



For additional information  
please contact:

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Confidential Business Profile  
CHS00756

**106 Grove Street  
Charleston, SC 29403**

**CONCEPT:** True farm to table restaurant and whole animal butcher shop with retail/takeout component

**FACILITIES:** Full-service restaurant and bar. Located in the popular Wagener Terrace neighborhood. Large outside private patio, beautifully built interior.

**SQUARE FOOTAGE:** 3678sf inside with large outside patio and additional uncovered area for al fresco dining on the side

**ACREAGE:** Located on .11 acres

**ZONING:** SF-2

**SEATING:** Max occupancy 98 inside

**EQUIPMENT & ASSETS:** See Exhibit A attached

**PERMITS:** Retail License, ABL

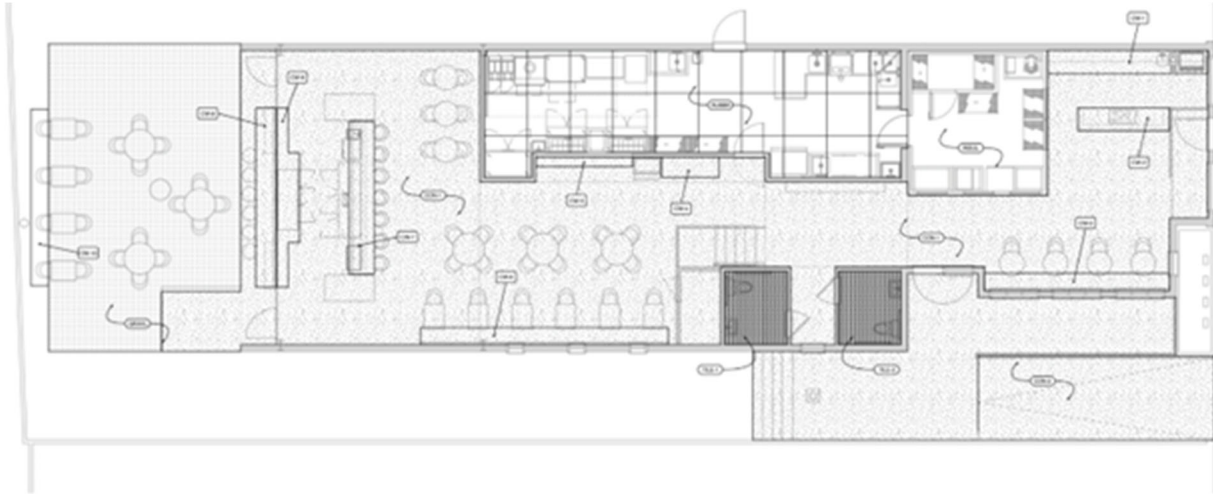
**PURCHASE PRICE:** \$3,200,000.00 for real estate, \$400,000.00 for all contents and Exhibit A

Beautiful, freestanding, two story restaurant space located in the Wagener Terrace neighborhood. This building was newly constructed in 2019. No expense spared, with a full glass wall behind the bar that overlooks a delightful patio complete with Cowboy Cauldron. Front boasts a to go window for take out, along with a former butcher retail shop. Walk in with glass windows as you enter to highlight true farm to table style, with an additional internal walk in. In ground 2000 gallon grease trap and 20ft hood system in place.



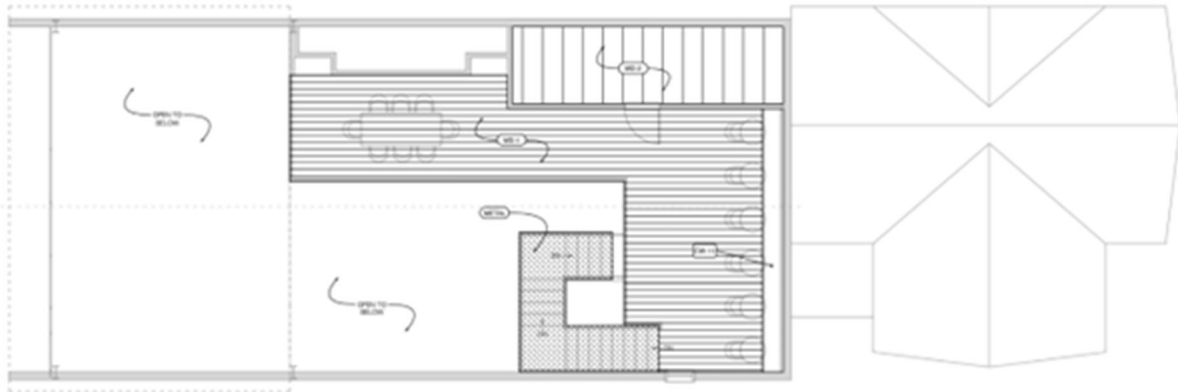
**For additional details, contact Mandy Coleman, [mandy@chsrestaurantproperties.com](mailto:mandy@chsrestaurantproperties.com)  
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**First Floor Plan**



FLOOR FINISH & CASEWORK PLAN -  
FIRST FLOOR

**Second Floor Plan**



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## **EXHIBIT A**

### **106 Grove Street**

#### **Retail Front**

Single door Bev Air cooler  
Light fixtures  
Table top fans  
Table top lamps  
Wood shelving  
Stainless steel top wood cabinets with built in sink  
Mettler Toledo scale  
Concrete top cabinet with built in ice bin  
Arctic King mini freezer  
Berkel slicer  
Security cameras  
Wood wine cabinet  
4 high chairs  
Display cooler  
Wood menu board  
4 wood bar stools  
Banquette with 3 chairs and 3 tables  
2 wood cabinets  
Wood bench  
6 wood chairs  
4 metal chairs outside  
2 metal tables outside  
Wood host stand  
5 Toast POS stations  
Small wood cabinet  
Restroom cabinets

#### **Upstairs**

5 high top chairs  
Wood table 5 top  
Built in banquette with 8 chairs and 8 wood tables  
Wood cabinet with stainless steel top and built in ice bin  
Built in banquette with 6 wood tables and 6 chairs

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### **Downstairs**

Built in banquette with 7 wood tables and 7 chairs  
5 two top tables with 5 chairs  
5 top round table  
Built in wood shelving with stainless steel countertop  
Expo station with 2 heat lamps  
Wood cabinet with stainless steel top  
2 wood 4 top tables with 6 chairs  
Projector

### **Bar**

12 barstools  
Avantco 3 door cooler  
Metal shelving  
Krowne hand sink  
Krowne ice bin  
Krowne speed rack  
Hand sink with washer  
2 Stainless steel glass rack holders  
Krowne hand sink  
Krowne ice bin with speed rack stainless  
Wood shelving on floor  
Mini freezer  
Metal shelving  
Allavino wine cooler  
Empura 3 door cooler  
Norlake 8 tap keg cooler system

### **Outside**

8 four top tables  
32 chairs  
1 six top table  
6 chairs  
Fan  
6 adirondack chairs  
Cowboy cauldron

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### **Kitchen**

2 walk in coolers  
Vac Pac it  
German Knife butcher saw  
Metal shelving  
Stainless table with cutting board  
2 stainless tables  
3 rolling racks  
Mop sink  
Stainless table with prep sink  
Horseshoe dish station  
Low stainless table  
Hoshizaki ice maker  
Stainless table with can opener  
Stainless table with prep sink  
Stainless shelving  
Magic Mill  
Hand sink  
Southern Pride smoker  
Garland 6 burner/oven combo  
Bakers Pride salamander  
5 burner flat top with 2 drawer cooler below  
Garland 6 burner/oven combo  
2 Pitco fryers  
Entrée fryer  
Stainless table with cutting board  
Flour bins  
Hoshizaki 2 door cooler  
Hand sink  
Fan  
Hoshizaki 2 door cold side station  
Robot Coupe  
Stainless table  
Kenwood mixer  
2 door cold side station  
18-20ft hood system

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**Office**

Safe

Filing cabinet

Desk

Stereo systems

4 tankless water heaters with redundancy

Fire extinguishers

Trash cans

Miscellaneous smallwares

**Excluded:** One mirror, personal items, sconces in butcher retail room **Leased:** Bar dish with OBCO

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## Aerial View with Property Lines



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All information furnished regarding property for sale or lease is from sources deemed reliable, but no representation is made as to the accuracy thereof & is submitted subject to errors or omissions. Submission is also subject to any change in price, prior sale or lease, or other conditions or withdrawal without notice.



# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 32.8033/-79.9541

106 Grove St Charleston, SC 29403	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Population</b>								
Estimated Population (2025)	20,913		56,553		134,177		340,375	
Projected Population (2030)	23,107		59,029		136,912		351,803	
Census Population (2020)	18,363		53,534		130,501		325,026	
Census Population (2010)	15,169		50,297		122,629		280,460	
Projected Annual Growth (2025-2030)	2,195	2.1%	2,476	0.9%	2,735	0.4%	11,429	0.7%
Historical Annual Growth (2020-2025)	2,550	2.8%	3,019	1.1%	3,677	0.6%	15,349	0.9%
Historical Annual Growth (2010-2020)	3,194	2.1%	3,238	0.6%	7,871	0.6%	44,566	1.6%
Estimated Population Density (2025)	6,660 <i>psm</i>		2,001 <i>psm</i>		1,709 <i>psm</i>		1,084 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		314.0 <i>sq mi</i>	
<b>Households</b>								
Estimated Households (2025)	8,876		25,835		61,136		150,713	
Projected Households (2030)	9,848		26,922		62,525		156,313	
Census Households (2020)	7,457		23,867		58,161		139,869	
Census Households (2010)	5,735		20,950		52,127		116,756	
Projected Annual Growth (2025-2030)	972	2.2%	1,087	0.8%	1,389	0.5%	5,600	0.7%
Historical Annual Change (2010-2025)	3,142	3.7%	4,885	1.6%	9,009	1.2%	33,957	1.9%
<b>Average Household Income</b>								
Estimated Average Household Income (2025)	\$107,889		\$134,708		\$138,316		\$137,005	
Projected Average Household Income (2030)	\$104,150		\$132,672		\$137,768		\$136,936	
Census Average Household Income (2010)	\$43,334		\$62,001		\$64,666		\$66,984	
Census Average Household Income (2000)	\$32,084		\$49,573		\$49,592		\$52,553	
Projected Annual Change (2025-2030)	-\$3,739	-0.7%	-\$2,036	-0.3%	-\$548	-	-\$69	-
Historical Annual Change (2000-2025)	\$75,805	9.5%	\$85,135	6.9%	\$88,724	7.2%	\$84,452	6.4%
<b>Median Household Income</b>								
Estimated Median Household Income (2025)	\$72,596		\$88,918		\$93,828		\$98,028	
Projected Median Household Income (2030)	\$69,042		\$87,185		\$92,945		\$97,597	
Census Median Household Income (2010)	\$30,352		\$41,165		\$45,279		\$49,948	
Census Median Household Income (2000)	\$22,337		\$32,374		\$35,954		\$40,690	
Projected Annual Change (2025-2030)	-\$3,554	-1.0%	-\$1,734	-0.4%	-\$883	-0.2%	-\$432	-
Historical Annual Change (2000-2025)	\$50,259	9.0%	\$56,544	7.0%	\$57,875	6.4%	\$57,338	5.6%
<b>Per Capita Income</b>								
Estimated Per Capita Income (2025)	\$46,683		\$62,211		\$63,356		\$60,888	
Projected Per Capita Income (2030)	\$45,193		\$61,156		\$63,243		\$61,060	
Census Per Capita Income (2010)	\$16,381		\$25,825		\$27,486		\$27,885	
Census Per Capita Income (2000)	\$11,670		\$20,690		\$20,326		\$21,033	
Projected Annual Change (2025-2030)	-\$1,489	-0.6%	-\$1,056	-0.3%	-\$112	-	\$172	-
Historical Annual Change (2000-2025)	\$35,013	12.0%	\$41,522	8.0%	\$43,030	8.5%	\$39,855	7.6%
Estimated Average Household Net Worth (2025)	\$810,101		\$1.16 M		\$1.16 M		\$1.21 M	

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# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



**NATIONAL  
 RESTAURANT  
 PROPERTIES**  
 CHARLOTTE  
 EST. 1969

Lat/Lon: 32.8033/-79.9541

106 Grove St Charleston, SC 29403	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Race and Ethnicity</b>								
Total Population (2025)	20,913		56,553		134,177		340,375	
White (2025)	12,444	59.5%	38,501	68.1%	91,912	68.5%	235,522	69.2%
Black or African American (2025)	6,395	30.6%	13,642	24.1%	32,239	24.0%	73,027	21.5%
American Indian or Alaska Native (2025)	97	0.5%	135	0.2%	277	0.2%	808	0.2%
Asian (2025)	308	1.5%	877	1.6%	2,413	1.8%	7,252	2.1%
Hawaiian or Pacific Islander (2025)	24	0.1%	56	-	103	-	212	-
Other Race (2025)	376	1.8%	960	1.7%	2,060	1.5%	9,119	2.7%
Two or More Races (2025)	1,269	6.1%	2,380	4.2%	5,173	3.9%	14,435	4.2%
Population < 18 (2025)	3,330	15.9%	8,575	15.2%	23,580	17.6%	65,261	19.2%
White Not Hispanic	1,445	43.4%	4,709	54.9%	13,616	57.7%	38,350	58.8%
Black or African American	1,578	47.4%	2,930	34.2%	7,019	29.8%	15,804	24.2%
Asian	15	0.4%	65	0.8%	328	1.4%	1,153	1.8%
Other Race Not Hispanic	135	4.1%	324	3.8%	971	4.1%	2,657	4.1%
Hispanic	157	4.7%	547	6.4%	1,646	7.0%	7,297	11.2%
Not Hispanic or Latino Population (2025)	19,974	95.5%	53,754	95.1%	127,301	94.9%	315,521	92.7%
Not Hispanic White	12,087	60.5%	37,547	69.8%	89,705	70.5%	229,129	72.6%
Not Hispanic Black or African American	6,348	31.8%	13,491	25.1%	31,897	25.1%	71,929	22.8%
Not Hispanic American Indian or Alaska Native	65	0.3%	85	0.2%	147	0.1%	343	0.1%
Not Hispanic Asian	288	1.4%	835	1.6%	2,355	1.8%	7,098	2.2%
Not Hispanic Hawaiian or Pacific Islander	21	0.1%	41	-	69	-	139	-
Not Hispanic Other Race	172	0.9%	215	0.4%	261	0.2%	424	0.1%
Not Hispanic Two or More Races	992	5.0%	1,540	2.9%	2,867	2.3%	6,458	2.0%
Hispanic or Latino Population (2025)	939	4.5%	2,799	4.9%	6,876	5.1%	24,854	7.3%
Hispanic White	357	38.0%	955	34.1%	2,207	32.1%	6,392	25.7%
Hispanic Black or African American	47	5.0%	151	5.4%	342	5.0%	1,097	4.4%
Hispanic American Indian or Alaska Native	32	3.4%	50	1.8%	130	1.9%	464	1.9%
Hispanic Asian	20	2.1%	42	1.5%	59	0.9%	155	0.6%
Hispanic Hawaiian or Pacific Islander	3	0.3%	15	0.5%	33	0.5%	73	0.3%
Hispanic Other Race	204	21.7%	745	26.6%	1,800	26.2%	8,695	35.0%
Hispanic Two or More Races	277	29.5%	841	30.0%	2,306	33.5%	7,977	32.1%
Not Hispanic or Latino Population (2020)	17,910	97.5%	51,895	96.9%	126,004	96.6%	302,585	93.1%
Hispanic or Latino Population (2020)	453	2.5%	1,639	3.1%	4,497	3.4%	22,440	6.9%
Not Hispanic or Latino Population (2010)	14,846	97.9%	49,206	97.8%	119,568	97.5%	265,704	94.7%
Hispanic or Latino Population (2010)	323	2.1%	1,091	2.2%	3,061	2.5%	14,756	5.3%
Not Hispanic or Latino Population (2030)	21,720	94.0%	55,355	93.8%	128,164	93.6%	323,046	91.8%
Hispanic or Latino Population (2030)	1,387	6.0%	3,674	6.2%	8,748	6.4%	28,757	8.2%
Projected Annual Growth (2025-2030)	448	9.5%	875	6.3%	1,872	5.4%	3,903	3.1%
Historical Annual Growth (2010-2020)	130	4.0%	548	5.0%	1,436	4.7%	7,684	5.2%

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<b>Total Age Distribution (2025)</b>								
Total Population	20,913		56,553		134,177		340,375	
Age Under 5 Years	1,201	5.7%	2,970	5.3%	7,350	5.5%	19,798	5.8%
Age 5 to 9 Years	937	4.5%	2,393	4.2%	6,675	5.0%	18,402	5.4%
Age 10 to 14 Years	775	3.7%	2,022	3.6%	5,994	4.5%	16,818	4.9%
Age 15 to 19 Years	1,480	7.1%	3,600	6.4%	7,300	5.4%	17,749	5.2%
Age 20 to 24 Years	3,172	15.2%	7,508	13.3%	11,323	8.4%	21,779	6.4%
Age 25 to 29 Years	2,370	11.3%	5,702	10.1%	12,002	8.9%	27,812	8.2%
Age 30 to 34 Years	2,045	9.8%	4,845	8.6%	11,324	8.4%	28,869	8.5%
Age 35 to 39 Years	1,651	7.9%	4,101	7.3%	10,500	7.8%	28,074	8.2%
Age 40 to 44 Years	1,196	5.7%	3,153	5.6%	8,812	6.6%	24,434	7.2%
Age 45 to 49 Years	765	3.7%	2,361	4.2%	7,009	5.2%	19,865	5.8%
Age 50 to 54 Years	778	3.7%	2,443	4.3%	6,825	5.1%	18,912	5.6%
Age 55 to 59 Years	886	4.2%	2,548	4.5%	6,948	5.2%	18,768	5.5%
Age 60 to 64 Years	1,141	5.5%	3,243	5.7%	8,053	6.0%	20,656	6.1%
Age 65 to 69 Years	822	3.9%	2,911	5.1%	7,502	5.6%	18,674	5.5%
Age 70 to 74 Years	619	3.0%	2,496	4.4%	6,250	4.7%	15,122	4.4%
Age 75 to 79 Years	493	2.4%	2,043	3.6%	5,034	3.8%	11,757	3.5%
Age 80 to 84 Years	325	1.6%	1,234	2.2%	2,892	2.2%	6,936	2.0%
Age 85 Years or Over	256	1.2%	978	1.7%	2,383	1.8%	5,949	1.7%
Median Age	31.0		34.8		37.1		38.0	
Age 19 Years or Less	4,394	21.0%	10,986	19.4%	27,320	20.4%	72,767	21.4%
Age 20 to 64 Years	14,003	67.0%	35,904	63.5%	82,796	61.7%	209,169	61.5%
Age 65 Years or Over	2,516	12.0%	9,662	17.1%	24,061	17.9%	58,438	17.2%
<b>Female Age Distribution (2025)</b>								
Female Population	10,134	48.5%	27,936	49.4%	67,749	50.5%	172,027	50.5%
Age Under 5 Years	576	5.7%	1,431	5.1%	3,567	5.3%	9,566	5.6%
Age 5 to 9 Years	418	4.1%	1,126	4.0%	3,150	4.6%	8,842	5.1%
Age 10 to 14 Years	365	3.6%	995	3.6%	2,942	4.3%	8,116	4.7%
Age 15 to 19 Years	454	4.5%	1,278	4.6%	3,159	4.7%	8,243	4.8%
Age 20 to 24 Years	1,080	10.7%	2,998	10.7%	4,941	7.3%	10,065	5.9%
Age 25 to 29 Years	1,301	12.8%	3,039	10.9%	6,344	9.4%	14,513	8.4%
Age 30 to 34 Years	1,060	10.5%	2,476	8.9%	5,778	8.5%	14,670	8.5%
Age 35 to 39 Years	844	8.3%	2,081	7.4%	5,281	7.8%	14,086	8.2%
Age 40 to 44 Years	626	6.2%	1,569	5.6%	4,406	6.5%	12,289	7.1%
Age 45 to 49 Years	417	4.1%	1,233	4.4%	3,565	5.3%	10,082	5.9%
Age 50 to 54 Years	415	4.1%	1,224	4.4%	3,401	5.0%	9,482	5.5%
Age 55 to 59 Years	472	4.7%	1,318	4.7%	3,592	5.3%	9,667	5.6%
Age 60 to 64 Years	622	6.1%	1,758	6.3%	4,302	6.4%	10,959	6.4%
Age 65 to 69 Years	436	4.3%	1,563	5.6%	4,059	6.0%	9,991	5.8%
Age 70 to 74 Years	377	3.7%	1,438	5.1%	3,493	5.2%	8,230	4.8%
Age 75 to 79 Years	292	2.9%	1,132	4.1%	2,805	4.1%	6,423	3.7%
Age 80 to 84 Years	199	2.0%	698	2.5%	1,662	2.5%	3,820	2.2%
Age 85 Years or Over	181	1.8%	580	2.1%	1,303	1.9%	2,983	1.7%
Female Median Age	33.4		36.6		38.3		38.8	
Age 19 Years or Less	1,812	17.9%	4,830	17.3%	12,818	18.9%	34,768	20.2%
Age 20 to 64 Years	6,836	67.5%	17,695	63.3%	41,609	61.4%	105,812	61.5%
Age 65 Years or Over	1,486	14.7%	5,412	19.4%	13,322	19.7%	31,447	18.3%

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106 Grove St Charleston, SC 29403	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Male Age Distribution (2025)</b>								
Male Population	10,779	51.5%	28,617	50.6%	66,428	49.5%	168,348	49.5%
Age Under 5 Years	625	5.8%	1,539	5.4%	3,784	5.7%	10,232	6.1%
Age 5 to 9 Years	520	4.8%	1,267	4.4%	3,525	5.3%	9,559	5.7%
Age 10 to 14 Years	410	3.8%	1,028	3.6%	3,052	4.6%	8,702	5.2%
Age 15 to 19 Years	1,027	9.5%	2,323	8.1%	4,142	6.2%	9,506	5.6%
Age 20 to 24 Years	2,093	19.4%	4,510	15.8%	6,382	9.6%	11,714	7.0%
Age 25 to 29 Years	1,069	9.9%	2,664	9.3%	5,658	8.5%	13,299	7.9%
Age 30 to 34 Years	985	9.1%	2,369	8.3%	5,546	8.3%	14,200	8.4%
Age 35 to 39 Years	807	7.5%	2,020	7.1%	5,220	7.9%	13,989	8.3%
Age 40 to 44 Years	569	5.3%	1,585	5.5%	4,405	6.6%	12,144	7.2%
Age 45 to 49 Years	348	3.2%	1,129	3.9%	3,444	5.2%	9,783	5.8%
Age 50 to 54 Years	363	3.4%	1,218	4.3%	3,424	5.2%	9,431	5.6%
Age 55 to 59 Years	414	3.8%	1,230	4.3%	3,355	5.1%	9,101	5.4%
Age 60 to 64 Years	519	4.8%	1,486	5.2%	3,751	5.6%	9,697	5.8%
Age 65 to 69 Years	386	3.6%	1,348	4.7%	3,442	5.2%	8,683	5.2%
Age 70 to 74 Years	242	2.2%	1,058	3.7%	2,757	4.2%	6,892	4.1%
Age 75 to 79 Years	201	1.9%	911	3.2%	2,229	3.4%	5,334	3.2%
Age 80 to 84 Years	126	1.2%	535	1.9%	1,230	1.9%	3,116	1.9%
Age 85 Years or Over	75	0.7%	398	1.4%	1,081	1.6%	2,966	1.8%
Male Median Age	29.4		33.7		36.4		37.4	
Age 19 Years or Less	2,581	23.9%	6,156	21.5%	14,502	21.8%	37,999	22.6%
Age 20 to 64 Years	7,168	66.5%	18,210	63.6%	41,187	62.0%	103,357	61.4%
Age 65 Years or Over	1,030	9.6%	4,250	14.9%	10,739	16.2%	26,991	16.0%
<b>Males per 100 Females (2025)</b>								
Overall Comparison	106		102		98		98	
Age Under 5 Years	109	52.0%	108	51.8%	106	51.5%	107	51.7%
Age 5 to 9 Years	124	55.5%	112	52.9%	112	52.8%	108	51.9%
Age 10 to 14 Years	112	52.9%	103	50.8%	104	50.9%	107	51.7%
Age 15 to 19 Years	226	69.3%	182	64.5%	131	56.7%	115	53.6%
Age 20 to 24 Years	194	66.0%	150	60.1%	129	56.4%	116	53.8%
Age 25 to 29 Years	82	45.1%	88	46.7%	89	47.1%	92	47.8%
Age 30 to 34 Years	93	48.2%	96	48.9%	96	49.0%	97	49.2%
Age 35 to 39 Years	96	48.9%	97	49.3%	99	49.7%	99	49.8%
Age 40 to 44 Years	91	47.6%	101	50.3%	100	50.0%	99	49.7%
Age 45 to 49 Years	84	45.5%	92	47.8%	97	49.1%	97	49.2%
Age 50 to 54 Years	87	46.6%	99	49.9%	101	50.2%	99	49.9%
Age 55 to 59 Years	88	46.7%	93	48.3%	93	48.3%	94	48.5%
Age 60 to 64 Years	84	45.5%	85	45.8%	87	46.6%	88	46.9%
Age 65 to 69 Years	88	46.9%	86	46.3%	85	45.9%	87	46.5%
Age 70 to 74 Years	64	39.1%	74	42.4%	79	44.1%	84	45.6%
Age 75 to 79 Years	69	40.8%	80	44.6%	79	44.3%	83	45.4%
Age 80 to 84 Years	63	38.8%	77	43.4%	74	42.5%	82	44.9%
Age 85 Years or Over	42	29.3%	69	40.7%	83	45.3%	99	49.9%
Age 19 Years or Less	142	58.8%	127	56.0%	113	53.1%	109	52.2%
Age 20 to 39 Years	116	53.6%	109	52.2%	102	50.5%	100	49.9%
Age 40 to 64 Years	87	46.4%	94	48.4%	95	48.8%	96	48.9%
Age 65 Years or Over	69	40.9%	79	44.0%	81	44.6%	86	46.2%

# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 32.8033/-79.9541

106 Grove St Charleston, SC 29403	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Household Type (2025)</b>								
Total Households	8,876		25,835		61,136		150,713	
Households with Children	2,012	22.7%	4,742	18.4%	13,134	21.5%	37,736	25.0%
Average Household Size	2.1		2.0		2.1		2.2	
Household Density per Square Mile	2,827		914		779		480	
Population Family	11,708	56.0%	31,390	55.5%	83,167	62.0%	231,940	68.1%
Population Non-Family	7,218	34.5%	21,147	37.4%	45,563	34.0%	100,540	29.5%
Population Group Quarters	1,987	9.5%	4,016	7.1%	5,448	4.1%	7,895	2.3%
Family Households	4,202	47.3%	11,191	43.3%	28,840	47.2%	79,889	53.0%
Married Couple Households	1,935	46.1%	6,793	60.7%	18,924	65.6%	57,863	72.4%
Other Family Households with Children	2,266	53.9%	4,398	39.3%	9,917	34.4%	22,026	27.6%
Family Households with Children	2,002	47.7%	4,725	42.2%	13,102	45.4%	37,660	47.1%
Married Couple with Children	689	34.4%	2,431	51.5%	7,810	59.6%	25,382	67.4%
Other Family Households with Children	1,313	65.6%	2,294	48.5%	5,292	40.4%	12,278	32.6%
Family Households No Children	2,200	52.3%	6,466	57.8%	15,739	54.6%	42,229	52.9%
Married Couple No Children	1,246	56.7%	4,362	67.5%	11,114	70.6%	32,481	76.9%
Other Family Households No Children	953	43.3%	2,104	32.5%	4,625	29.4%	9,748	23.1%
Non-Family Households	4,674	52.7%	14,644	56.7%	32,296	52.8%	70,824	47.0%
Non-Family Households with Children	10	0.2%	17	0.1%	32	0.1%	76	0.1%
Non-Family Households No Children	4,665	99.8%	14,627	99.9%	32,263	99.9%	70,748	99.9%
Average Family Household Size	2.8		2.8		2.9		2.9	
Average Family Income	\$133,192		\$185,700		\$180,500		\$175,139	
Median Family Income	\$109,628		\$134,523		\$133,401		\$128,676	
Average Non-Family Household Size	1.5		1.4		1.4		1.4	
<b>Marital Status (2025)</b>								
Population Age 15 Years or Over	18,000		49,167		114,157		285,357	
Never Married	11,170	62.1%	25,519	51.9%	48,403	42.4%	100,848	35.3%
Currently Married	3,878	21.5%	15,323	31.2%	43,022	37.7%	128,028	44.9%
Previously Married	2,952	16.4%	8,325	16.9%	22,733	19.9%	56,481	19.8%
Separated	442	15.0%	1,408	16.9%	4,207	18.5%	11,280	20.0%
Widowed	1,068	36.2%	2,701	32.4%	6,570	28.9%	14,526	25.7%
Divorced	1,442	48.8%	4,216	50.6%	11,957	52.6%	30,674	54.3%
<b>Educational Attainment (2025)</b>								
Adult Population Age 25 Years or Over	13,347		38,058		95,534		245,829	
Elementary (Grade Level 0 to 8)	621	4.6%	1,096	2.9%	2,231	2.3%	5,863	2.4%
Some High School (Grade Level 9 to 11)	601	4.5%	1,542	4.1%	4,443	4.7%	10,400	4.2%
High School Graduate	2,101	15.7%	5,672	14.9%	16,653	17.4%	43,284	17.6%
Some College	2,023	15.2%	4,871	12.8%	14,369	15.0%	40,128	16.3%
Associate Degree Only	834	6.2%	2,294	6.0%	5,878	6.2%	17,268	7.0%
Bachelor Degree Only	4,619	34.6%	13,375	35.1%	31,813	33.3%	81,427	33.1%
Graduate Degree	2,548	19.1%	9,208	24.2%	20,147	21.1%	47,459	19.3%
Any College (Some College or Higher)	10,024	75.1%	29,749	78.2%	72,208	75.6%	186,282	75.8%
College Degree + (Bachelor Degree or Higher)	7,167	53.7%	22,583	59.3%	51,960	54.4%	128,886	52.4%

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# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 32.8033/-79.9541

106 Grove St Charleston, SC 29403	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Housing</b>								
Total Housing Units (2025)	10,873		31,322		71,669		173,642	
Total Housing Units (2020)	8,805		28,008		66,435		158,070	
Historical Annual Growth (2020-2025)	2,068	4.7%	3,313	2.4%	5,235	1.6%	15,572	2.0%
Housing Units Occupied (2025)	8,876	81.6%	25,835	82.5%	61,136	85.3%	150,713	86.8%
Housing Units Owner-Occupied	3,116	35.1%	11,843	45.8%	29,653	48.5%	85,595	56.8%
Housing Units Renter-Occupied	5,760	64.9%	13,992	54.2%	31,483	51.5%	65,118	43.2%
Housing Units Vacant (2025)	1,997	18.4%	5,487	17.5%	10,533	14.7%	22,928	13.2%
<b>Household Size (2025)</b>								
Total Households	8,876		25,835		61,136		150,713	
1 Person Households	3,087	34.8%	10,435	40.4%	23,855	39.0%	52,100	34.6%
2 Person Households	3,434	38.7%	9,170	35.5%	20,928	34.2%	54,151	35.9%
3 Person Households	1,114	12.5%	2,889	11.2%	7,346	12.0%	20,075	13.3%
4 Person Households	804	9.1%	2,204	8.5%	5,816	9.5%	15,327	10.2%
5 Person Households	297	3.3%	774	3.0%	2,180	3.6%	6,023	4.0%
6 Person Households	90	1.0%	237	0.9%	673	1.1%	1,988	1.3%
7 or More Person Households	51	0.6%	126	0.5%	339	0.6%	1,050	0.7%
<b>Household Income Distribution (2025)</b>								
HH Income \$200,000 or More	1,308	14.7%	4,696	18.2%	10,743	17.6%	25,468	16.9%
HH Income \$150,000 to \$199,999	916	10.3%	2,468	9.6%	5,286	8.6%	14,322	9.5%
HH Income \$125,000 to \$149,999	557	6.3%	1,741	6.7%	4,471	7.3%	13,650	9.1%
HH Income \$100,000 to \$124,999	535	6.0%	1,979	7.7%	5,895	9.6%	15,692	10.4%
HH Income \$75,000 to \$99,999	875	9.9%	2,676	10.4%	7,021	11.5%	18,076	12.0%
HH Income \$50,000 to \$74,999	980	11.0%	3,140	12.2%	9,037	14.8%	22,630	15.0%
HH Income \$35,000 to \$49,999	1,163	13.1%	2,578	10.0%	5,664	9.3%	13,076	8.7%
HH Income \$25,000 to \$34,999	564	6.4%	1,473	5.7%	3,119	5.1%	8,152	5.4%
HH Income \$15,000 to \$24,999	706	8.0%	1,985	7.7%	4,299	7.0%	7,940	5.3%
HH Income \$10,000 to \$14,999	437	4.9%	924	3.6%	1,873	3.1%	3,567	2.4%
HH Income Under \$10,000	835	9.4%	2,176	8.4%	3,728	6.1%	8,141	5.4%
<b>Household Vehicles (2025)</b>								
Households 0 Vehicles Available	2,411	27.2%	4,159	16.1%	7,356	12.0%	11,700	7.8%
Households 1 Vehicle Available	2,808	31.6%	10,423	40.3%	24,901	40.7%	56,728	37.6%
Households 2 Vehicles Available	2,885	32.5%	8,377	32.4%	21,119	34.5%	59,876	39.7%
Households 3 or More Vehicles Available	773	8.7%	2,876	11.1%	7,761	12.7%	22,410	14.9%
Total Vehicles Available	11,157		36,772		92,890		251,508	
Average Vehicles per Household	1.3		1.4		1.5		1.7	
Owner-Occupied Household Vehicles	5,157	46.2%	20,276	55.1%	53,459	57.6%	165,605	65.8%
Average Vehicles per Owner-Occupied Household	1.7		1.7		1.8		1.9	
Renter-Occupied Household Vehicles	6,000	53.8%	16,497	44.9%	39,431	42.4%	85,903	34.2%
Average Vehicles per Renter-Occupied Household	1.0		1.2		1.3		1.3	
<b>Travel Time (2025)</b>								
Worker Base Age 16 years or Over	11,242		30,745		74,681		191,545	
Travel to Work in 14 Minutes or Less	3,870	34.4%	10,225	33.3%	20,733	27.8%	40,823	21.3%
Travel to Work in 15 to 29 Minutes	3,497	31.1%	9,121	29.7%	25,873	34.6%	66,019	34.5%
Travel to Work in 30 to 59 Minutes	840	7.5%	3,040	9.9%	10,218	13.7%	37,423	19.5%
Travel to Work in 60 Minutes or More	406	3.6%	915	3.0%	2,615	3.5%	7,939	4.1%
Work at Home	2,629	23.4%	7,443	24.2%	15,241	20.4%	39,341	20.5%
Average Minutes Travel to Work	15.2		15.5		17.8		21.2	

# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 32.8033/-79.9541

106 Grove St Charleston, SC 29403	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Transportation To Work (2025)</b>								
Worker Base Age 16 years or Over	11,242		30,745		74,681		191,545	
Drive to Work Alone	6,547	58.2%	18,112	58.9%	48,424	64.8%	127,854	66.7%
Drive to Work in Carpool	853	7.6%	2,163	7.0%	6,055	8.1%	15,453	8.1%
Travel to Work by Public Transportation	359	3.2%	611	2.0%	1,084	1.5%	1,648	0.9%
Drive to Work on Motorcycle	47	0.4%	111	0.4%	207	0.3%	381	0.2%
Bicycle to Work	153	1.4%	370	1.2%	544	0.7%	844	0.4%
Walk to Work	453	4.0%	1,584	5.2%	2,247	3.0%	3,690	1.9%
Other Means	201	1.8%	349	1.1%	880	1.2%	2,334	1.2%
Work at Home	2,629	23.4%	7,443	24.2%	15,241	20.4%	39,341	20.5%
<b>Daytime Demographics (2025)</b>								
Total Businesses	618		4,774		9,526		17,443	
Total Employees	6,535		52,626		98,500		171,504	
Company Headquarter Businesses	17	2.8%	189	4.0%	356	3.7%	585	3.4%
Company Headquarter Employees	509	7.8%	7,454	14.2%	17,334	17.6%	25,087	14.6%
Employee Population per Business	10.6 to 1		11.0 to 1		10.3 to 1		9.8 to 1	
Residential Population per Business	33.9 to 1		11.8 to 1		14.1 to 1		19.5 to 1	
Adj. Daytime Demographics Age 16 Years or Over	13,074		70,279		135,851		257,608	
<b>Labor Force</b>								
Labor Population Age 16 Years or Over (2025)	17,849		48,769		112,926		281,771	
Labor Force Total Males (2025)	9,165	51.3%	24,607	50.5%	55,473	49.1%	138,078	49.0%
Male Civilian Employed	5,372	58.6%	15,265	62.0%	37,554	67.7%	97,830	70.9%
Male Civilian Unemployed	336	3.7%	819	3.3%	1,595	2.9%	3,372	2.4%
Males in Armed Forces	67	0.7%	361	1.5%	860	1.6%	3,437	2.5%
Males Not in Labor Force	3,389	37.0%	8,162	33.2%	15,465	27.9%	33,440	24.2%
Labor Force Total Females (2025)	8,684	48.7%	24,162	49.5%	57,452	50.9%	143,692	51.0%
Female Civilian Employed	5,870	67.6%	15,481	64.1%	37,129	64.6%	93,722	65.2%
Female Civilian Unemployed	244	2.8%	619	2.6%	1,449	2.5%	3,282	2.3%
Females in Armed Forces	1	-	10	-	32	-	678	0.5%
Females Not in Labor Force	2,570	29.6%	8,053	33.3%	18,843	32.8%	46,011	32.0%
Unemployment Rate	581	3.3%	1,437	2.9%	3,043	2.7%	6,654	2.4%
<b>Occupation (2025)</b>								
Occupation Population Age 16 Years or Over	11,242		30,745		74,681		191,545	
Occupation Total Males	5,372	47.8%	15,264	49.6%	37,552	50.3%	97,823	51.1%
Occupation Total Females	5,870	52.2%	15,481	50.4%	37,129	49.7%	93,722	48.9%
Management, Business, Financial Operations	2,169	19.3%	6,189	20.1%	15,678	21.0%	40,856	21.3%
Professional, Related	3,598	32.0%	9,497	30.9%	20,789	27.8%	53,108	27.7%
Service	2,037	18.1%	5,120	16.7%	12,093	16.2%	28,625	14.9%
Sales, Office	2,229	19.8%	6,149	20.0%	14,756	19.8%	38,372	20.0%
Farming, Fishing, Forestry	36	0.3%	56	0.2%	136	0.2%	360	0.2%
Construction, Extraction, Maintenance	408	3.6%	1,257	4.1%	4,147	5.6%	13,597	7.1%
Production, Transport, Material Moving	766	6.8%	2,478	8.1%	7,083	9.5%	16,626	8.7%
White Collar Workers	7,995	71.1%	21,834	71.0%	51,222	68.6%	132,336	69.1%
Blue Collar Workers	3,247	28.9%	8,911	29.0%	23,459	31.4%	59,209	30.9%

# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



**NATIONAL  
 RESTAURANT  
 PROPERTIES**  
 CHARLOTTE  
 EST. 1969

Lat/Lon: 32.8033/-79.9541

106 Grove St Charleston, SC 29403	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Units In Structure (2025)</b>								
Total Units	8,876		25,835		61,136		150,713	
1 Detached Unit	3,171	35.7%	11,185	43.3%	29,083	47.6%	80,457	53.4%
1 Attached Unit	449	5.1%	1,575	6.1%	3,761	6.2%	10,650	7.1%
2 Units	990	11.2%	2,236	8.7%	3,230	5.3%	4,713	3.1%
3 to 4 Units	727	8.2%	2,140	8.3%	4,185	6.8%	7,693	5.1%
5 to 9 Units	906	10.2%	1,834	7.1%	5,216	8.5%	10,828	7.2%
10 to 19 Units	376	4.2%	1,230	4.8%	3,498	5.7%	9,188	6.1%
20 to 49 Units	699	7.9%	1,554	6.0%	4,292	7.0%	9,868	6.5%
50 or More Units	1,387	15.6%	3,488	13.5%	6,226	10.2%	11,303	7.5%
Mobile Home or Trailer	144	1.6%	558	2.2%	1,589	2.6%	5,873	3.9%
Other Structure	26	0.3%	35	0.1%	55	-	138	-
<b>Homes Built By Year (2025)</b>								
Homes Built 2020 or later	746	6.9%	1,279	4.1%	2,672	3.7%	7,365	4.2%
Homes Built 2010 to 2019	1,894	17.4%	3,967	12.7%	9,402	13.1%	30,070	17.3%
Homes Built 2000 to 2009	833	7.7%	2,213	7.1%	7,824	10.9%	24,054	13.9%
Homes Built 1990 to 1999	381	3.5%	1,412	4.5%	4,469	6.2%	15,575	9.0%
Homes Built 1980 to 1989	464	4.3%	1,578	5.0%	6,487	9.1%	18,610	10.7%
Homes Built 1970 to 1979	553	5.1%	2,098	6.7%	6,237	8.7%	15,111	8.7%
Homes Built 1960 to 1969	707	6.5%	2,965	9.5%	7,217	10.1%	14,413	8.3%
Homes Built 1950 to 1959	657	6.0%	2,777	8.9%	6,416	9.0%	12,246	7.1%
Homes Built 1940 to 1949	782	7.2%	1,596	5.1%	3,452	4.8%	4,780	2.8%
Homes Built Before 1939	1,859	17.1%	5,949	19.0%	6,960	9.7%	8,489	4.9%
Median Age of Homes	46.5 yrs		51.6 yrs		44.9 yrs		37.4 yrs	
<b>Home Values (2025)</b>								
Owner Specified Housing Units	3,116		11,843		29,653		85,595	
Home Values \$1,000,000 or More	401	12.9%	2,944	24.9%	6,396	21.6%	14,057	16.4%
Home Values \$750,000 to \$999,999	639	20.5%	2,104	17.8%	4,579	15.4%	10,647	12.4%
Home Values \$500,000 to \$749,999	840	27.0%	2,324	19.6%	5,854	19.7%	18,338	21.4%
Home Values \$400,000 to \$499,999	367	11.8%	1,420	12.0%	3,520	11.9%	12,131	14.2%
Home Values \$300,000 to \$399,999	338	10.9%	1,276	10.8%	3,996	13.5%	12,804	15.0%
Home Values \$250,000 to \$299,999	212	6.8%	608	5.1%	1,686	5.7%	5,363	6.3%
Home Values \$200,000 to \$249,999	107	3.4%	416	3.5%	1,135	3.8%	3,722	4.3%
Home Values \$175,000 to \$199,999	34	1.1%	82	0.7%	340	1.1%	1,218	1.4%
Home Values \$150,000 to \$174,999	28	0.9%	115	1.0%	436	1.5%	1,446	1.7%
Home Values \$125,000 to \$149,999	46	1.5%	113	1.0%	316	1.1%	936	1.1%
Home Values \$100,000 to \$124,999	32	1.0%	81	0.7%	272	0.9%	941	1.1%
Home Values \$90,000 to \$99,999	3	-	14	0.1%	102	0.3%	252	0.3%
Home Values \$80,000 to \$89,999	17	0.5%	60	0.5%	79	0.3%	239	0.3%
Home Values \$70,000 to \$79,999	5	0.2%	11	-	62	0.2%	172	0.2%
Home Values \$60,000 to \$69,999	2	-	45	0.4%	84	0.3%	365	0.4%
Home Values \$50,000 to \$59,999	7	0.2%	17	0.1%	84	0.3%	247	0.3%
Home Values \$35,000 to \$49,999	12	0.4%	43	0.4%	110	0.4%	443	0.5%
Home Values \$25,000 to \$34,999	3	0.1%	27	0.2%	77	0.3%	334	0.4%
Home Values \$10,000 to \$24,999	16	0.5%	83	0.7%	309	1.0%	1,280	1.5%
Home Values Under \$10,000	7	0.2%	59	0.5%	218	0.7%	662	0.8%
Owner-Occupied Median Home Value	\$588,105		\$773,409		\$679,678		\$610,121	
Renter-Occupied Median Rent	\$1,552		\$1,635		\$1,553		\$1,579	

# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 32.8033/-79.9541

106 Grove St Charleston, SC 29403	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Total Annual Consumer Expenditure (2025)</b>				
Total Household Expenditure	\$869.02 M	\$2.71 B	\$6.55 B	\$16.62 B
Total Non-Retail Expenditure	\$460.13 M	\$1.44 B	\$3.44 B	\$8.62 B
Total Retail Expenditure	\$408.89 M	\$1.28 B	\$3.11 B	\$8 B
Alcoholic Beverages	\$5.37 M	\$16.64 M	\$40.17 M	\$102.09 M
Apparel	\$16.08 M	\$49.29 M	\$119.04 M	\$302.98 M
Contributions	\$28.5 M	\$90.35 M	\$217.65 M	\$551.4 M
Education	\$20.17 M	\$63.36 M	\$152.75 M	\$387.46 M
Entertainment	\$49.81 M	\$152.31 M	\$367.72 M	\$936.13 M
Food Away From Home	\$38.33 M	\$117.82 M	\$284.53 M	\$724.02 M
Grocery	\$54.66 M	\$158.57 M	\$384.77 M	\$987.55 M
Health Care	\$53.09 M	\$159.97 M	\$385.27 M	\$954 M
Household Furnishings and Equipment	\$23.24 M	\$71.73 M	\$173.19 M	\$440.44 M
Household Operations	\$16.25 M	\$49.45 M	\$119.26 M	\$303.53 M
Miscellaneous Expenses	\$14.92 M	\$45.95 M	\$111.02 M	\$282.5 M
Personal Care	\$10.84 M	\$31.91 M	\$77.35 M	\$198.15 M
Shelter	\$150.56 M	\$440.22 M	\$1.05 B	\$2.63 B
Tax and Retirement	\$231.55 M	\$762.19 M	\$1.81 B	\$4.55 B
Tobacco and Related	\$3.91 M	\$10.37 M	\$25.08 M	\$64.67 M
Transportation	\$112.92 M	\$379.92 M	\$948.56 M	\$2.51 B
Utilities	\$38.82 M	\$111.97 M	\$271.83 M	\$698.23 M
<b>Monthly Household Consumer Expenditure (2025)</b>				
Total Household Expenditure	\$8,159	\$8,748	\$8,923	\$9,189
Total Non-Retail Expenditure	\$4,320 52.9%	\$4,632 53.0%	\$4,688 52.5%	\$4,768 51.9%
Total Retail Expenditures	\$3,839 47.1%	\$4,116 47.0%	\$4,236 47.5%	\$4,421 48.1%
Alcoholic Beverages	\$50 0.6%	\$54 0.6%	\$55 0.6%	\$56 0.6%
Apparel	\$151 1.9%	\$159 1.8%	\$162 1.8%	\$168 1.8%
Contributions	\$268 3.3%	\$291 3.3%	\$297 3.3%	\$305 3.3%
Education	\$189 2.3%	\$204 2.3%	\$208 2.3%	\$214 2.3%
Entertainment	\$468 5.7%	\$491 5.6%	\$501 5.6%	\$518 5.6%
Food Away From Home	\$360 4.4%	\$380 4.3%	\$388 4.3%	\$400 4.4%
Grocery	\$513 6.3%	\$511 5.8%	\$524 5.9%	\$546 5.9%
Health Care	\$498 6.1%	\$516 5.9%	\$525 5.9%	\$527 5.7%
Household Furnishings and Equipment	\$218 2.7%	\$231 2.6%	\$236 2.6%	\$244 2.7%
Household Operations	\$153 1.9%	\$160 1.8%	\$163 1.8%	\$168 1.8%
Miscellaneous Expenses	\$140 1.7%	\$148 1.7%	\$151 1.7%	\$156 1.7%
Personal Care	\$102 1.2%	\$103 1.2%	\$105 1.2%	\$110 1.2%
Shelter	\$1,414 17.3%	\$1,420 16.2%	\$1,438 16.1%	\$1,453 15.8%
Tax and Retirement	\$2,174 26.6%	\$2,459 28.1%	\$2,472 27.7%	\$2,516 27.7%
Tobacco and Related	\$37 0.5%	\$33 0.4%	\$34 0.4%	\$36 0.4%
Transportation	\$1,060 13.0%	\$1,225 14.0%	\$1,293 14.5%	\$1,386 15.1%
Utilities	\$364 4.5%	\$361 4.1%	\$371 4.2%	\$386 4.2%

