

FOR LEASE - PRIME RETAIL SPACE

320 Broad Street | Charleston, SC 29401



CARLMICHAEL HARRISON

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

BEACH
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PROPERTY OFFERING



► HIGHLIGHTS

- Landmark building located on Broad Street in the Harleston neighborhood
- Suite 165 is available in dark shell condition
- Approximately 2,130 SF on ground floor
- Landlord is providing negotiable TI allowance
- Lease list price of \$45 PSF NNN
- The Jasper has 25,000 total SF of retail with 219 residential units
- The internal parking garage has a total of 532 parking spaces
- Available space is between Costa restaurant and Baseline fitness studio
- South Carolina Commercial MLS #31009068

► OFFERING SUMMARY

Beach Commercial, LLC as the exclusive agent to market this property, is pleased to offer this ±2,130 SF retail space in the heart of the commercial business district in downtown Charleston, SC.

► EXCLUSIVE LISTING AGENTS

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BEACH COMMERCIAL, LLC

www.beachcommercialre.com

PROPERTY OVERVIEW



► 320 BROAD STREET | CHARLESTON, SC 29401

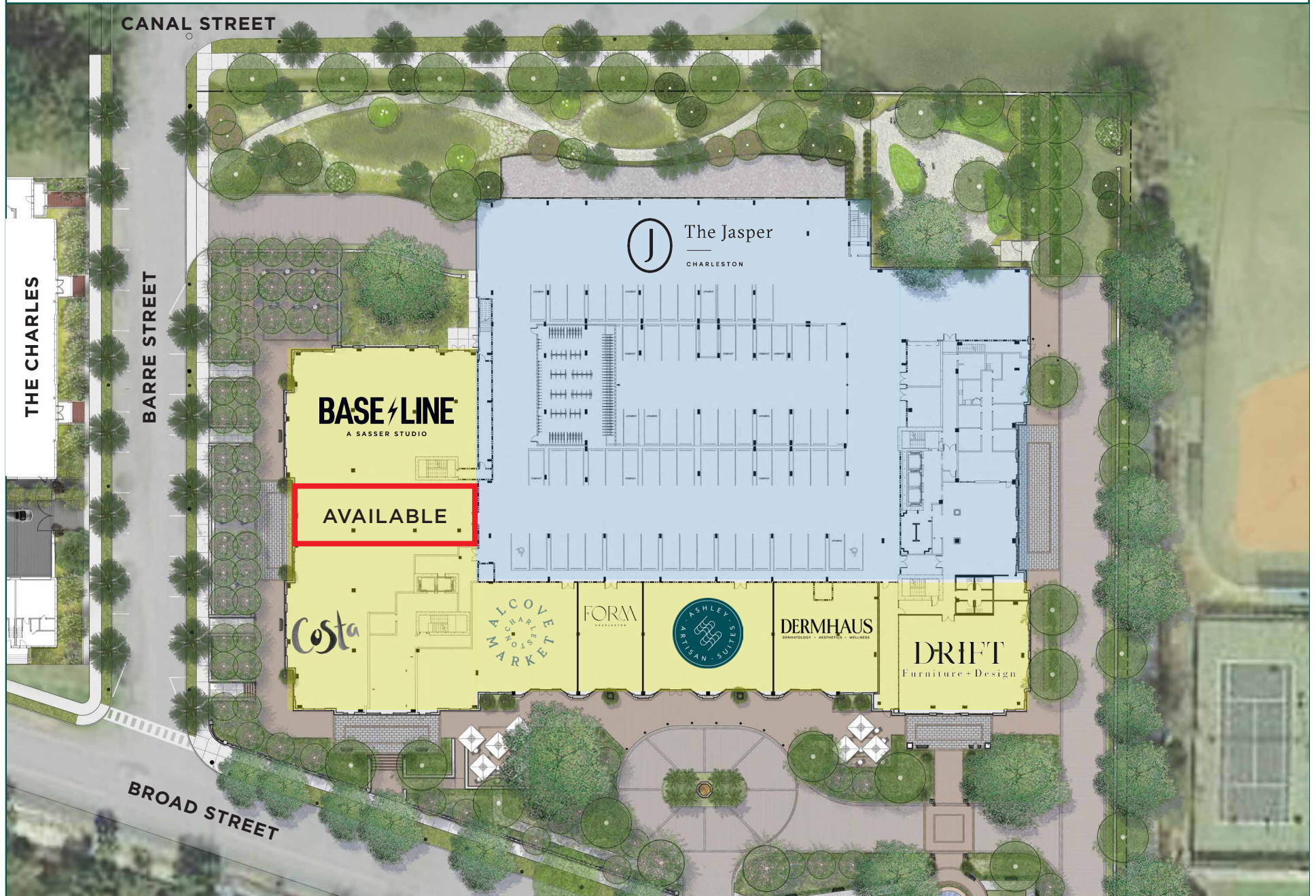
Retail space available for lease in Harleston Village

Located in the heart of Charleston's Historic District, The Jasper places businesses among the city's renowned dining, shopping, entertainment, waterfront parks, and iconic landmarks. Last remaining retail space at The Jasper is available for lease. Suite 165 is in dark shell condition and Landlord is providing a negotiable TI Allowance. This upscale multi-family project offers a rare opportunity to enjoy the best of Charleston dining and entertainment, with proximity to major highways from Lockwood Boulevard to US Highway 17. The Jasper has approximately 125,000 sf of commercial in a 6-story building with 219 residential units adjacent in a 12-story building with a parking garage in the middle. The Jasper is located on the Charleston Peninsula in the Historic District, surrounded by Charleston's best culinary, retail, and entertainment experiences, as well as landmarks including Broad Street, Market Street, Waterfront Park, The Battery, MUSC, the world class City Marina, and the College of Charleston. It is a highly desirable location for both businesses and residents.

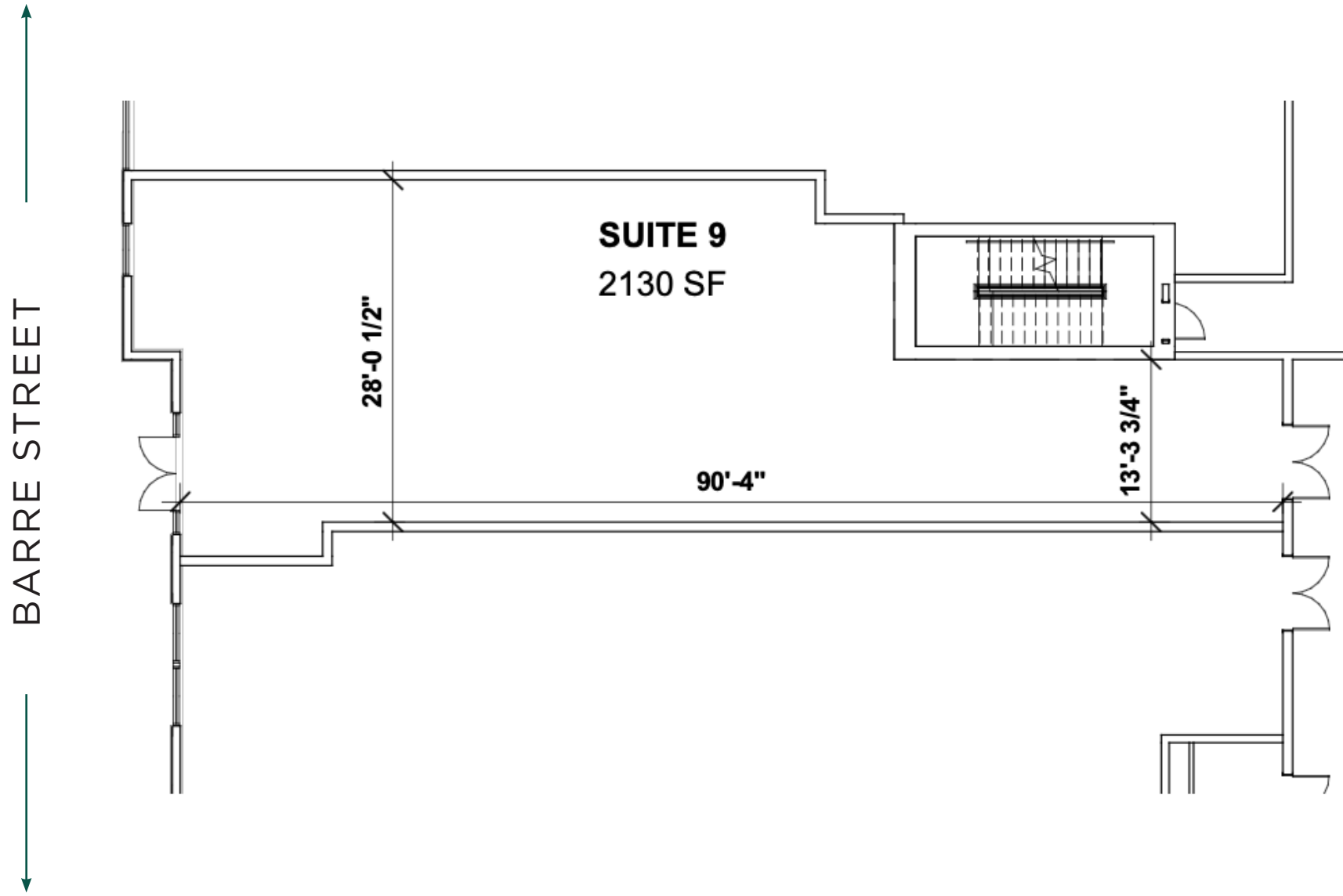
► MARKETING STATISTICS 29401 (3-MILE RADIUS)

- Total Population: Approximately 85,000 residents
- Median Household Income: Around \$200,000
- Traffic Count: 11,900
- Median Age: Approximately 36 years

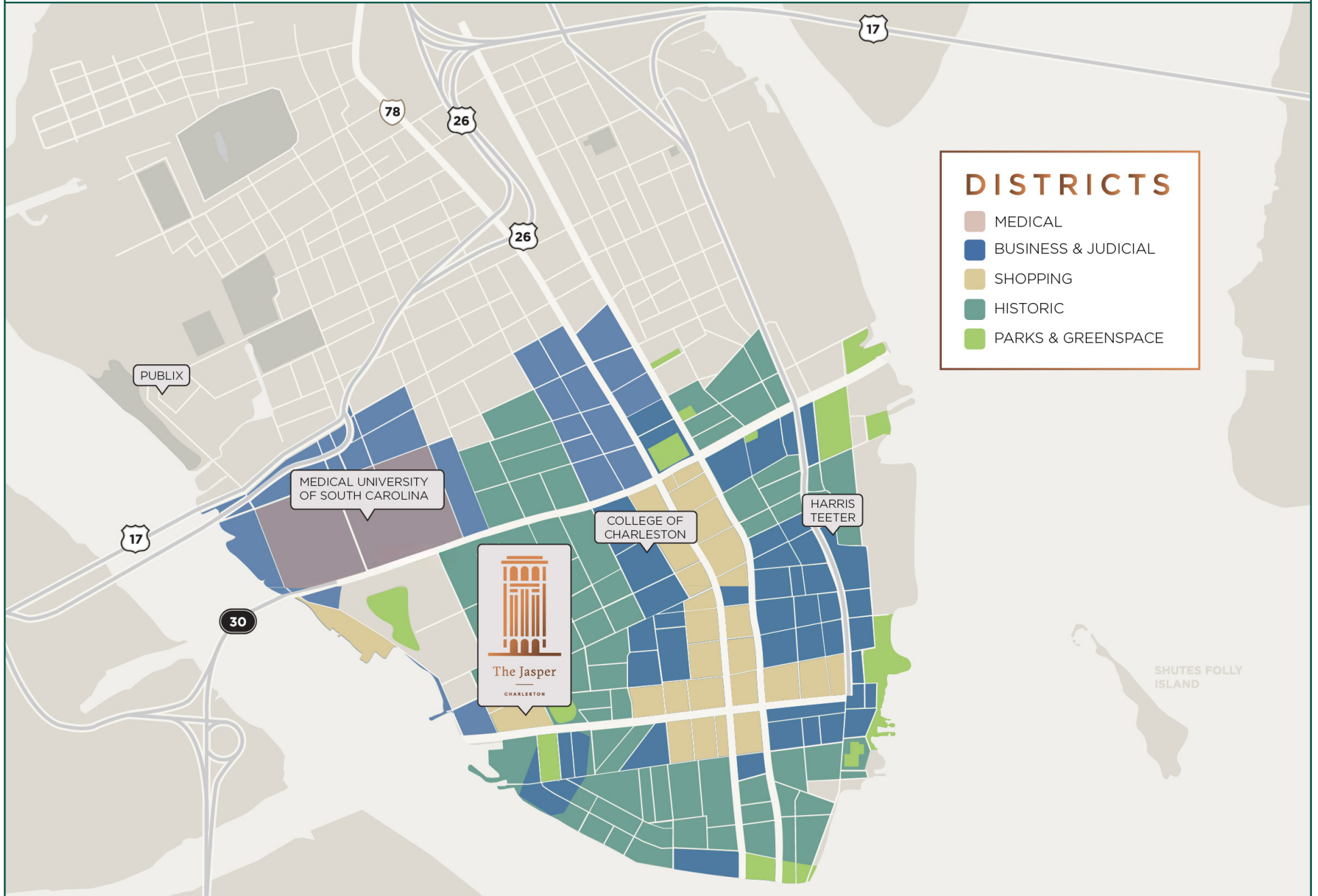
SITE PLAN



FLOOR PLAN



PROXIMITY MAP



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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.