



±13,342 SF

BUILDING FOR LEASE

289 HUGER STREET, CHARLESTON, SC 29403

\$40 PER SQUARE FOOT

Zoning: Mixed Use Commercial (MU-2/WH)

Unique opportunity to lease a one-of-a-kind building in a one-of-a-kind location on Huger Street. This building has it all: high bay, loading dock, outdoor courtyard, on site and adjacent parking and located in an emerging area of town adjacent to the forthcoming Lowcountry Lowline.

- Real Estate Tax / Insurance estimated at ± \$6.15/SF
- 11 onsite parking spaces and adjacent to 80+ public spaces
- 3 phase electric

HIGHLIGHTS

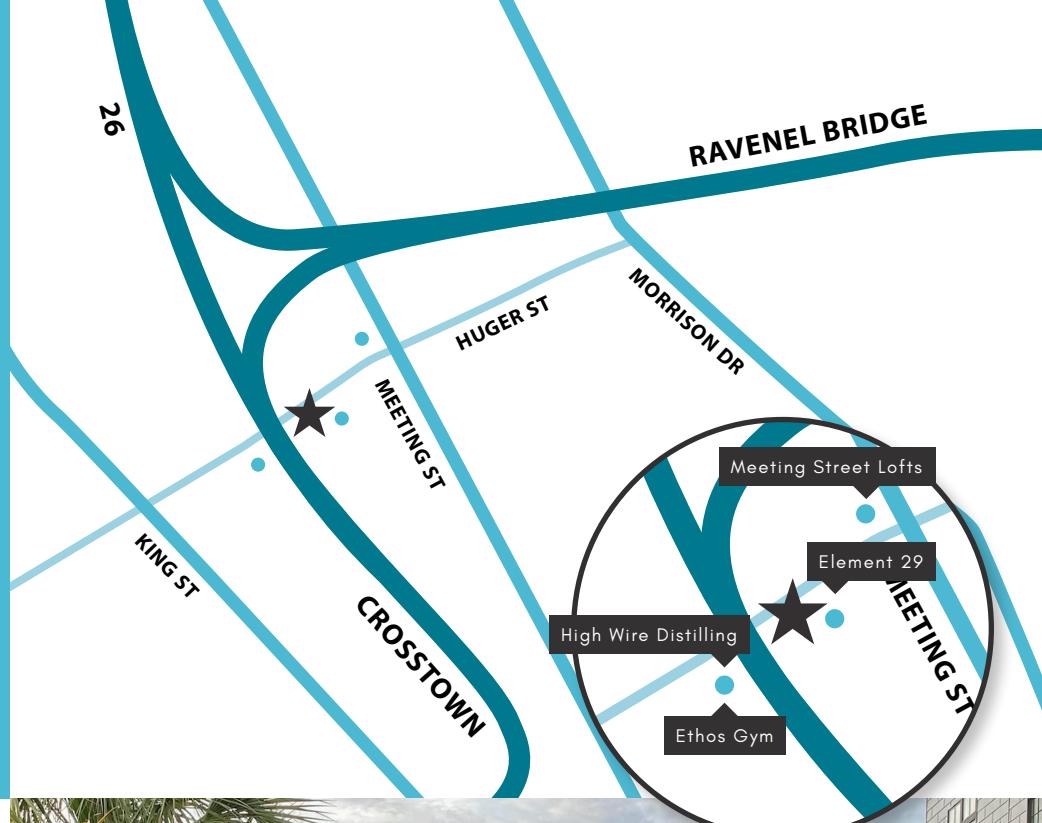
- Onsite Parking
- Truck High Loading Dock
- Located in SC Opportunity Zone
- Adjacent to the Lowcountry Lowline

BUILDING FOR LEASE

289 HUGER STREET,
CHARLESTON, SC 29403

CONTACT LOREN ZIFF

843-270-6000
lziff@eastrockproperties.com



CHARLESTON, SC

- Travel and Leisure's Best City for 12 Straight Years
- Conde Nast's Best Small City in US for 3 Straight Years
- 7.9 Million Annual Visitors in 2024
- Nearly 5 million hotel room nights sold in 2024
- 6.2 million passengers at Charleston Airport in 2024

289 HUGER STREET DEMOGRAPHIC DATA

	1mi	3mi	5mi
Population	17,078	50,353	131,720
Households	7,534	22,123	56,672
Avg HH Income	\$106,134	\$130,882	\$135,267
Median Home Value	\$616k	\$646k	\$543k

