

FOR LEASE: 2ND FLOOR OFFICE/RETAIL SPACE

DOWNTOWN CHARLESTON

302 KING STREET, SUITE B • CHARLESTON • SOUTH CAROLINA 29401



CARLMICHAEL HARRISON, SENIOR BROKERAGE ASSOCIATE

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320 Broad Street, Suite 600 • Charleston • South Carolina 29401

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► HIGHLIGHTS

- 1,549 sf of Class A office or retail space
- Located in the heart of the downtown Charleston shopping district between Society and George Streets
- Heavy pedestrian traffic and convenient parking
- Neighboring tenants include The Apple Store, Oliphant, BarTaco, The Boutique, Quicksilver, and many others
- Located two blocks from Marion Square and the College of Charleston
- Charleston County TAX No. 457-04-04-019
- Lease rate of \$37 psf NNN
- South Carolina Commercial MLS #31007283

PROPERTY OFFERING

► OFFERING SUMMARY

Beach Commercial, as the exclusive agent to market this property, is pleased to offer this second floor office and/or retail space in the heart of the downtown shopping district on King Street in Charleston, South Carolina.

► LISTING AGENT

Carl Michael Harrison
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DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Commercial nor the Developer make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

PROPERTY OVERVIEW



► 302 KING STREET, STE. B • CHARLESTON, SC 29401

Prime second-floor office or retail space now available at 302 King Street in the heart of downtown Charleston, SC. This approximately 1,549 SF gem boasts an inviting open floor plan, flooded with natural light from large windows, skylights, and striking glass door frontage directly overlooking the bustling King Street corridor. Positioned between George Street and Society Street, the location places your business in one of America's most vibrant and iconic urban shopping districts, surrounded by high-traffic neighbors including the flagship Apple Store at 301 King Street, The Apple Store, Oliphant, BarTaco, The Boutique, Quicksilver, and a thriving mix of upscale boutiques, restaurants, and national brands. Ideal for creative offices, professional services, or premium retail concepts seeking prime visibility and foot traffic in Charleston's premier historic shopping destination—seize this rare opportunity to elevate your brand in the Lowcountry's most sought-after locale!

► MARKETING STATISTICS

Demographics within a 5-mile proximity:

- Total population 8,587
- Median Household Income \$88,311
- Median Age 41.2
- Households 3,910

ADDITIONAL PHOTOS

