

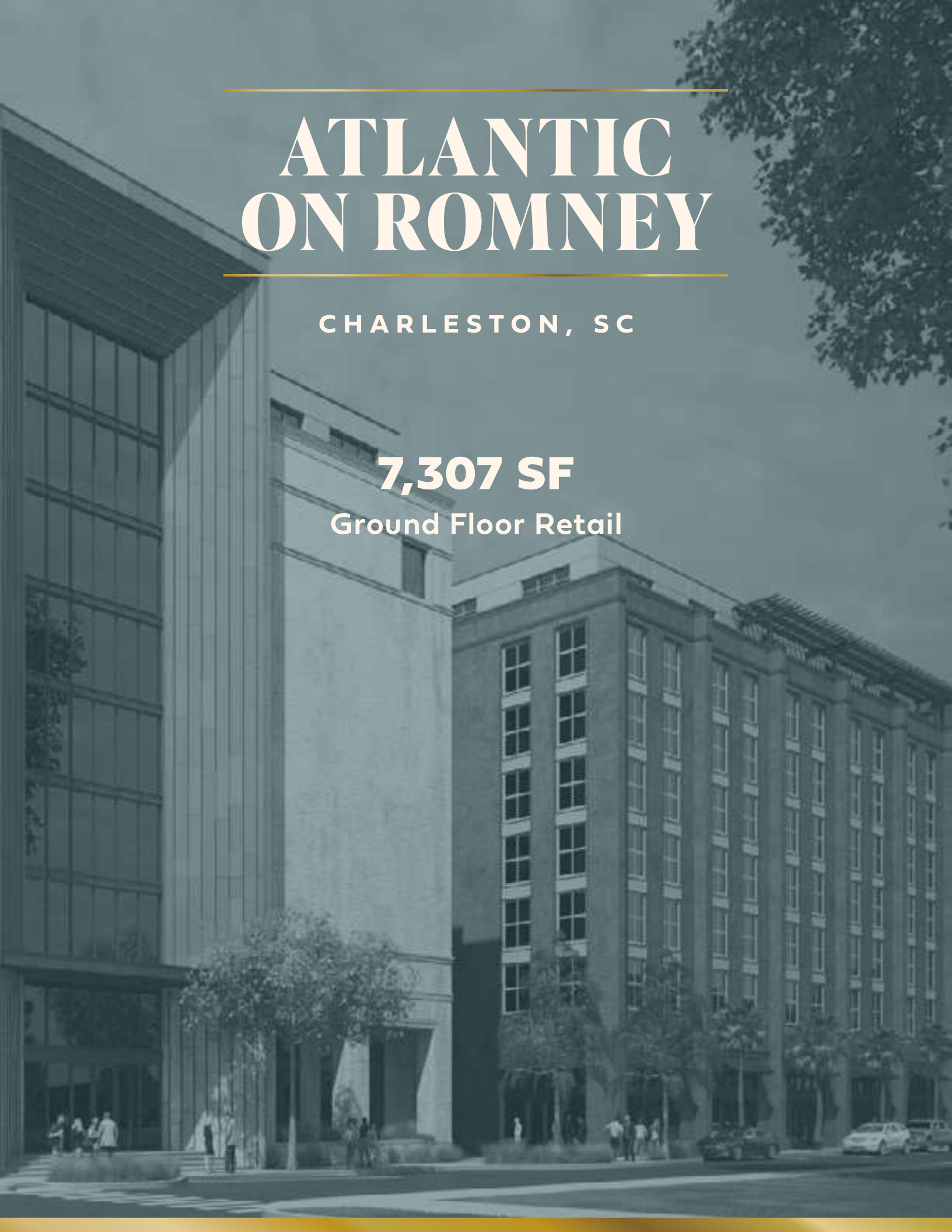
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# ATLANTIC ON ROMNEY

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CHARLESTON, SC

**7,307 SF**  
Ground Floor Retail



# EXECUTIVE SUMMARY

## Location

Highly sought after “Upper Peninsula” district in Downtown Charleston. The Upper Peninsula boasts several of the region’s best bars and restaurants and has been embraced by young professionals for its contemporary atmosphere.

## Accessibility

Less than 0.5 miles from I-26 and Hwy 17, facilitating easy access to Mount Pleasant, West Ashley, and North Charleston.

I-26	1 minute
Downtown	6 minutes
Mt. Pleasant	6 minutes
North Charleston	9 minutes
West Ashley	9 minutes
Charleston Airport	13 minutes

## Urban Lifestyle

The current and growing list of employers and proximity to immediate restaurant and retail options give the Upper Peninsula a highly sought after urban feel. In addition to the immediate Upper Peninsula amenities, tenants also enjoy close proximity to Upper King St. (1.5 miles) and direct access to the future Lowcountry Lowline.

## MSA Demographics

**788K** Population

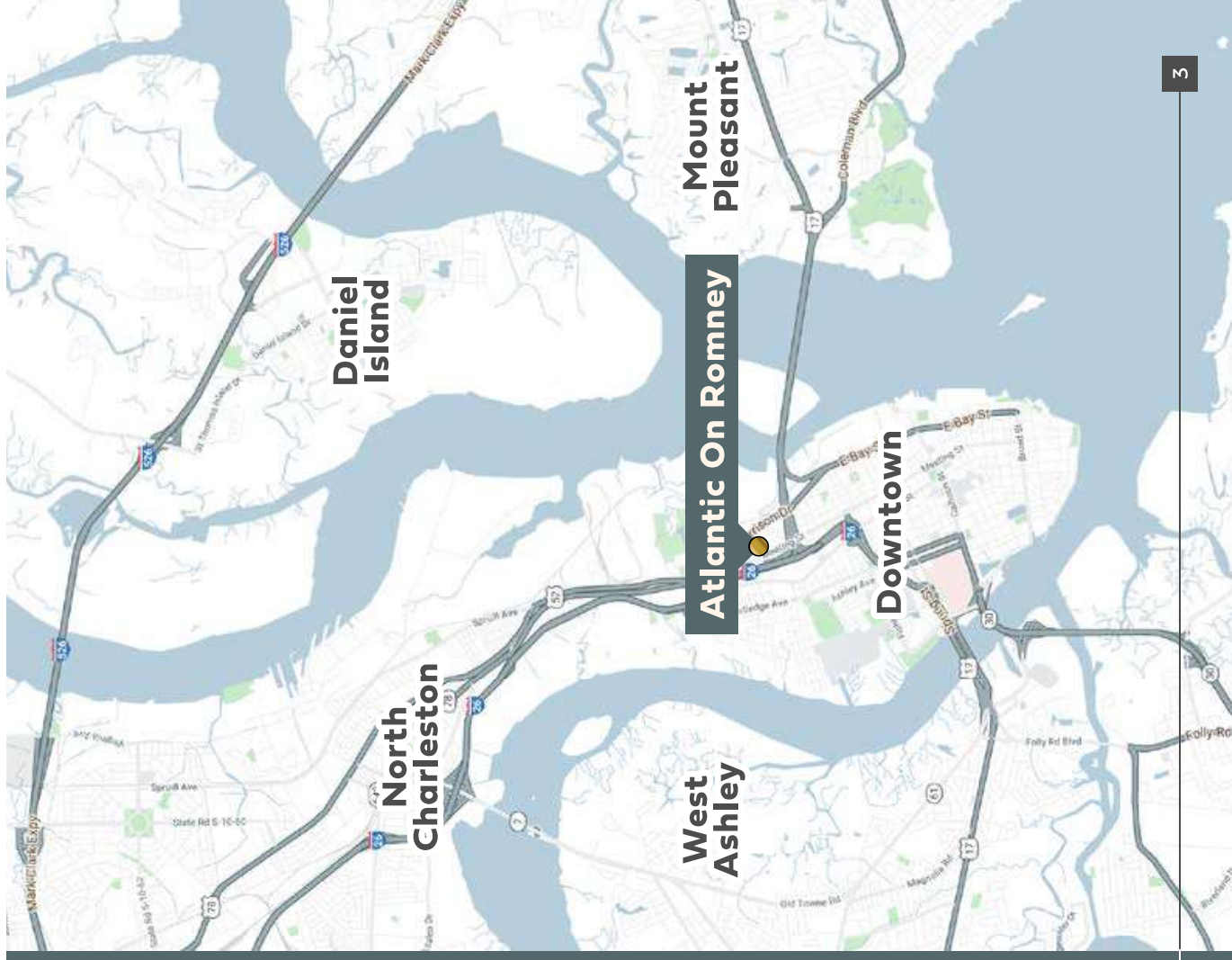
**50** Best U.S. cities for starting a business in 2020

— Inc. Magazine

**38** People Per Day Move to the Region

**No.4** on “America’s Biggest Boomtowns” list

— Inc. Magazine





WADING BROS & GRATE

Heavyjs

EDMUND'S OAST  
BEVERAGES

The Royal  
AMERICAN

CRUST  
WOOD FIRED PIZZA  
FRANCHISE  
RESTAURANTS

THE KICKIN'  
CHICKEN  
DRINKS

goat. sheep. cow.

Butcher  
& Bee

HOME TEAM

Revelry  
BREWING

Atlantic  
On Romney

NOZZO  
Cafe & Bakery

Lewis  
BARBECUE

CONTAINER  
BAR

I-26

RC  
C

RANCHO LEWIS  
RESTAURANT

EDMUND'S OAST  
BEVERAGES

the Slawbing

RODNEY  
SCOTT'S  
WHOLE HOG  
BBQ

**THE UPPER  
PENINSULA**

The current and growing list of employers and proximity to immediate restaurant and retail options give the Upper Peninsula a highly sought after urban feel. Tenants will also enjoy proximity (1.5 miles) to King St and access to the future Lowcountry LowLine.

Hwy-17

# UPPER PENINSULA GROWTH

## Completed

- 1. Half Mile North**  
90,000 SF Retail / Office
- 2. Cigar Factory**  
150,000 SF Office
- 3. Pacific Box & Crate**  
130,000 SF Retail / Office
- 4. The Merchant**  
231 Unit Apartment Community
- 5. Foundry Point**  
276 Unit Apartment Community

- 6. Meeting Street Lofts**  
274 Unit Apartment Community
- 7. New Market Square**  
191 Unit Apartment Community

- 8. 741 Meeting Street**  
30,000 SF Office, Retail & Café Space
- 9. Charleston Tech Center**  
92,000 SF Office
- 10. The Porter**  
118 Unit Apartment Community

## Under Construction

- 11. 1310 Meeting Street**  
300 Unit Apartment Community
- 12. Morrison Yard**  
365 Unit Apartment Community  
150,000 SF Office & Retail
- 13. Magnolia**  
Master-Planned Community
- 14. The Rumney**  
35 Unit Apartment Community
- 15. The Morris**  
110,000 SF Office

## Proposed

- 16. Thompson Hotel**  
191 Room Hotel
- 17. Laurel Island**  
175 Acre Mixed-use Community







# THE BUILDING

## Ground Floor

### Net Leaseable SF

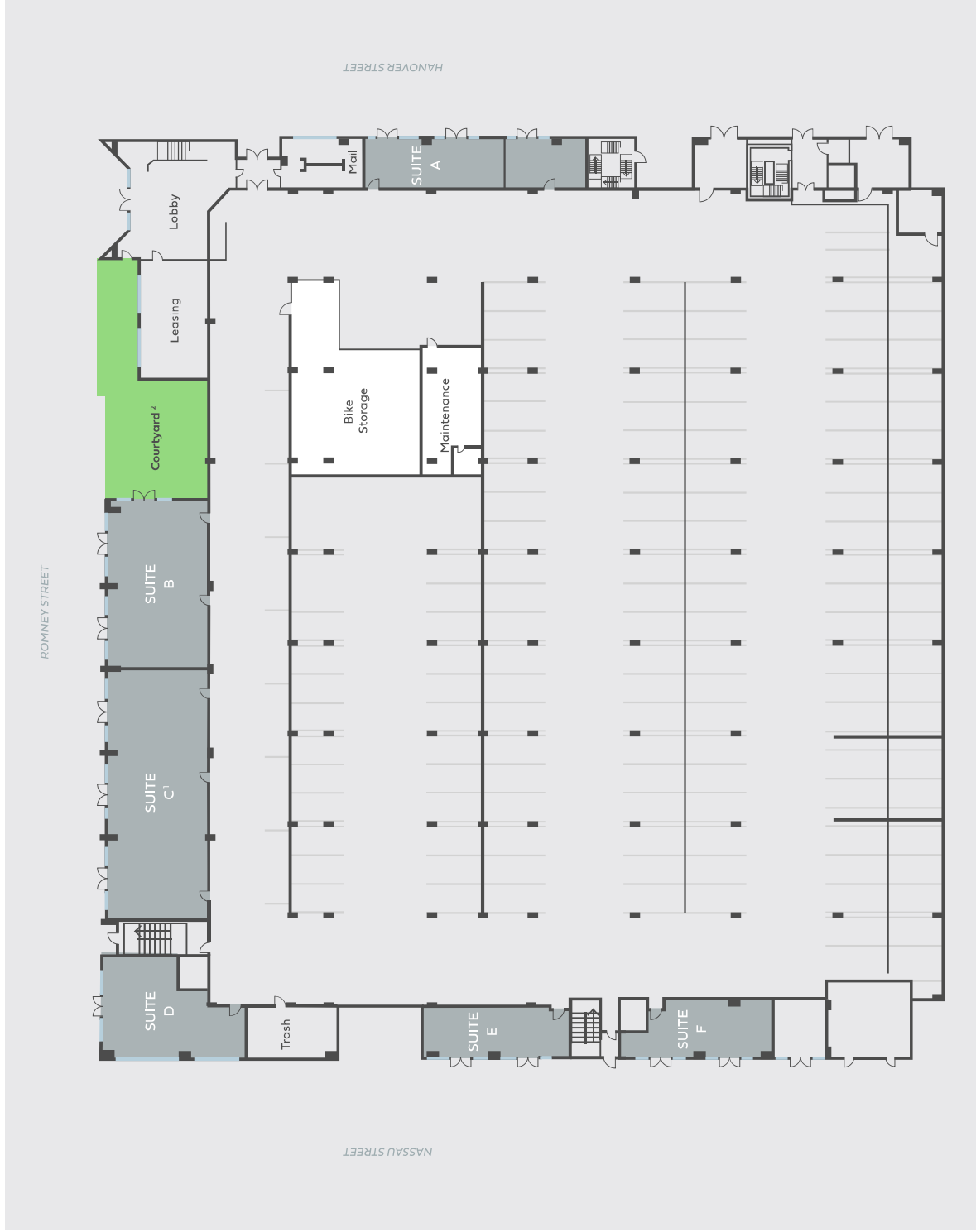
Suite A	1,284 SF
Suite B	1,367 SF
Suite C	2,049 SF
Suite D	994 SF
Suite E	681 SF
Suite F	932 SF
<b>Total</b>	<b>7,307 SF</b>

### Floor-to-Ceiling Height

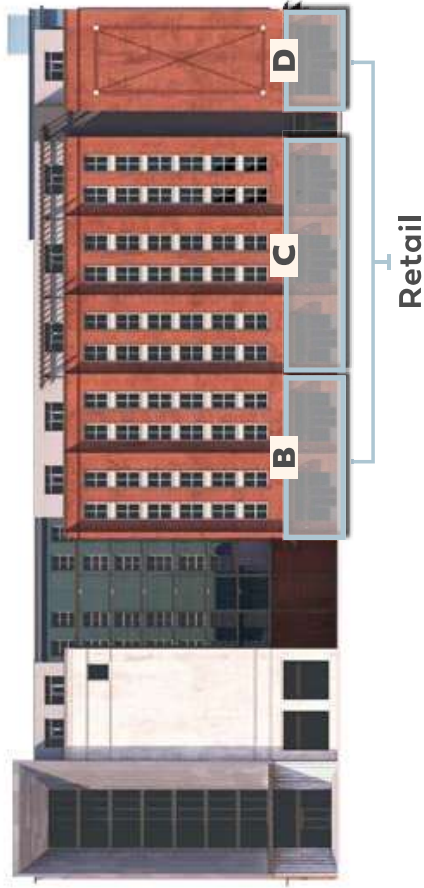
Suite A	10' 1"
Suite B	20' 2"
Suite C	20' 2"
Suite D	20' 2"
Suite E	11' 4"
Suite F	11' 4"

#### Notes:

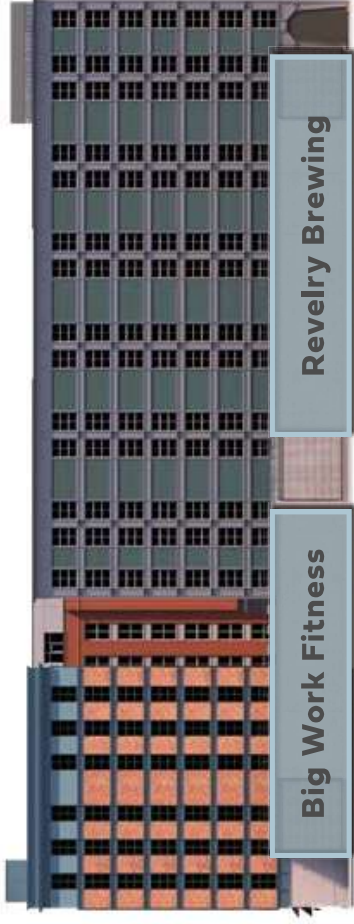
1. Landlord will explore subdividing suites upon request.
2. The 1,000 SF outdoor patio space is included with Suite B but not used to calculate total leaseable area.



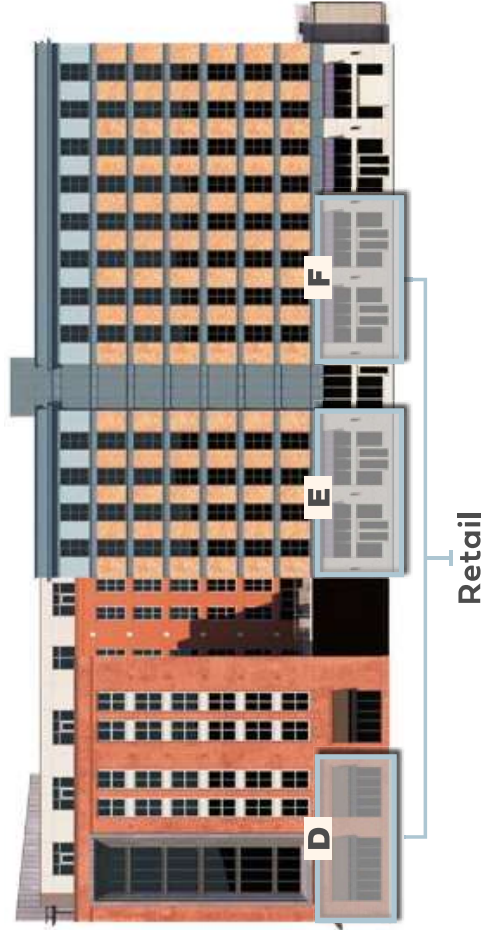
**North / Romney St. Elevation**



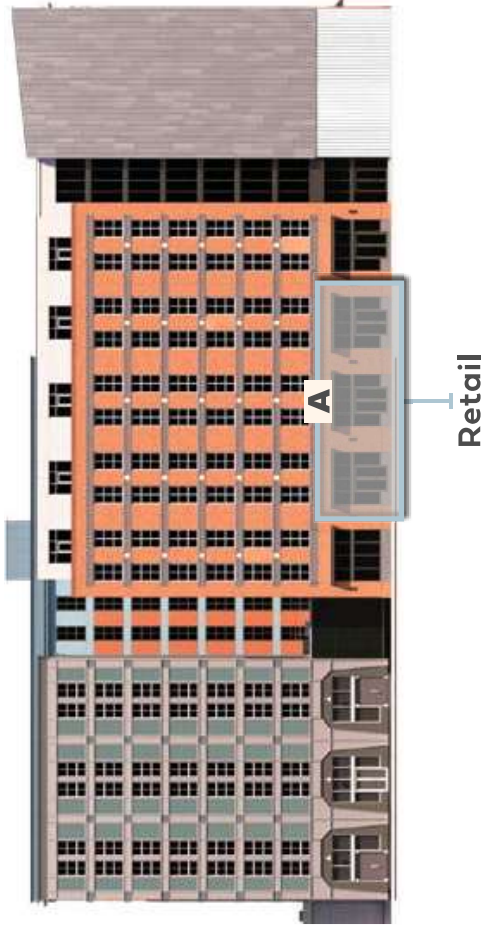
**South / Conroy St. Elevation**



**West / Nassau St. Elevation**



**East / Hanover St. Elevation**



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FOR MORE INFORMATION, CONTACT  
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