



WOODLOCK CAPITAL

LC LINE & LOW

Downtown Charleston SC

DINING & RETAIL FOR LEASE // 4 UNITS // 930 SF - 8,479 SF // PARKING

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ABOUT THE PROPERTY

LC Low & Line is a luxury mixed-use community located directly on the Charleston Lowline. This architecturally distinct development delivers 277 luxury residential units atop highly visible retail space at the corner of Line Street and Meeting Street — in the heart of Charleston’s most rapidly evolving neighborhood.

PROPERTY SPECIFICATIONS

Space Available	930 - 8,479 SF
Residential Units	277 Units
Retail Parking	Underground Garage

PROPERTY FEATURES

- Located directly on the Charleston Lowline — the city’s premier pedestrian corridor
- Garage parking for retail tenants
- Prominent location with excellent visibility from Meeting Street
- Surrounded by Charleston’s most exciting dining, retail, and residential growth
- 94/100 Walk Score – ‘Walker’s Paradise’

Unit 1: 930 SF

Unit 2: 7,504 SF + 975 SF Patio Space

Unit 3: 1,070 SF

Unit 4: 2,483 SF



LC Line & Low

A STEP OFF UPPER KING. A WORLD OF ITS OWN.

Perfectly positioned at the corner of Line and Meeting, this destination sits just one block east of Charleston's renowned Upper King corridor — close enough to capture the energy, yet tucked away enough to offer a more refined, intimate experience. Walkable to the city's top culinary and cocktail destinations but without the late-night intensity, it's an ideal setting for operators who want visibility, vibrancy, and authenticity in equal measure.

* In House Concepts



MEETING ST. VIEW (NORTH)



MEETING ST. VIEW



MORNING RITUAL



THE GOAT RESTAURANT

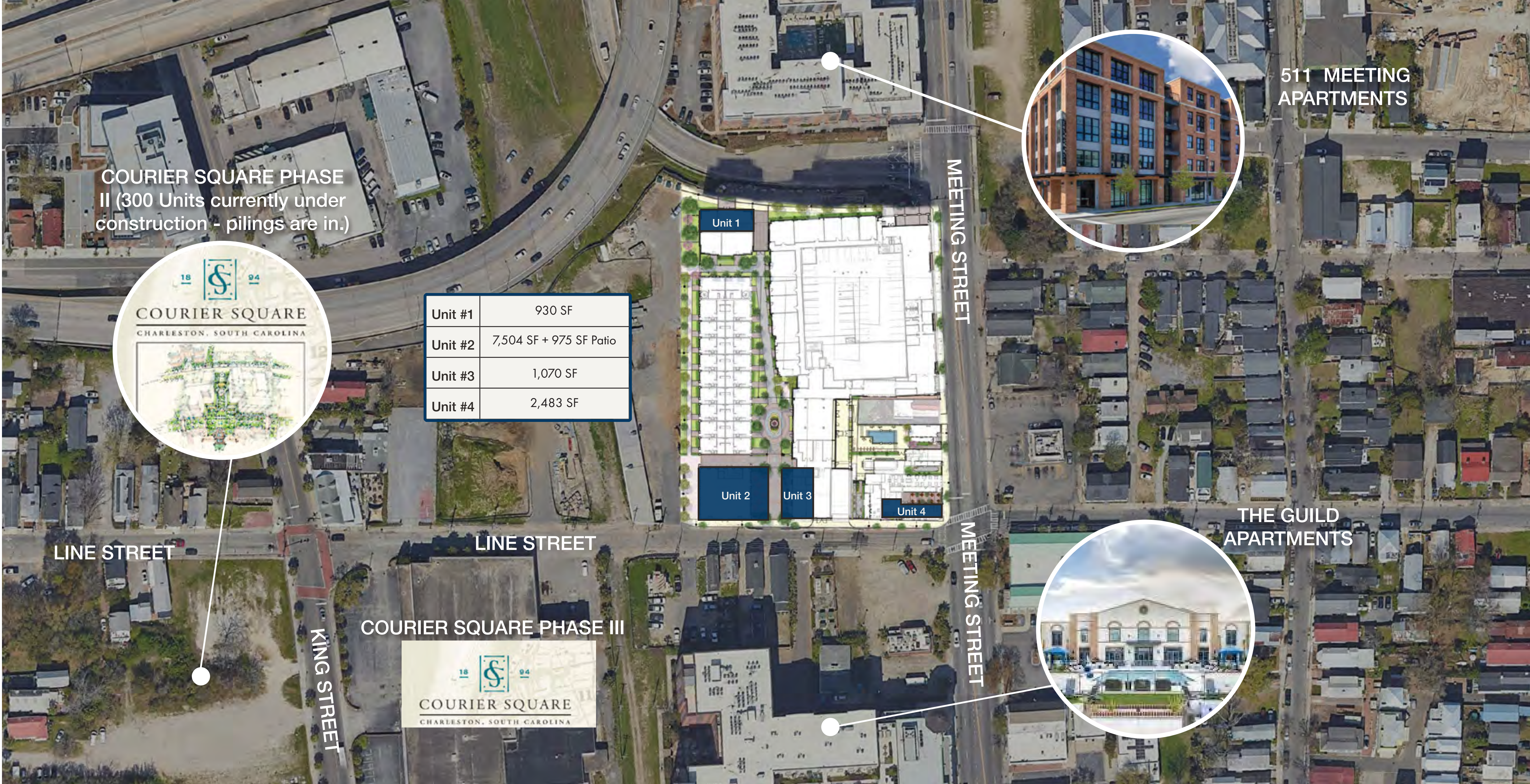


CODE WELLNESS



HIGHWAY 26 VIEW (SOUTH)

AVAILABLE SPACES



SITE PLAN



Available Leased

Unit 1: Retail

Available | 930 SF

Unit 2: Restaurant

Available | 7,504 SF + 975 SF Patio

Unit 3: Retail

Available | 1,070 SF

Unit 4: Restaurant

Available | 2,483 SF

The Goat

Leased

Morning Ritual

Leased

Code Wellness

Leased

UNIT 1



SIZE

Available | 930 SF

DELIVERY CONDITIONS

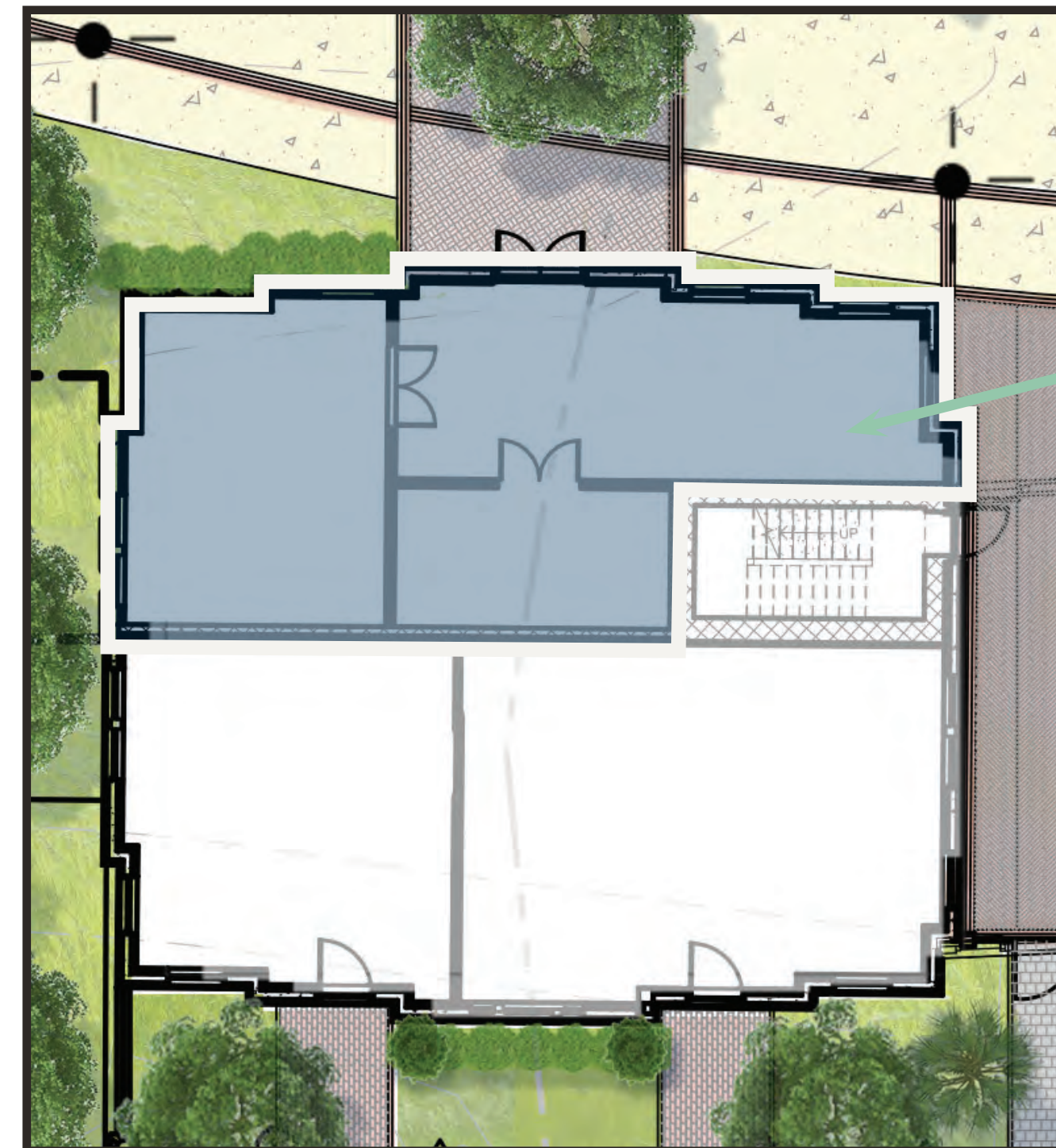
Vanilla Box Available

ASKING RENT

\$35/SF NNN

AVAILABILITY

Fall 2026



UNIT 2



SIZE

1st Floor: 3,524 SF
2nd Floor: 3,050 SF
Covered Terrace: 930 SF
Hagerman's Alley Patio: 975 SF

DELIVERY CONDITIONS

Cold Dark Shell

ASKING RENT

\$52/SF NNN

AVAILABILITY

Fall 2026



UNIT 3



SIZE

Available | 1,070 SF

DELIVERY CONDITIONS

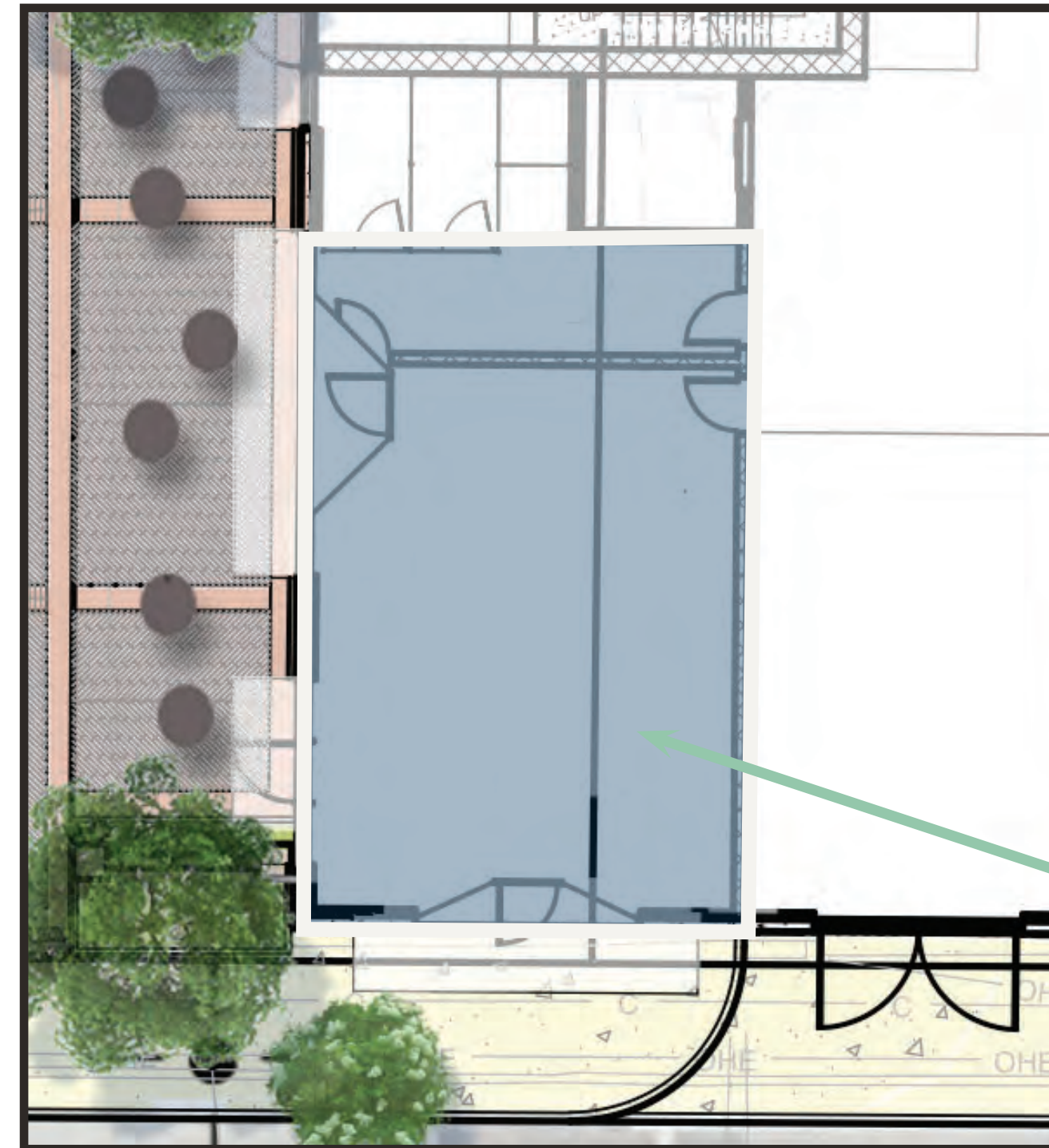
Vanilla Box Available

ASKING RENT

\$45/SF NNN

AVAILABILITY

Fall 2026



UNIT 4



SIZE

Available | 2,483 SF

ASKING RENT

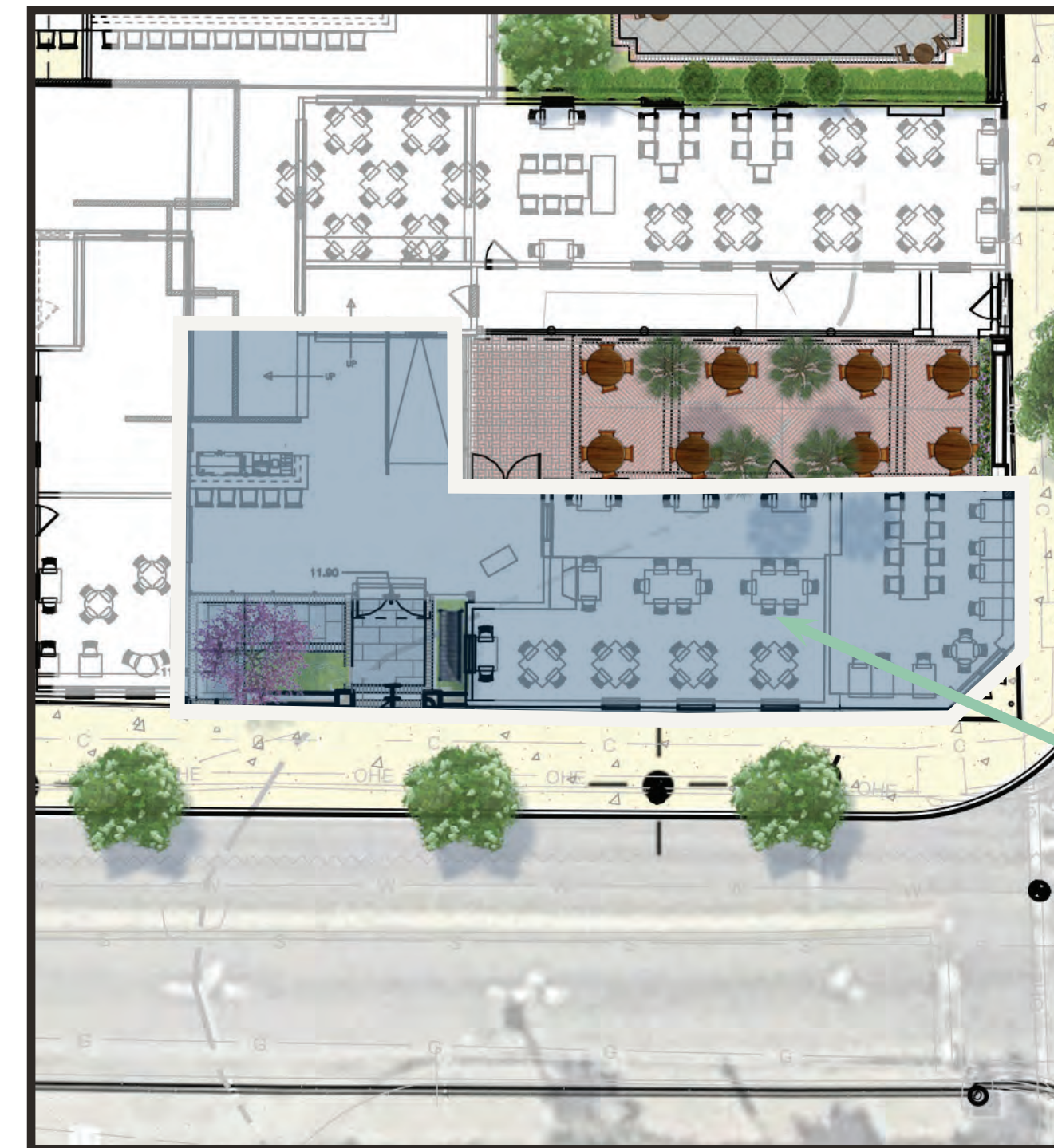
\$55/SF NNN

DELIVERY CONDITIONS

Restaurant Shell

AVAILABILITY

Fall 2026



CHARLESTON

Charleston's retail and hospitality scene is booming, drawing national retailers and top-tier restaurants eager to tap into the city's vibrant, growing economy. Fueled by a strong pro-business climate and a steady influx of residents and visitors, Charleston has emerged as a must-visit destination for consumers seeking luxury shopping and world-class dining. Major luxury brands, including Gucci, Golden Goose, and Loeffler Randall, are now anchored along historic King Street, while the legendary Charleston Place hotel undergoes a \$150 million transformation to further elevate the city's status as a retail hub. The Four Seasons will also debut its first South Carolina hotel, bringing unparalleled service and luxury to the heart of the city by 2028.

Charleston's culinary scene continues to shine with new arrivals from renowned chefs, including Sean Brock's Joyland and Michael Mina's Sorelle, which adds a multi-concept Italian market to Broad Street. These celebrated operators complement the city's rich food scene, with local institutions like Husk and FIG still captivating diners with Southern-inspired fine dining. The continued expansion of hospitality groups like Indigo Road, with concepts such as Two Bit Club, further elevates the city's dining offering.

Iconic local retailers, such as Hampden Clothing and M. Dumas & Sons, remain pillars of Charleston's downtown, ensuring a perfect blend of the old and the new. The city's momentum, amplified by its unique charm, keeps attracting visitors and expanding its reputation as a premier destination for high-end retail, dining, and hospitality. With new and established establishments flourishing side by side, Charleston is poised to continue its rise as a top retail and culinary destination.

CHARLESTON PENINSULA

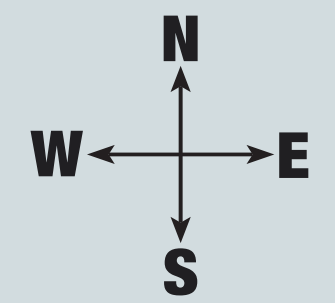
Subject Property

Food & Beverage

Fitness

Retail

Hotels





LOCATION DETAILS

NEIGHBORHOOD

Tucked just off Upper King Street, 40 Line Street sits in a prime location—close enough to benefit from the area’s foot traffic and energy, yet far enough removed to create a distinct environment away from the late-night bar crowd. It’s nestled within the Cannonborough–Elliottborough neighborhood, one of Charleston’s most dynamic and walkable districts, blending historic charm with a modern, eclectic lifestyle.

Located in South Carolina’s densest zip code, the area is experiencing a wave of residential growth, especially along Meeting Street. Projects like Meeting Street Lofts and the redevelopment of the old milk factory into 200+ units underscore the demand for luxury urban living. The upcoming Lowcountry Lowline, a 1.7-mile linear park, will add greenery and connectivity to this already walkable corridor—further enhancing the neighborhood’s appeal for both residents and retailers.

The local scene is a major draw, with a vibrant mix of dining, nightlife, fitness, and wellness. Just steps from 40 Line are standout concepts like **The Last Saint** (a speakeasy off King), **Beautiful South** (a fresh take on regional Chinese cuisine), **The Works** (Charleston’s signature “sweat studio”), **The Commodore** (a funk and jazz lounge), **Malagón** (authentic Spanish tapas), and King Street anchors like **Uptown Social** and **Bourbon & Bubbles**.

In short, the area around 40 Line Street offers unmatched access to Charleston’s hottest neighborhood while allowing tenants to create something unique and curated. It’s a walkable, growing, high-density enclave with a strong sense of place—an ideal setting for standout retail, wellness, or hospitality concepts.

POPULATION	MEDIAN AGE	AVG HOUSEHOLD INCOME	TOTAL HOUSEHOLDS
22,865	30	\$83,238	10,565

FACTS & FIGURES

CHARLESTON, SOUTH CAROLINA

7.89

Million

Visitors to
Charleston in 2024

\$14.03

Billion
Tourism's
economic impact
in 2024

42

New Residents
Move to the
Region Everyday

\$515,500

Median Home
Price
May 2025

8

Charleston
James Beard
Award
Recipients

#3

Charleston's 2025
Travel & Leisure
Spot

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