



NORTH CENTRAL NEIGHBORHOOD

391 HUGER STREET

FACULTY LOUNGE

RETAIL / RESTAURANT OPPORTUNITY AVAILABLE

DOWNTOWN
CHARLESTON

RETAIL / RESTAURANT OPPORTUNITY

391 HUGER STREET

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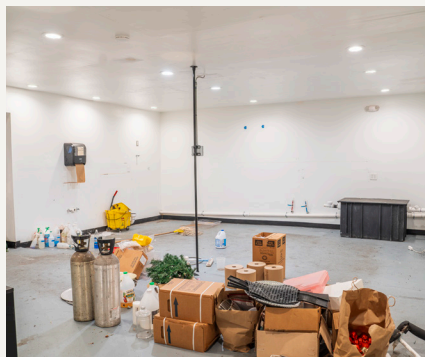


Discover a rare urban opportunity at 391 Huger Street, home to Faculty Lounge, offering approximately $\pm 1,700$ SF in Charleston's rapidly evolving upper peninsula. Positioned within a walkable, neighborhood-integrated setting, the property benefits from growing residential density, proximity to downtown Charleston, and a dynamic mix of hospitality, creative retail, and residential uses.

1,700 SF • \$35.50/SF NNN
ESTIMATED NNN: \$6.83/SF

DEMOGRAPHICS

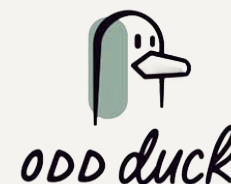
POPULATION	AVE HH INCOME	MEDIAN HH INCOME
37,231	\$131,969	\$78,636
HOUSEHOLDS	MEDIAN AGE	TRAFFIC COUNT HUGER ST
17,287	30.7	$\pm 9,800$



JOIN THESE NEIGHBORHOOD TENANTS



RENZO



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Local Attractions



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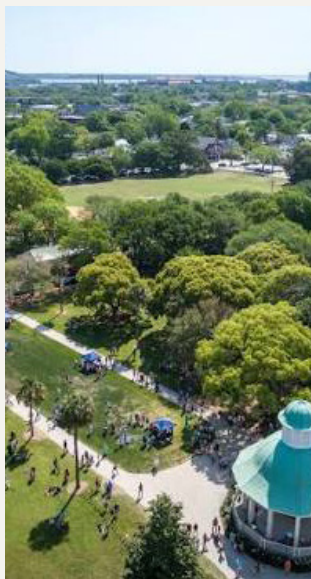
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Upper Peninsula Neighborhood

Positioned within one of Charleston's most active neighborhood corridors, 391 Huger Street offers a rare opportunity to establish a presence in the city's rapidly growing Upper Peninsula. The surrounding Huger and Rutledge area has developed into a highly walkable pocket of local dining, wellness, creative retail and neighborhood hospitality, anchored by nearby favorites such as Berkeley's, Huriyali Gardens, Renzo, Leon's Oyster Shop and Melfi's. Continued investment in the area, including Odd Duck Market's upcoming Hampton Park location and Switchyards' 200+ member coworking space on Rutledge Avenue, is bringing new daytime energy and consistent foot traffic to the corridor. With added residential and hospitality development planned nearby, 391 Huger Street is well positioned for a tenant seeking an urban Charleston location with strong neighborhood identity, built-in demand and long-term growth momentum.





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