldcooke.com

Blair Hines Gearhart

Office 843-388-5650

Mobile 864-616-3616

blair.gearhart@oswaldcooke.com



312 King Street
Charleston, SC
HAMPDEN

PRICE	\$6,239,809
CAP RATE	5.25%
NOI	\$327,590
LEASE TYPE	NNN
LEASE TERM	10-Years
RENT ESCALATIONS	3% Annually
RENEWAL OPTIONS	(4) 5-Year
TMS	457-04-04-014
TOTAL SQUARE FOOTAGE	5,337 SF+/-
FLOORS	3
YEAR BUILT	1880
WALKABILITY SCORE	99
TENANT	HAMPDEN CLOTHING



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

AERIAL

George Street - Society Street
Development
187,000+ SF Mixed-Use



SITE

HAMPDEN



M. DUMAS & SONS



Croghan's Jewel Box



OLIPHANT



omg
CANDY STORE



Brandy
Melville

DressUp



Tommy Bahama

George Street

King Street

UNCOMMON JAMES



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE

POTTERY
BARN



GRADY ERVIN & CO.
Classic Clothiers To Gentlemen

Copper Penny

HOTEL MAP

Embassy Suites



Dewberry Charleston



Courtyard by Marriott



Grand Bohemian Hotel



Double Tree



The Quarters on King



Renaissance Charleston



King Charles Inn



Meeting Street Inn



Marion Square

SITE

King Street

Wentworth Street

Hasell Street

Meeting Street

King Street

P

Hampton Inn



Hotel Bennett



Francis Marion Hotel



The Restoration Hotel



Belmond Charleston Place



Kings Courtyard Inn



CHARLESTON PENINSULA



NOMO

SITE



College of Charleston



Citadel



West Edge



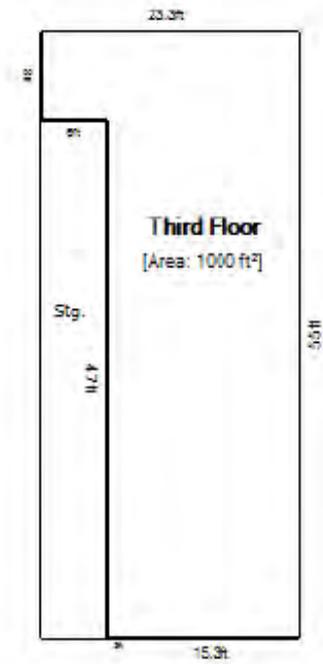
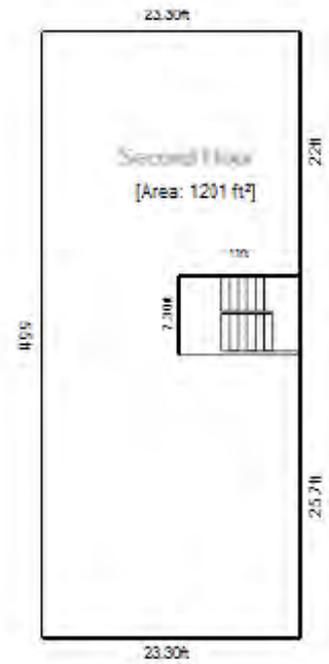
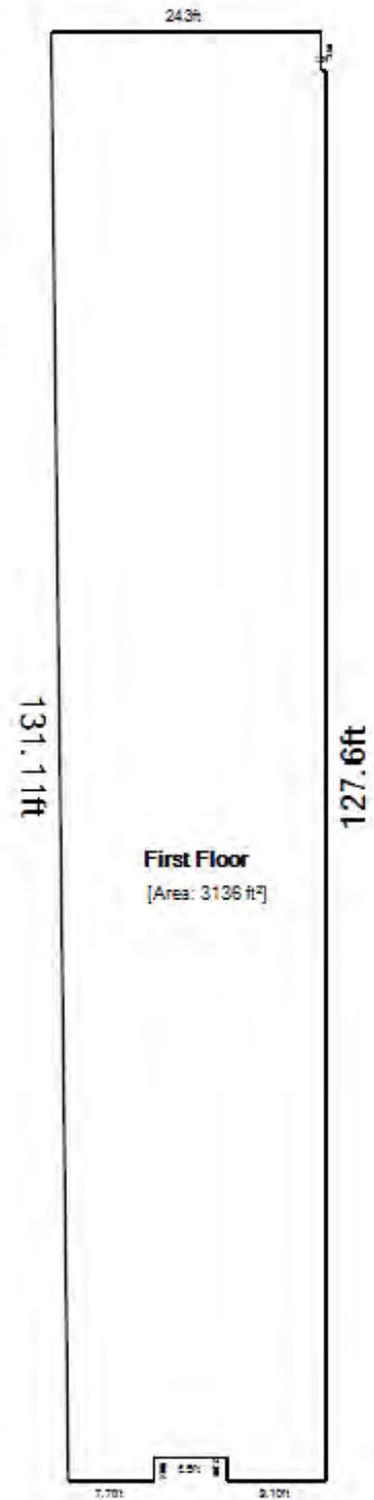
MUSC



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

FLOOR PLAN



INTERIOR PHOTOS



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE

INTERIOR PHOTOS



TENANT OVERVIEW

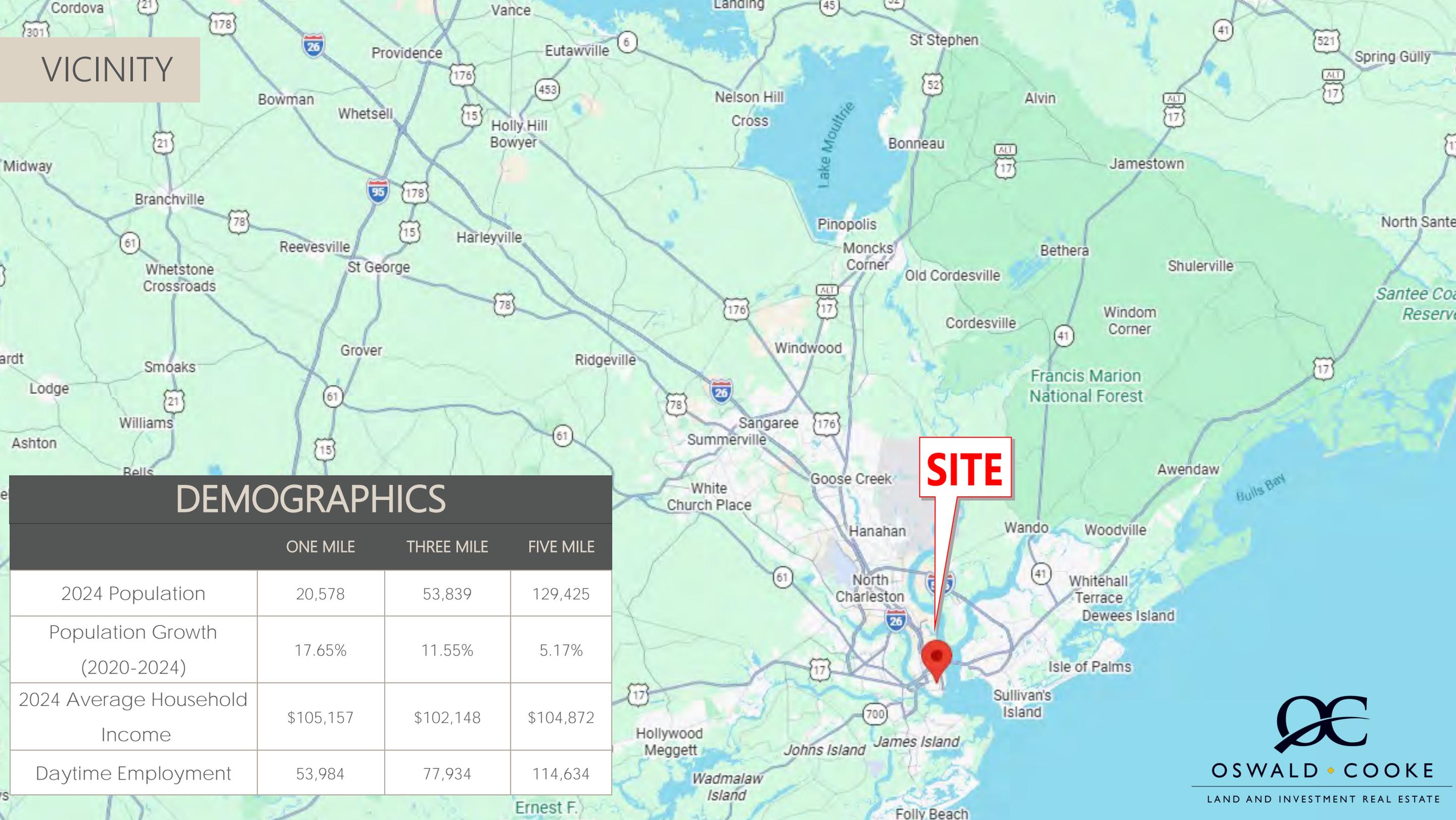
HAMPDEN

Hampden officially opened in 2007 and stands out on Charleston's famous King Street with nearly 10,000 square feet of the most unique designer assortment of ready-to-wear, shoes, handbags, & accessories. Owner, Stacy Smallwood, travels the world to handpick each item to create not only an exciting fashion destination but also an inviting atmosphere. Featured in Vogue, Harper's Bazaar, Elle, Vanity Fair, WWD, Grazia, L'Officiel, and more, Hampden continues to be recognized as one of the Best Stores in the Country and has earned a reputation for pushing the envelope of traditional Southern Style.

[CLICK HERE TO VISIT TENANT WEBSITE](#)



VICINITY



DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	20,578	53,839	129,425
Population Growth (2020-2024)	17.65%	11.55%	5.17%
2024 Average Household Income	\$105,157	\$102,148	\$104,872
Daytime Employment	53,984	77,934	114,634



ABOUT CHARLESTON MSA

Population Growth

- The Charleston–North Charleston MSA has nearly **870,000 residents as of 2024**, reaching an all-time high.
- This region’s population has grown **rapidly over recent years**, consistently outpacing many U.S. metros and is projected to reach ~1 million residents by the early 2030s.
- The metro area’s population growth rate is **about three times the U.S. average**, driven by strong in-migration and job opportunities.

Job & Workforce Growth

- Overall employment in the Charleston MSA has been expanding, adding tens of thousands of workers annually with strong labor force growth.
- From June 2024 to June 2025, the Charleston metro added about 17,600 jobs, ranking it among the top U.S. metro areas for employment growth rate (~4.1%).
- Civilian labor force figures show continued expansion, with labor force numbers rising year-over-year.

Tourism

In 2024, tourism delivered a record **\$14.03 billion** in total economic impact to the Charleston region — up about 7 % year-over-year.

The area welcomed approximately **7.9 million visitors in 2024**, fueling hospitality, retail, dining, and entertainment sectors.

Average visitor spending was roughly **\$1,105 per adult**, reinforcing the high-value nature of tourism demand.

Tourism supports tens of thousands of jobs and contributed to a record level of hospitality employment (~54,900 jobs)

Charleston MSA Largest Employers (#of Employees)

The Boeing Company	9,059
Roper St. Francis Healthcare	7,100
Walmart Inc.	4,300
Trident Health System	3,100
Volvo Car USA LLC	2,400
Mercedes-Benz Vans, LLC	1,800
Robert Bosch LLC	1,800
Breeze Airways (Breeze Aviation Group) Operating Base	1,600
Publix Supermarkets	1,600
Kiawah Island Golf Resort/The Sanctuary at Kiawah	1,400
Harris Teeter Supermarkets	1,350
T-Mobile USA	1,200
Nucor Steel	1,000
Scientific Research Corporation (SRC)	1,000

For more information contact:

Benjy Cooke - Primary Contact

Office 843-388-5650

Mobile 843-343-1351

benjy.cooke@oswaldcooke.com

Blair Hines Gearhart

Office 843-388-5650

Mobile 864-616-3616

blair.gearhart@oswaldcooke.com



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

www.oswaldcooke.com

