



Kuester COMMERCIAL

140 Gadsden St., Chester, SC 29706
±2,671SF Retail/Restaurant Space for Lease


Restaurant/Retail
2,761 SF Available
Roger Watt: 704.682.2764
Tina Kuster: 304.806.9765
413.578.7788
www.kuestercommercial.com


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140 Gadsden St.

DOWNTOWN CHESTER RETAIL/RESTAURANT FOR LEASE

Located at 140 Gadsden Street in Chester, the historic Schlosburg Building presents a premier 2,671 SF leasing opportunity. Positioned in the resurging downtown district, this contributing landmark has been sympathetically renovated into a dynamic destination featuring high-end loft apartments above. Offered at \$23.50/SF (NNN) with a vanilla shell delivery, the CC (Core Commercial) zoned space features striking floor-to-ceiling glass and extensive hard-corner frontage. With ample street and city parking, this is a rare opportunity to establish a chef-driven restaurant concept or premier specialty retail footprint in a revitalized National Register historic property with built-in foot traffic.

Property Highlights:

- ▶ 2,671 SF retail or restaurant space available
- ▶ Available for lease at \$23.50/SF (NNN) with an estimated \$4.00 TICAM
- ▶ Vanilla shell delivery within the historically renovated 1924 Schlosburg Building
- ▶ Ideal location for a premier, high-end dining or retail concept
- ▶ Ample street and rear city parking within a highly walkable, resurging downtown district



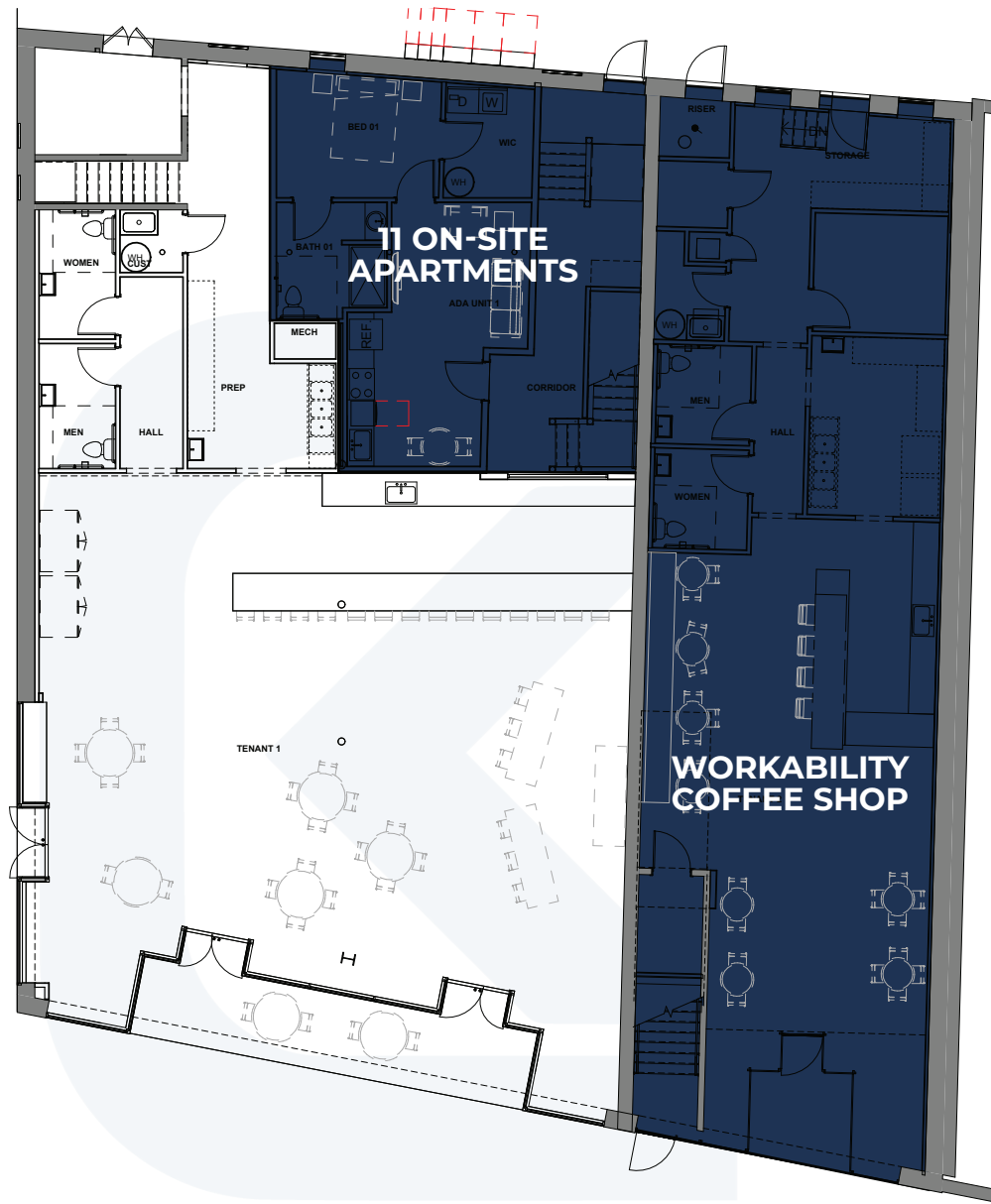
Rent
\$23.50/SF

TICAM (est.)
\$4.00

±**2,671**
SF

Lease Type
**Triple Net
Lease (NNN)**

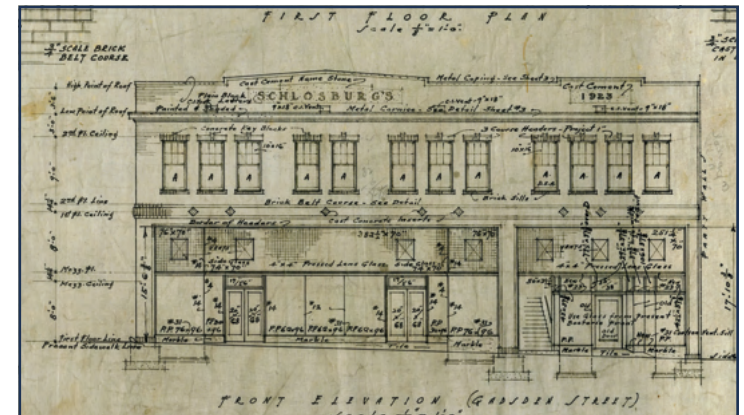
Zoning
**Core
Commercial**



The Schlosburg Building

A LOCAL LANDMARK REIMAGINED

Erected in 1924, the building originally served as the flourishing Schlosburg Department Store. It was a local commercial cornerstone born from the entrepreneurial vision of Russian immigrant Harry Leon Schlosburg, who opened his first Chester branch in 1916. Though the department store closed circa 1930, the structure remained a vibrant commercial hub housing retail and professional tenants for decades. Today, it stands as a treasured, contributing landmark within the Chester Historic District. Its current revitalization marries its rich historic legacy with modern urban vitality, preserving the architectural integrity of the 1924 façade while reimagining the interior for the next generation of diners and shoppers.





140 GADSDEN ST

Why Chester?

A HIGH-VALUE UNDERSATURATED MARKET



Chester County sits between Charlotte, NC and Columbia, SC — giving the area access to a 1.7M+ civilian labor force and one of the region’s strongest industrial growth pipelines. Despite this momentum, Downtown Chester remains dramatically underserved for retail, dining, office, and services — creating ideal conditions for commercial redevelopment.

Chester County is experiencing an incredible economic boom. Named the **2024 Co-Small Market of the Year** by *Southern Business & Development Magazine*, the area has secured over **\$464 million in capital investments** since 2015, anchored by **E. & J. Gallo Winery’s massive \$423 million facility**. This commercial surge is driving rapid residential growth with nearly **1,800 new homes** currently planned, offering your business immediate access to a booming local customer base.

#1 in Manufacturing Job Growth in Greater Charlotte Area

+1.7M Regional Workforce

46% of Workforce in Manufacturing

+30% 5 year increase in Median Home Value

Historic Downtown targeted for redevelopment

Long-term county investment in infrastructure + economic development

Economic Tailwinds

IDENTIFYING MARKET CATALYSTS

Brief History

140 Gadsden St. sits in the heart of Downtown Chester, the county seat of Chester County – one of the southernmost points of the Charlotte MSA. A once artery to the South's textile industry, Chester ultimately experienced economic vitality when the industry shifted to lower-cost markets. Fast forward to 2023 and Chester has the infrastructure sought after for a booming manufacturing economy.

Manufacturing Boom

Chester Co. is situated at the confluence of the L&C Railway and the crossroads for Norfolk Southern and CSX, is a prime location for this clean manufacturing surge, which reduces costs by 20-30%.

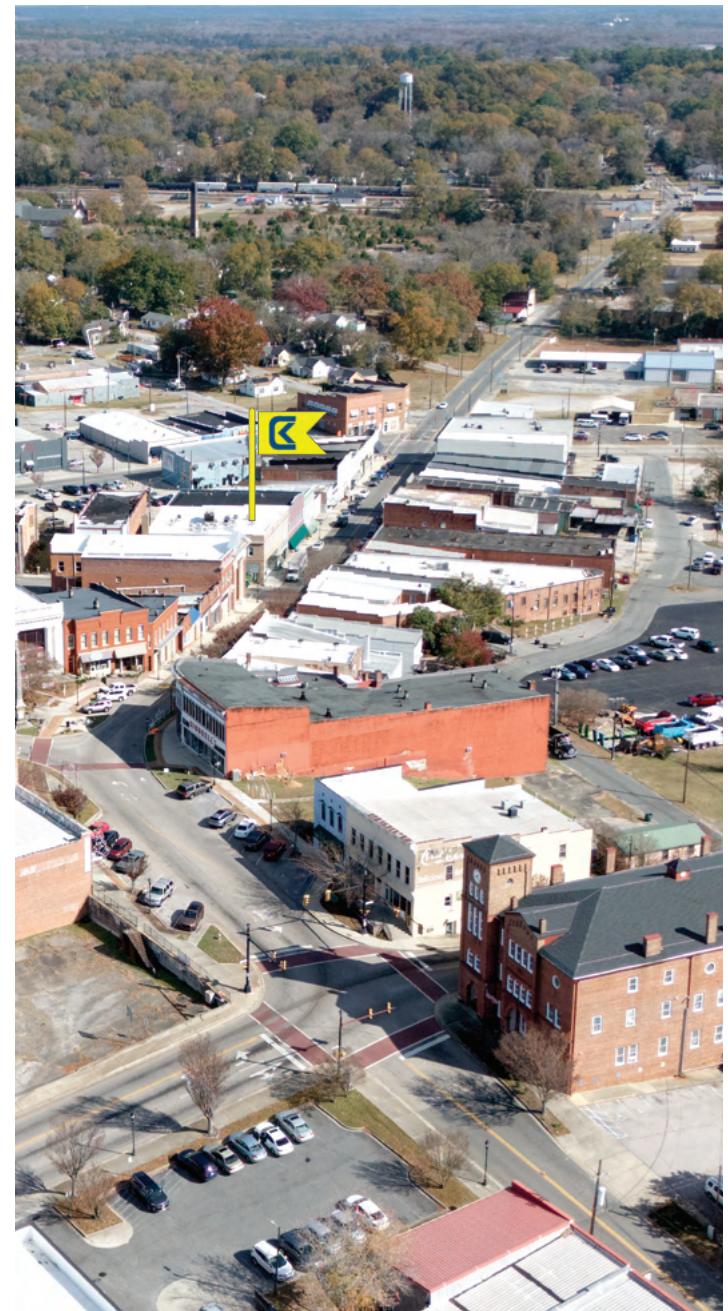
South Carolina is rapidly establishing itself as a hub for EV battery manufacturing and lithium processing, key components for the future of clean energy. Investments in the state's sector have reached a staggering \$11 billion through joint public and private ventures, fostering the creation of over 14,000 new jobs. A significant 13.6% of this investment—totaling \$1.5 billion—is being committed by Albemarle, a leading player in the field. They have specific plans to enhance lithium processing operations in Chester County, with their lithium mine located just 40 miles away.

The advantageous setup has also drawn major players such as IKO Industries (\$350 million investment), and E & J Gallow (committed \$427 million, aiming to reach \$1 billion in the long term). With over 2,500 single-family homes being constructed by several national residential developers, to support the influx of population.

Duke Energy White Water Center

Duke Energy is constructing a 2.25 mile White Water Center along with 3000-foot hiking trail, to “promote the county as a destination”

“This is a game-changer for a area that has not been able to rebound since the 1980s,” South Carolina State Senator Mike Fanning said. “Duke has stepped up and they are right now dredging and building the best whitewater rafting opportunity in 14 states in the southeast.”



Area Map

MAJOR HIGHWAYS, RAILROADS, POINTS OF INTEREST





PROPERTY DETAILS

Address	140 Gadsden St. Chester, SC 29706
Zoning	Central Commercial (CC)
Square Footage	±2,671 SF
Rent	\$23.50/SF
Lease Type	Triple Net (NNN)
TICAM (estimated)	\$4.00/SF



**Kuester
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