PENINSULA Co
COMMERCIAL

FOR SALE/LEASE
575 Meeting Street

575 Meeting Street
Charleston, SC
29403

- Total SF 7,078
- 2 floors
- Off-Street Parking
- MU2-WH Zoning includes GB usage
- Potential Tax credits
- Office/Restaurant Use

Property Highlights

- Centrally located on Meeting Street south of Huger Street, Bridge onramp to Mt. Pleasant as well as I26.
- In Opportunity Zone for Redevelopment
- Potential for Rooftop Use

Lease Price
$35.00/SF
NNN

Asking Price
$2,800,000

Contact

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OVERVIEW

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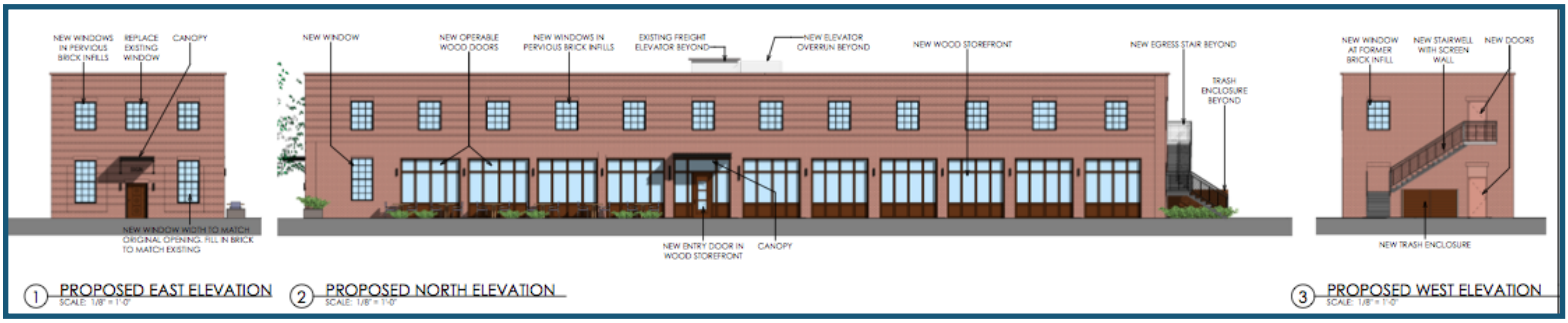
PROPOSED VIEW FROM MEETING ST

Historic property just south of the Arthur Ravenel Bridge. This unique opportunity allows tenants the chance to be part of a large scale development while retaining the character of a historic building. Positioned at the entrance of the Spell St. Apartments which consists of 119 apartments, a parking garage and the Huger St. apartment project to the rear. This property will stand out along Meeting St. as a premier retail/office location with built in clientele and high traffic visibility

575 Meeting has large open space with exposed brick and beamed ceilings. Landlord plan on opening up the north facade with large windows that will illuminate the entire space. Opportunity for restaurant to included outdoor seating along Spell St. and modify the opening to be operable glass garage style doors to connect the indoor and outdoor spaces.



AERIAL & RETAIL MAPS

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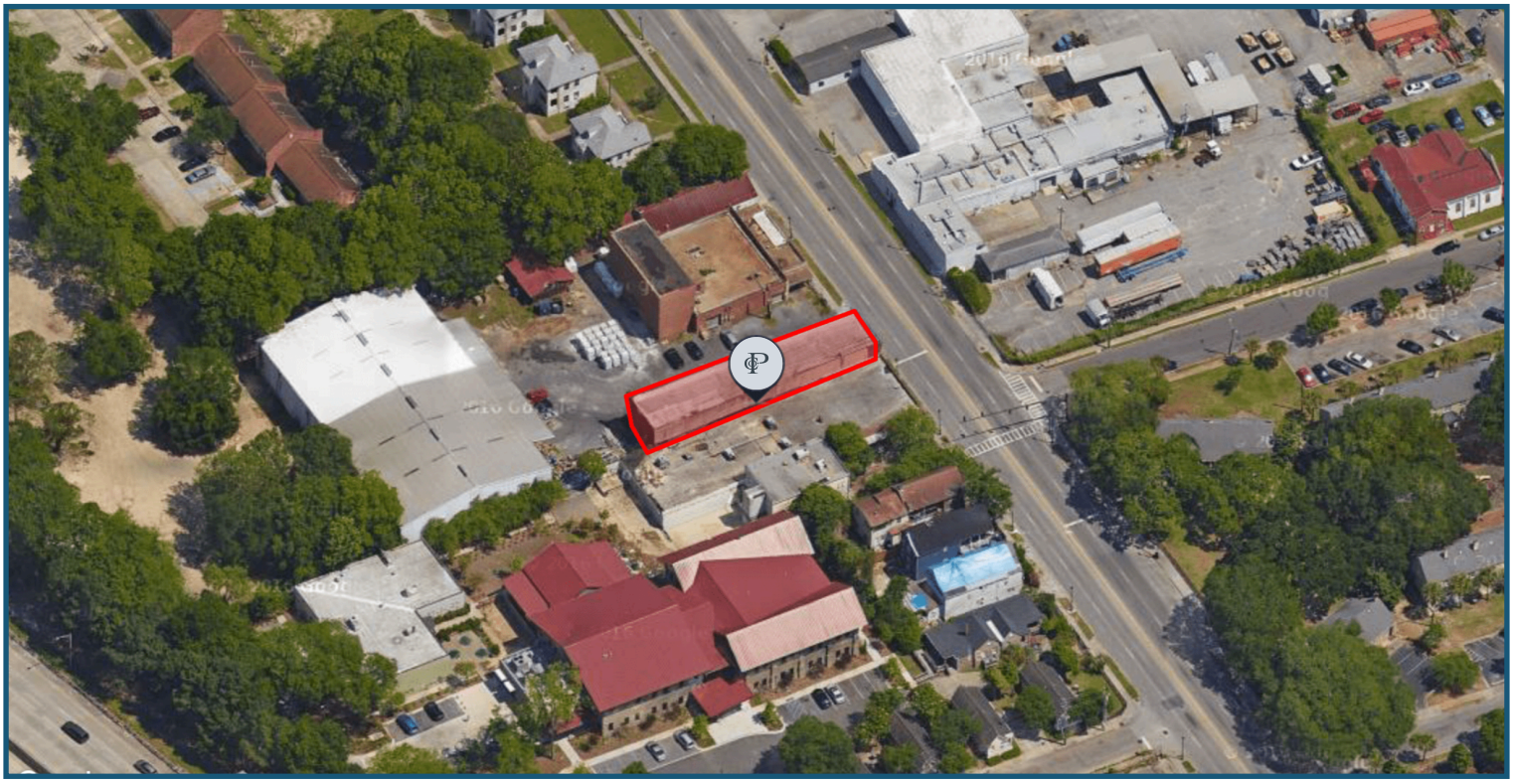

DEMOGRAPHICS MAP

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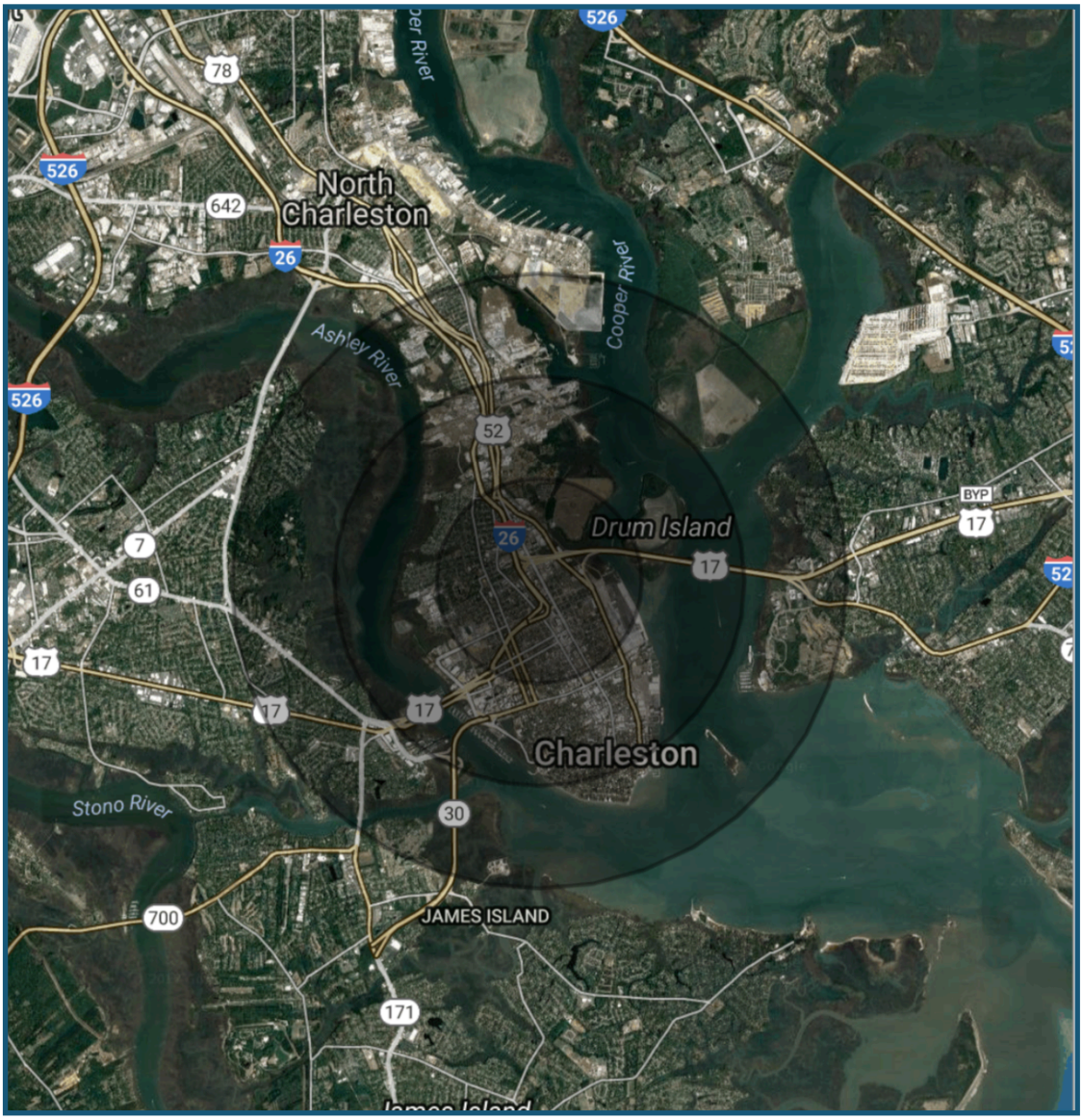
POPULATION	1 Mile	2 Miles	3 Miles
Total Population	17.153	33468	45,491
Median Age	30.5	29.3	32.8

HOUSEHOLDS & INCOME	1 Mile	2 Miles	3 Miles
Total Households	8,726	15,814	22,296
# of person per HH	2.8	2.6	2.5
Average HH Income	$38,145	$52,862	$68,086
Average house value	$367,388	$410,801	$413,865

* Values based on 2010 U.S Census



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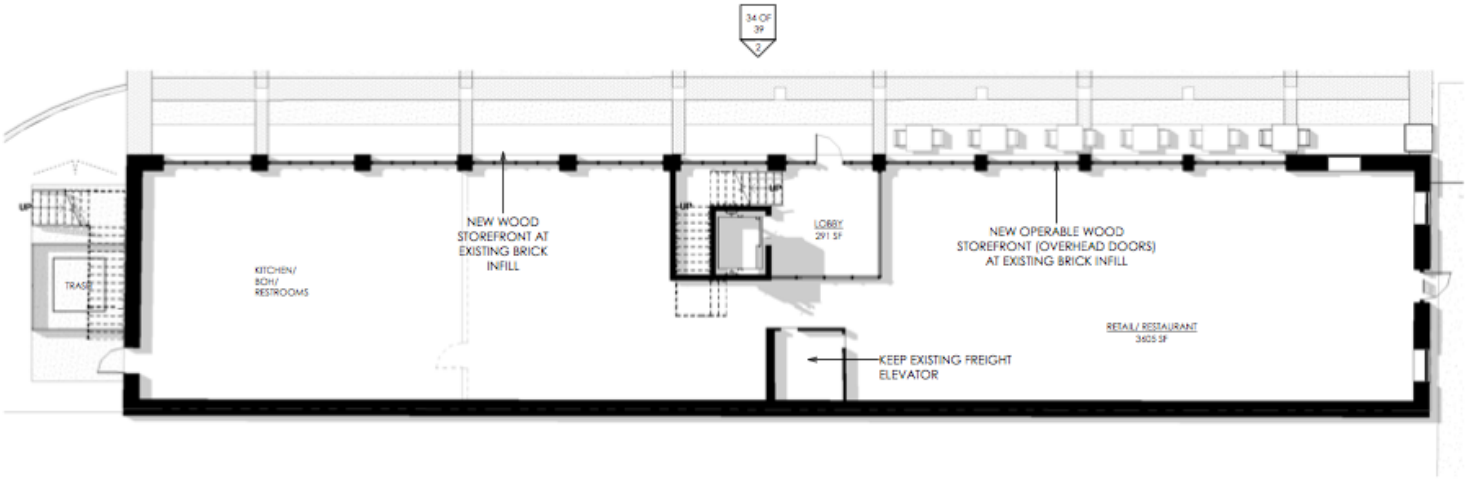

1 PROPOSED FIRST FLOOR - RESTAURANT
SCALE: 1/8" = 1'-0"