

Will Sherrod, CCIM
Broker | NAI Charleston
843.364.3796
wsherrod@naicharleston.com

200 Rutledge Ave

Charleston, SC 29403

NAICharleston

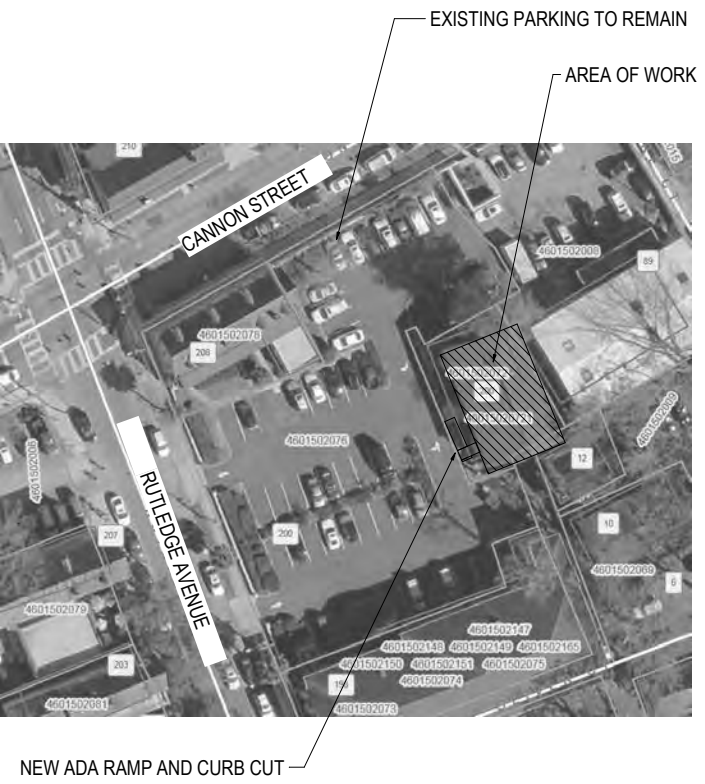
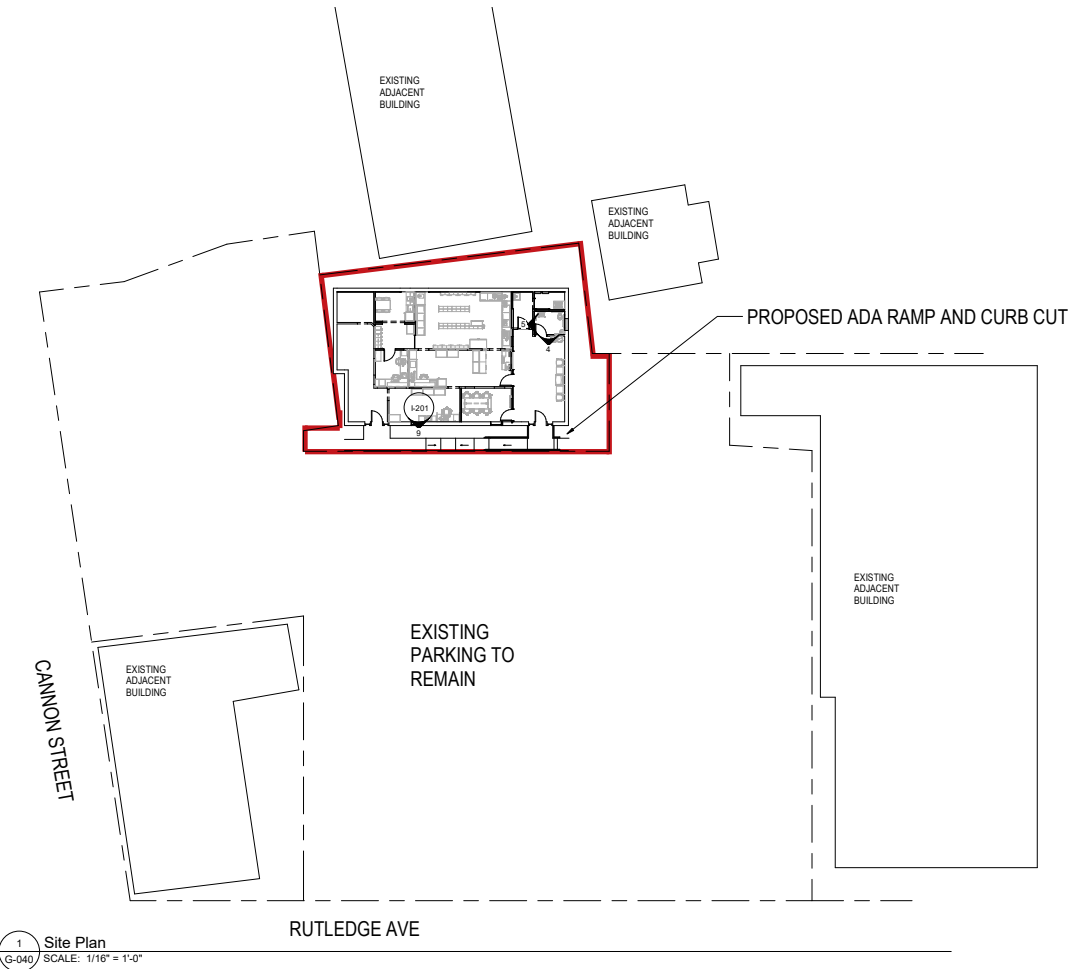
- Rare, high profile purchase opportunity in downtown Charleston
- Renovated mixed-use consisting of two short term rental units & retail space
- Surrounded by restaurants, retail, office & medical office, rental properties and MUSC
- Easy access to Hwy 17 and Charleston submarkets
- **SALE PRICE:** \$2.9 million
- **Please contact Will Sherrod for income and expense details**

NAI Charleston

**±4,500 SF RETAIL/
SHORT TERM RENTAL
INVESTMENT**

NAI Charleston is pleased to present the exclusive listing for 200 Rutledge Avenue in Charleston, SC. 200 Rutledge is a two-story mixed-use property located in the Cannonborough-Elliottborough area of Charleston. The building was constructed in 1978 and contains approximately 4,500 square feet in total. The first floor is occupied by a Walgreens specialty/compounding pharmacy, operating under a long-term corporate lease that commenced in late 2018. As part of that tenancy, the ground floor underwent a substantial renovation that modernized the space and core building systems, including HVAC, electrical, and plumbing. The second floor consists of two residential two-bedroom, two-bath units that were comprehensively renovated in 2019 and configured for short-term rental use, with professional management in place. Overall, the property reflects a combination of stabilized commercial tenancy and renovated residential income units, supported by nine off-street parking spaces and significant capital improvements completed in 2018-2019.

SITE PLAN



PROFESSIONAL SEAL

HERBERT CREEP, III
REGISTERED PROFESSIONAL ENGINEER
SINCE 1988
SOUTH CAROLINA
NO. 15020000

architectural design

WALGREENS
200 Rutledge Ave
Charleston, South Carolina
Community Pharmacy

NO.		DATE	BY	DESCRIPTION	REVISIONS

GOOD PLOT

DATE: 03/03/2018

DRAWN BY: [Signature]

AUTHOR: [Signature]

REVIEWED: [Signature]

CHECKER: [Signature]

SITE PLAN

STORE #21191

WALGREENS

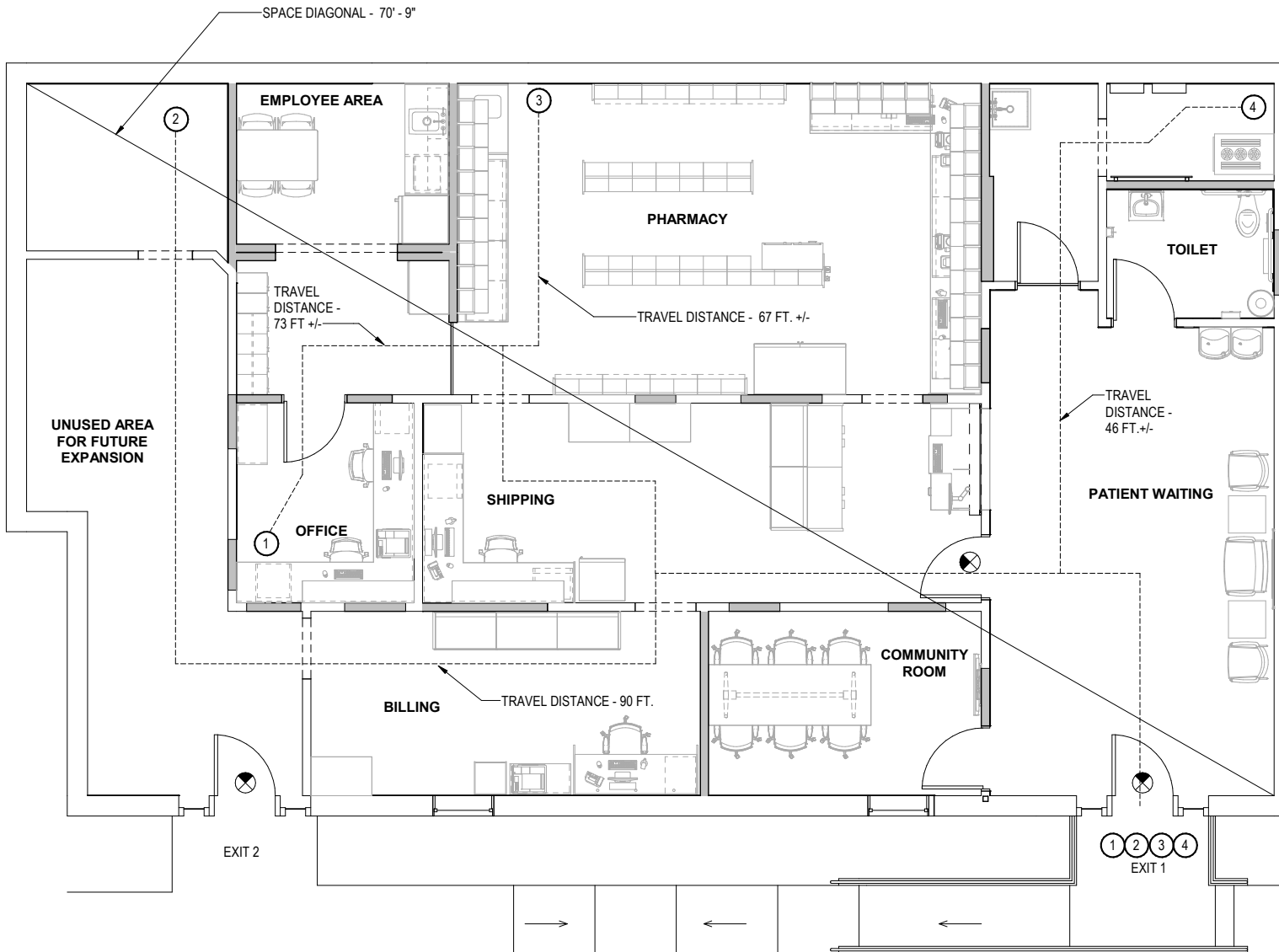
200 Rutledge Ave

Charleston, South Carolina

Community Pharmacy

G-040

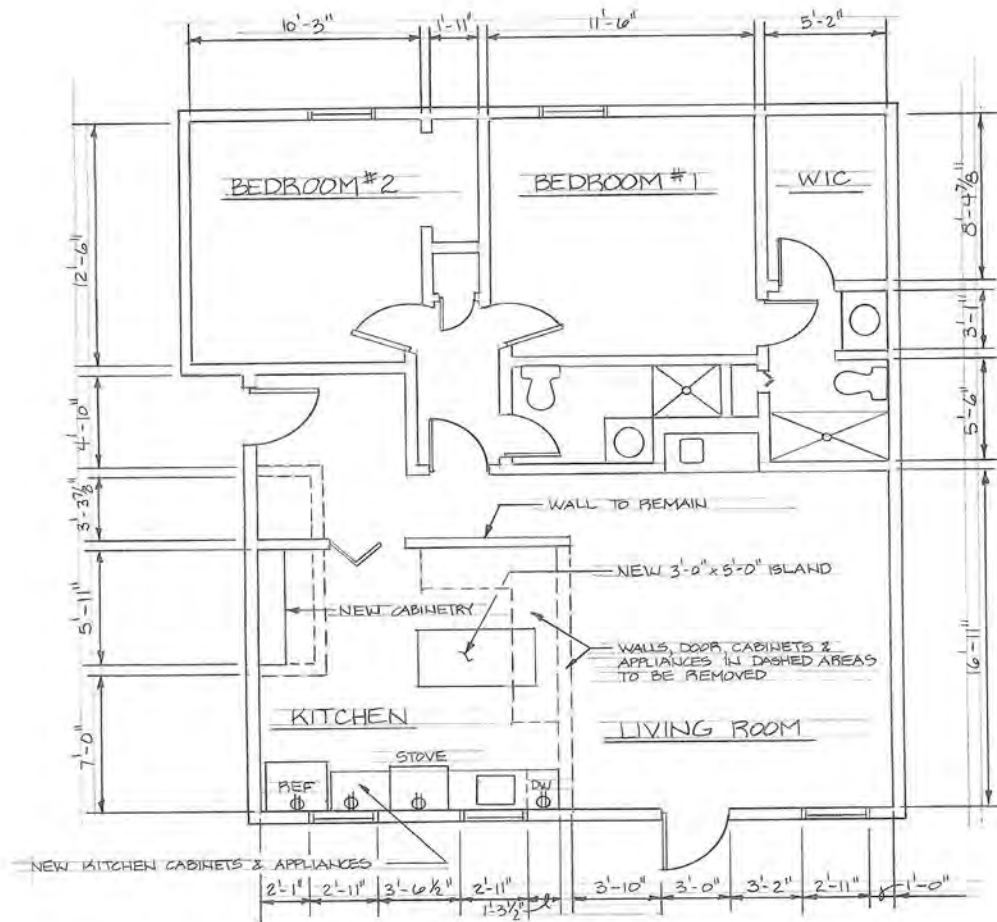
1ST FLOOR: FLOOR PLAN



TRAVEL DISTANCE

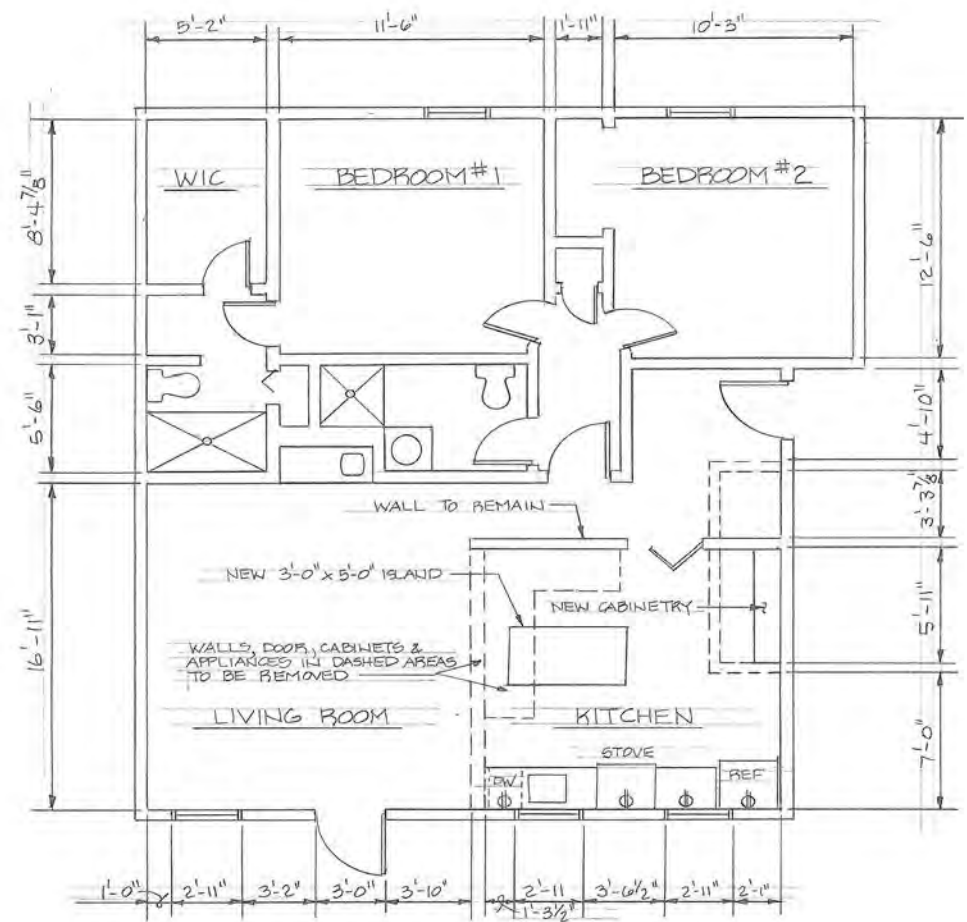
1. 73 FT.
 2. 90 FT.
 3. 67 FT.
 4. 46 FT.
- SPACE DIAGONAL -- 71' - 0"

2ND FLOOR APARTMENTS: FLOOR PLANS



FLOOR PLAN - APT A (1015 SF)

SCALE: 1/4" = 1'-0"



FLOOR PLAN - APT B (1015 SF)

SCALE: 1/4" = 1'-0"

EASTBOUND ON CANNON



Ravenel Bridge

King Street

The Grocery

babas

Holey City Bagels

Chez Nous

Sugar Bakeshop

Ladles Soups

Southbound

The Co-Op

Pink Cactus

Cannon Green

R Kitchen

Rivayat

Cannon St

Spring St

Rutledge Ave

Rutledge Ave

Rutledge Room

Cannon St

Notable Neighbors



Not only is the center of Charleston's peninsula home to dining, shopping and working, it is walking distance to the Medical University of South Carolina, King Street shopping & dining corridor, and Hampton Park. These are all major visiting hubs for the city of Charleston.



KING STREET

Forbes Traveler's "10 Top Shopping Districts in the USA"

Charleston's historic downtown remains the shopping and dining hub of the region. Retail, anchored by King Street, draws a strong and varied customer base with over 7 million visitors each year. King Street's remarkable history and eclectic mix of fashion, art, antiques, home décor, and extraordinary food makes it one of the most vibrant and distinctive downtowns in America. A perfect blend of local, regional, and national shops that remains the place to be for retailers of all types.

HAMPTON PARK

Peninsula's Largest City Park



At more than 60 acres, Hampton Park is one of the City of Charleston's largest parks. It boasts the most extensive floral displays of any park in the city. It is less than a mile from 200 Rutledge.

MEDICAL UNIVERSITY OF S.C.

Best Hospital in South Carolina for 10 Years in a Row



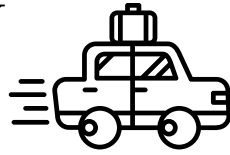
Nationally recognized for its innovation, patient, and family-centered care, and quality outcomes, this integrated health care system is accessible at the downtown Charleston campus and outreach locations. MUSC Health sees more than one million patient encounters annually, and its specialized care teams consistently rank among the best in the country.

Charleston Fast Facts

POPULATION



830,000



33 PPL

ON AVERAGE, THE AREA
SEES 33 NEWCOMERS
PER DAY

WORKFORCE

±20,000+

23.4%

INCREASE IN
EMPLOYMENT OVER
THE LAST DECADE

JOBS FORECASTED TO BE
ADDED IN NEXT 3 YEARS



KEY ECONOMIC DRIVERS

TOURISM

7.7 MILLION

VISITORS ANNUALLY



\$12.8 BILLION

AVERAGE ANNUAL
ECONOMIC IMPACT

AVIATION

10.8 BILLION

BOEING

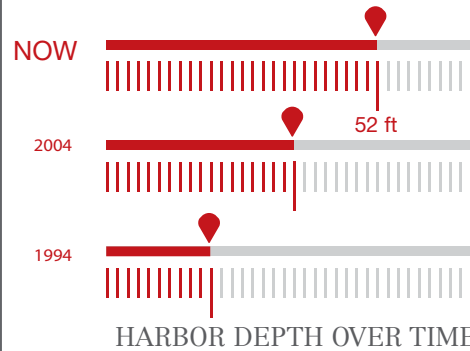
\$ PUMPED
INTO CHS

MILITARY

20,000

ACTIVE DUTY &
CONTRACT CIVILIAN

PORT OF CHARLESTON



±64 BILLION

ANNUAL STATEWIDE IMPACT

±225,600

JOBS CREATED

AUTOMOTIVE

2ND

HIGHEST EMPLOYMENT
CONCENTRATION FOR
TRANSPORTATION
EQUIPMENT
MANUFACTURING

65,000+

TECHNICALLY-SKILLED
AUTOMOTIVE WORKERS

VOLVO



65+ AUTOMOTIVE
MANUFACTURERS & SUPPLIERS

Source: Charleston Regional Development Alliance

Contact Us

Will Sherrod, CCIM

Broker

843.364.3796

wsherrod@naicharleston.com

DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

NAI Charleston

