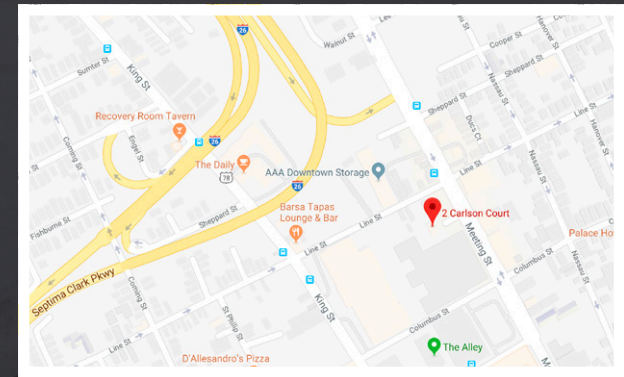


AVAILABLE - FOR LEASE

2 CARLSON COURT

CHARLESTON, SC 29403

RETAIL



Nearby Shops



CIGAR FACTORY  
CHARLESTON, SC



LOCATION

OFFERED BY



(843) 856-4600  
www.belklucy.com

Trey Lucy  
trey.lucy@belklucy.com  
(843) 606-5455 — direct office  
(843) 566-2867 — mobile

AND

Blair Belk, CCIM  
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(843) 606-5449 — direct office  
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PROPERTY INFORMATION

**PROPERTY DESCRIPTION**

Belk | Lucy is pleased to present the exclusive listing for 2 Carlson Court. Positioned off of well-travelled Meeting Street, this freestanding block construction building would be an excellent fit for numerous concepts. The 2,100sf space has an open layout and high ceilings. Situated next to the new Courier Square, this property has access through Carlson Court as well as Line Street.

**AREA DESCRIPTION**

Located in a recently revitalized historic section of Midtown, this area is widely regarded one of the city's freshest neighborhoods, with some of the best new restaurants, boutiques, art galleries, and nightlife. This centrally located business friendly district is also home to numerous technology firms, architects and designers, and marketing companies. With new developments such as the Midtown Project and the exciting Courier Square, currently in the works, the immediate surrounding area is sure to see even more explosive growth in the coming years.



**TERMS AND CONDITIONS**

Freestanding Building	2,100 sf	\$30.00/sf NNN
CAM, taxes, and ins. (est.)		\$3.65/sf

**DEMOGRAPHICS (5-MILE)**

Daytime Population	136,641
Households	59,109
Avg. HH Income	\$81,341

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