



RETAIL SPACE FOR LEASE

87 Center Street
Folly Beach, SC 29439

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COLDWELL BANKER
COMMERCIAL
ATLANTIC

RETAIL SPACE FOR LEASE

PROPERTY OVERVIEW

Welcome to Folly Beach! This 2,630 SF ground-floor retail space at Hotel Folly is now available for lease, offering a fantastic opportunity in a brand-new, Class-A facility. This location is the “gateway” to Folly Beach and has exceptional visibility with a beautiful view of Folly River. Adjacent to the Folly River Boat Landing, this space is designed for maximum versatility. It features six new roll-up doors, including two roll-up bar areas, providing a seamless indoor-outdoor flow. The spacious patio areas are perfect for dining or entertainment, enhancing the overall appeal by connecting any patrons to the beautiful vistas of the Lowcountry. A 1,500-gallon grease trap is already installed, making it an ideal location for food-related businesses. Whether you’re catering to visitors heading to the boat landing or looking for a prime retail spot in a high-traffic area, this location is a rare find—there are no other commercial spaces available for lease on Folly Beach!

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OFFERING SUMMARY



LEASE RATE

\$48 PSF
\$10.50 NNN



ZONING

Center Street Overlay
District (CSOD)



AVAILABLE SF

2,630 SF



COUNTY

City of Folly Beach
Charleston County



TAX ID

328-10-00-062



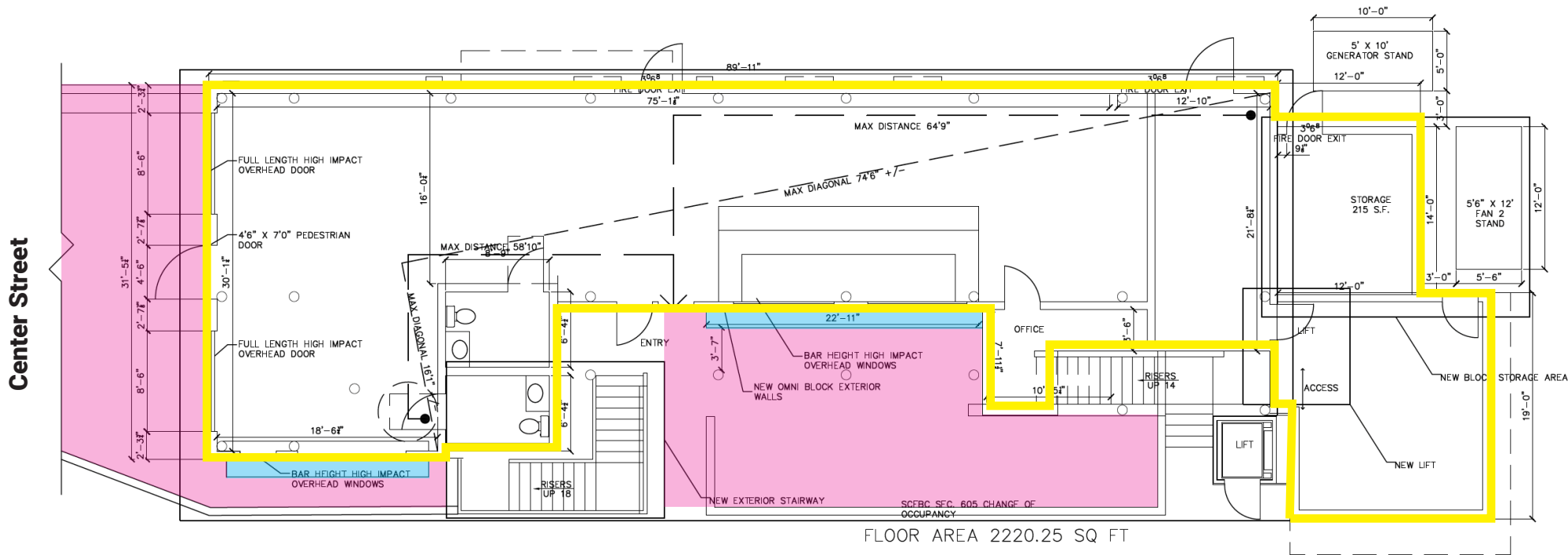
PARKING

Public Parking Spaces
Available



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SITE PLAN



Folly River View

0 GROUND FLOOR CODE PLAN
SCALE: 1/8"=1'-0" @ 22"x34" OR 1/16"=1'-0" @ 11"x11"

KEY

- Bar Seating
- Patio Seating
1,300 SF

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LOCATION



FOLLY RIVER
BOAT LANDING

HOTEL FOLLY

87 Center Street



SUNSET CAY
MARINA

FOLLY BEACH PIER



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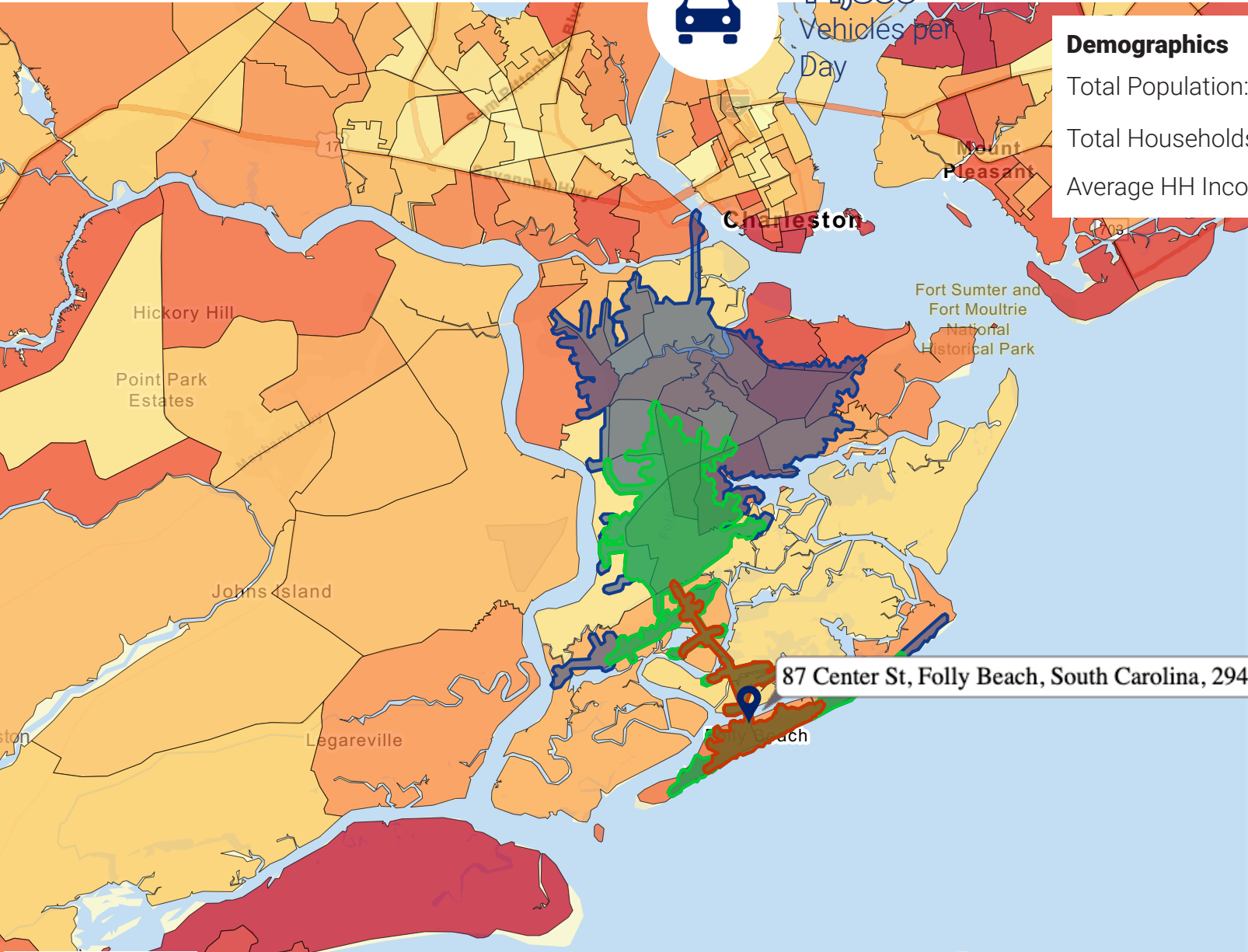
DEMOGRAPHICS



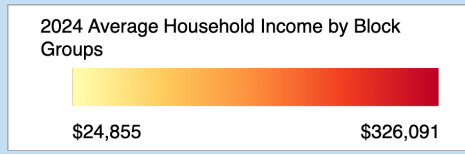
14,800

Vehicles per Day

Demographics	5 Mins	10 Mins	15 Mins
Total Population:	1,735	9,184	31,358
Total Households:	834	4,119	14,210
Average HH Income:	\$138,369	\$127,471	\$128,824



87 Center St, Folly Beach, South Carolina, 29439



5 km
2 mi



954
Businesses
within 15 Mins



9,165
Employees
within 15 Mins



31,358
Population
within 15 Mins

All demographics based on Esri forecasts for 2024

SCDOT AADT 2023

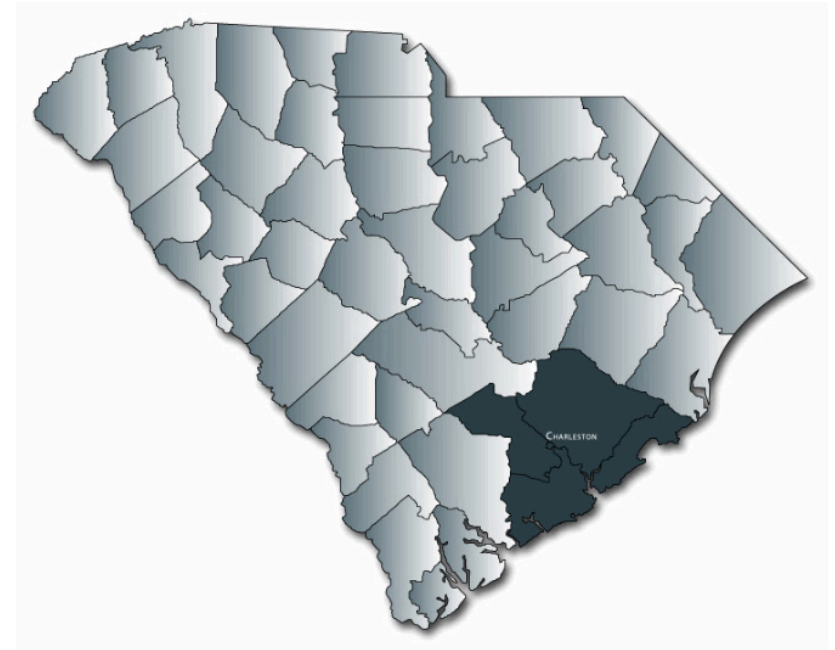
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CHARLESTON METRO AREA

The Charleston region's population is growing 3X faster than the U.S. average, to more than 849,000. A steady stream of well-educated young talent, who come for jobs – or create their own in our entrepreneurial friendly environment – are helping to boost that number.



POPULATION & DEMOGRAPHICS

849,000

Charleston Region Population

38.5

Median Age

40+

New people move to the region
each day

<https://charlestonregionaldata.com/profile-metro>
<https://www.crda.org/local-data/population-demographics/>

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