



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE



FOR SALE

**14 N MARKET STREET
CHARLESTON, SC**

- Historic Downtown Charleston
- Across from Charleston City Market
- Renovated in 2012

DISCLAIMER



This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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Benjy Cooke

Office 843-388-5650

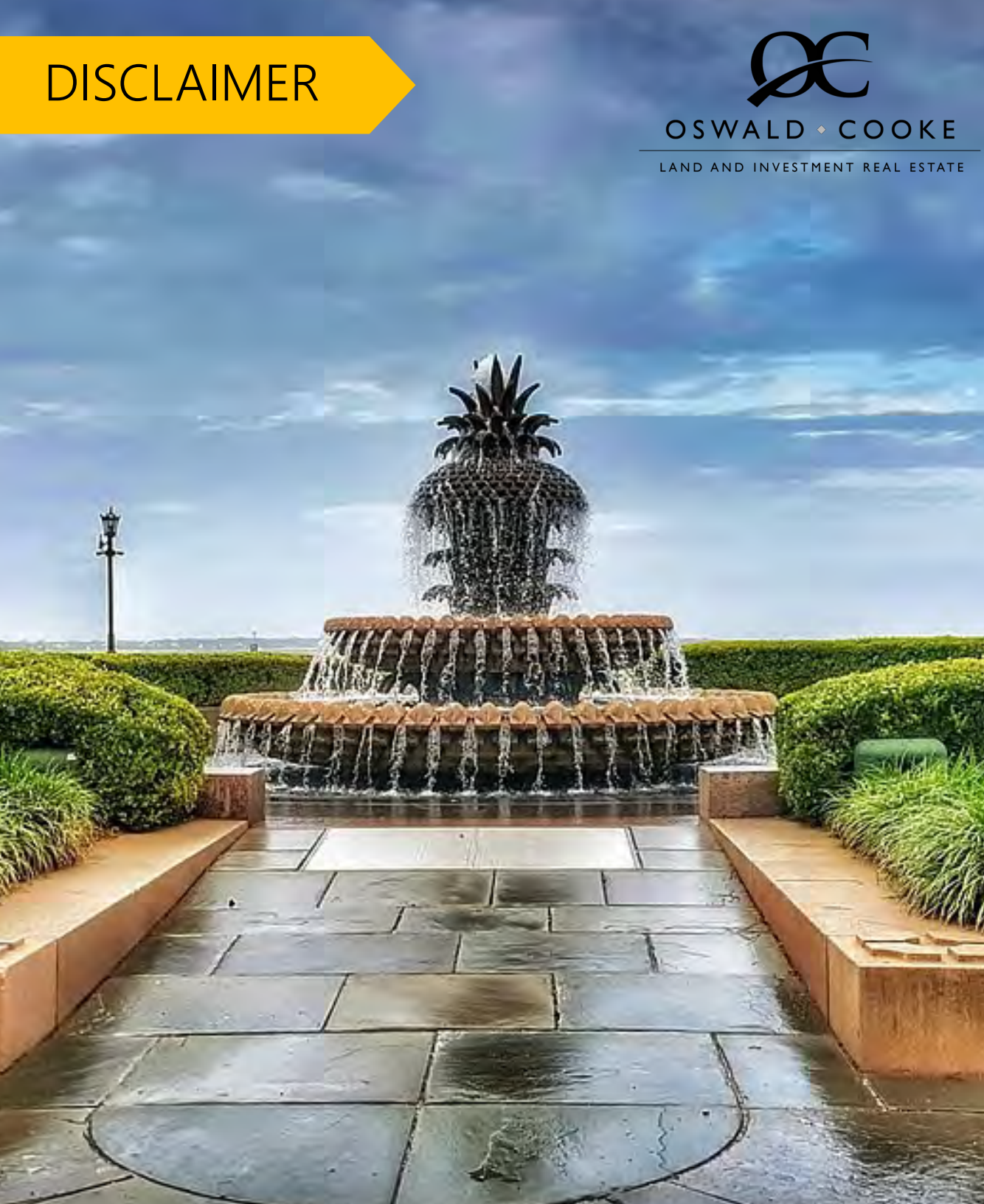
Mobile 843-343-1351

benjy.cooke@oswaldcooke.com

Ruthie Godfrey

Office 864-344-1541

ruthie.godfrey@oswaldcooke.com



PROPERTY DETAILS

ADDRESS	14 N Market Street Charleston, SC
PRICE	\$4,750,000
NOI	Call agent for details
TOTAL SQUARE FOOTAGE	6,079 SF +/- & 525 SF Deck
LEASE EXPIRATION	Tenant vacates January 2027
ACREAGE	0.12 Acres
TMS	485-05-04-011
ZONING	GB - General Business
MUNICIPALITY	City of Charleston

Oswald Cooke & Associates is pleased to present to the market an opportunity to own one of the peninsula's most iconic restaurant properties. Located at the foot of North Market Street at the doorstep of the Union Pier Redevelopment, Burwell's has been a pillar of the old market dining scene for decades. Union Pier is the largest planned redevelopment on the City's footprint, and its 65+ acres along the Charleston Harbor will include a blend of retail, housing, accommodations, office, and entertainment. The restaurant has all the modern amenities, décor and ambiance in both front and back of house. The 6,079sf two-story structure has an elegant bar, two separate private dining spaces for events, as well as a 525sf patio which will one day overlook the Union Pier development.

*****DO NOT APPROACH TENANT. ONLY SPEAK WITH AGENT.**



US Customs

MARKET PAVILION HOTEL
The Art of Southern Hospitality

Historic Charleston City Market

COLLEGE of CHARLESTON
School of Business

SITE

Union Pier Redevelopment
[Click Here for more details](#)

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AERIAL

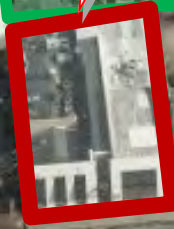
SITE



Union Pier Redevelopment
[Click Here for more details](#)



FUTURE
COLLEGE of CHARLESTON
School of Business



Historic Charleston City Market

MARKET PAVILION HOTEL
The Art of Southern Hospitality

US Customs



Public Parking Garage



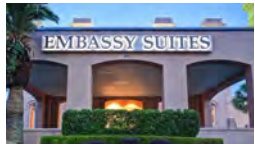
*New - The Cooper Waterfront Hotel
191 Guest Rooms

HIGH COTTON
CHARLESTON

THE
PALMETTO
HOTEL

HOTEL MAP

Embassy Suites



Dewberry Charleston



Courtyard by Marriott



Grand Bohemian Hotel



Double Tree



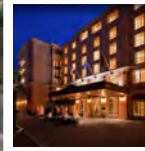
SITE



The Quarters on King



Renaissance Charleston



King Charles Inn



MARKET PAVILION HOTEL
The Art of Southern Hospitality



Charleston Waterfront Hotel

Marion Square

Meeting Street

King Street

Wentworth Street

Hasell Street

Meeting Street



PLANTERS INN
CHARLESTON - SOUTH CAROLINA

Meeting Street Inn



Hampton Inn



Hotel Bennett



Francis Marion Hotel



The Restoration Hotel



Belmond Charleston Place



Kings Courtyard Inn



King Street



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LAND AND INVESTMENT REAL ESTATE

CHARLESTON PENINSULA

NOMO

Union Pier
Development

College of Charleston

SITE

Citadel

West Edge

MUSC



INTERIOR PHOTOS

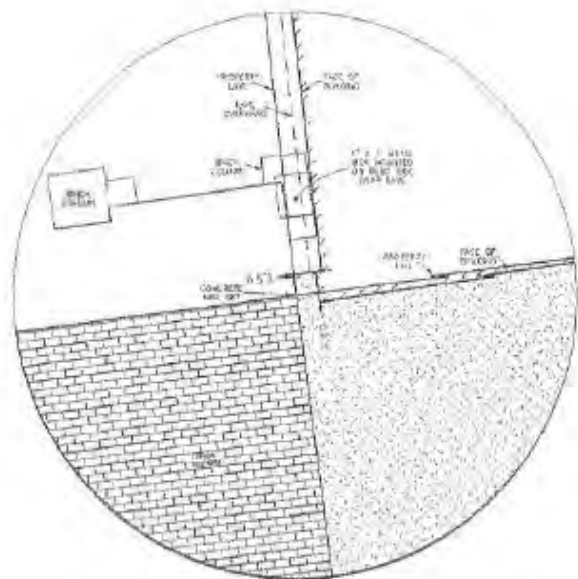


PLAT



- NOTES:**
- 1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
 - 2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSE ONLY.
 - 3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 - 4) THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE AND PURPOSE OF THE CLIENT ASSIGNED AND CONTRACTED WITH TO PERFORM THE REQUESTED SERVICES. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
 - 5) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
 - 6) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED BY ASHLEY LAND SURVEYING, INC. FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF RELIQUES, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 7) THIS PROPERTY IS LOCATED IN FLOOD ZONE VE EL. 13 SEE FIRM PANEL 43016 0510 J & (0510 0510 J 1/17/2004)

- REFERENCES:**
- 1) PLAT BY WILLIAM HUIKE, DATED DECEMBER 27, 1870, RECORDED IN THE R.M.C. OFFICE OF CHARLESTON COUNTY IN PLAT BOOK B, AT PAGE 87.
 - 2) PLAT BY JOSEPH NEEDLE, DATED MAY 1, 1903, RECORDED IN THE R.M.C. OFFICE OF CHARLESTON COUNTY IN PLAT BOOK N, AT PAGE 154.
 - 3) PLAT BY JOEL P. PORCHER, DATED APRIL 22, 1983, RECORDED IN THE R.M.C. OFFICE OF CHARLESTON COUNTY IN PLAT BOOK AC, AT PAGE 28.
 - 4) PLAT BY THOMAS V. BESSENET, JR., REVISED MARCH 30, 1984, RECORDED IN THE R.M.C. OFFICE OF CHARLESTON COUNTY IN PLAT BOOK EA, AT PAGE 27.



DETAIL
1' = 8'

458-05-04-015
238 EAST BAY STREET
SOUTH CAROLINA STATE PORTS AUTHORITY

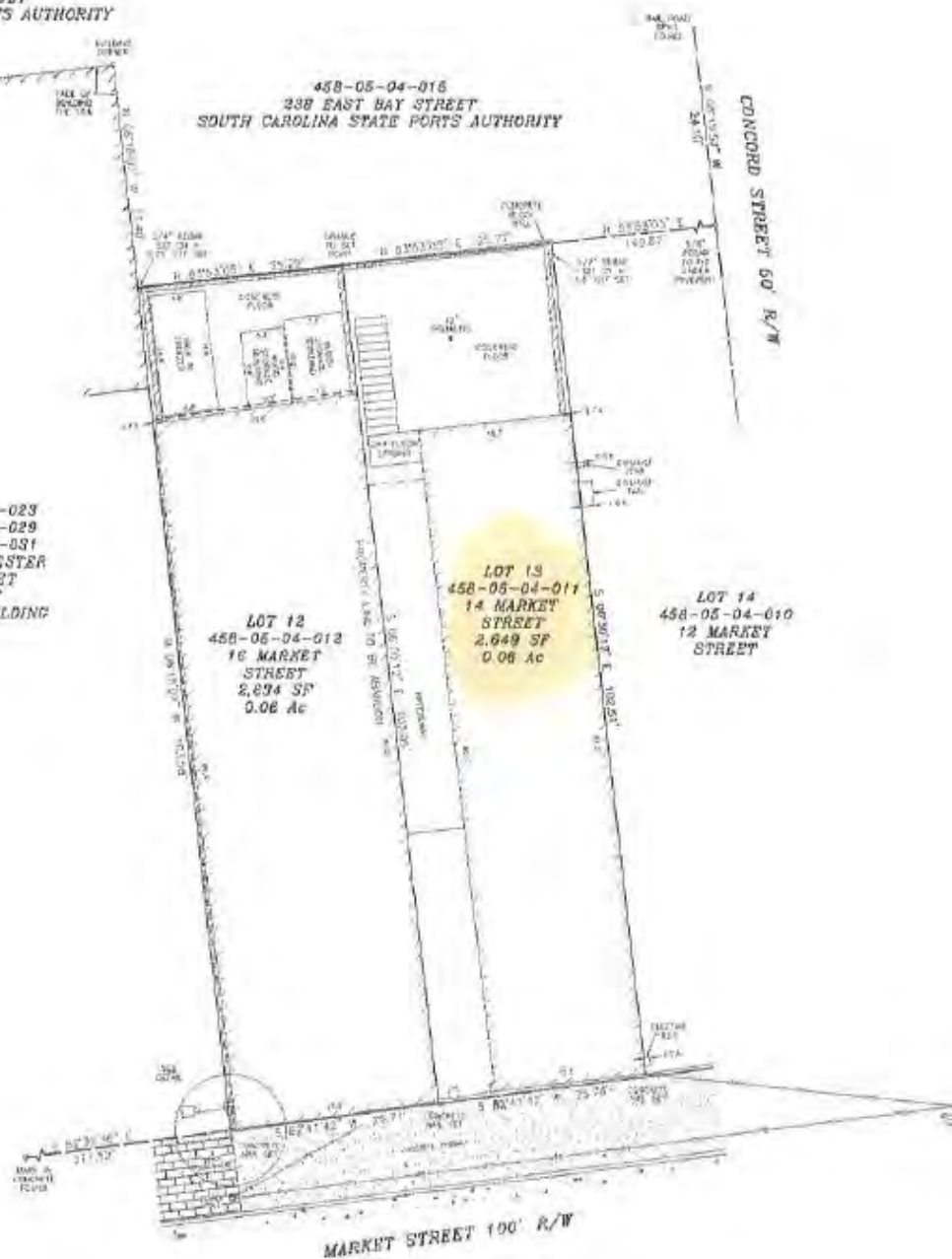
458-05-04-015
238 EAST BAY STREET
SOUTH CAROLINA STATE PORTS AUTHORITY

458-05-04-023
458-05-04-029
458-05-04-031
KARL H. KUESTER
24 MARKET STREET
CARROLL BUILDING

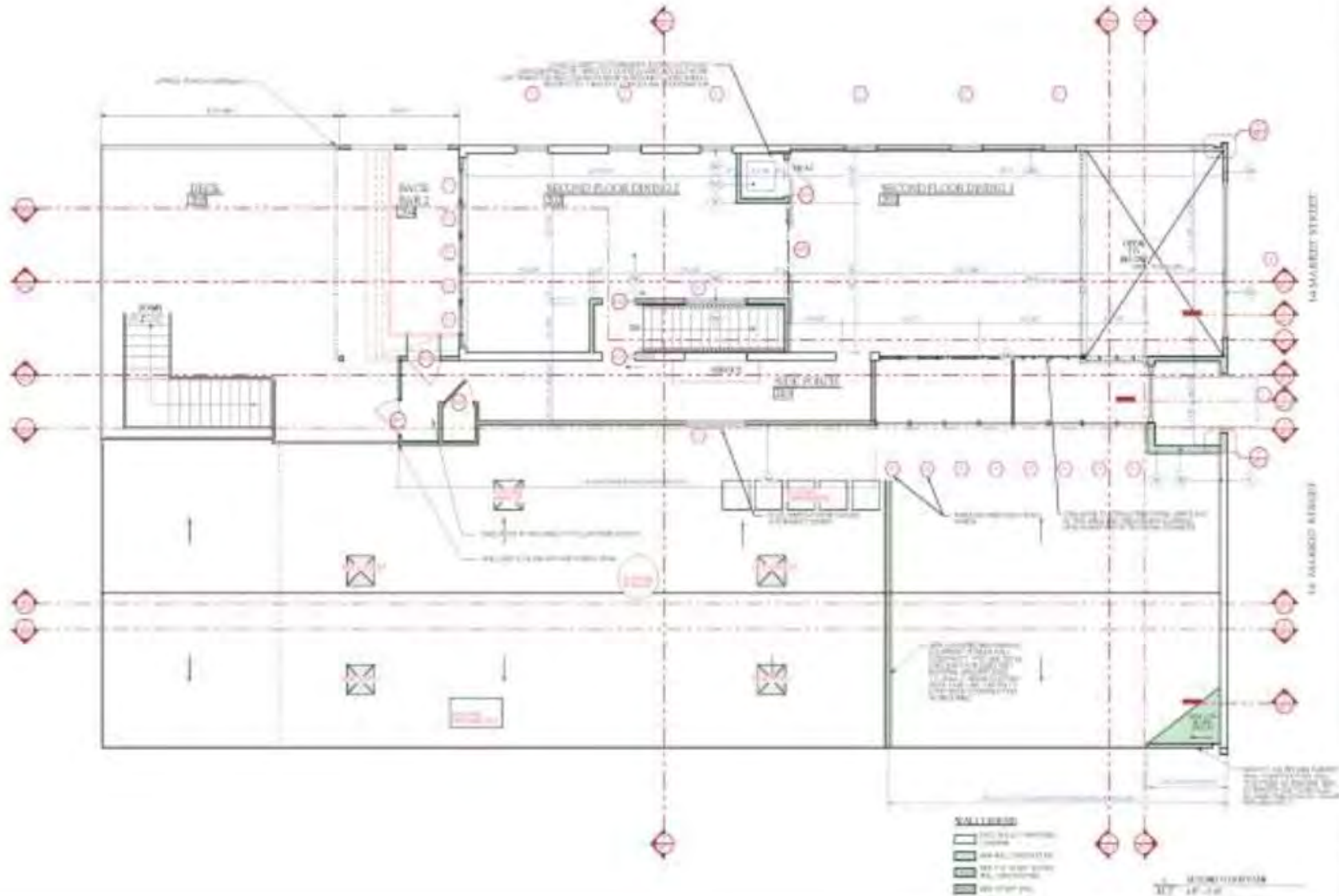
LOT 12
458-05-04-012
16 MARKET STREET
2,834 SF
0.06 Ac

LOT 13
458-05-04-011
14 MARKET STREET
2,649 SF
0.06 Ac

LOT 14
458-05-04-010
12 MARKET STREET



SECOND FLOOR PLAN



BURWELL'S RESTAURANT
14 MARKET STREET
DANVERS, VT 05172

PERMIT SET

Scale: 1/4" = 1'-0"
Date: 10.20.2011

Project: BURWELL'S RESTAURANT
14 MARKET STREET
DANVERS, VT 05172
Client: BURWELL'S RESTAURANT
Architect: STUMPHOUSE
111 SOUTH MAIN STREET
DANVERS, VT 05172
Phone: (802) 788-1111
Fax: (802) 788-1112
www.stumphouse.com

UPPER FLOOR PLAN

stumphouse

111 SOUTH MAIN STREET
DANVERS, VT 05172

Scale: 1/4" = 1'-0"
Date: 10.20.2011

Scale: 1/4" = 1'-0"
Date: 10.20.2011

Scale: 1/4" = 1'-0"
Date: 10.20.2011

Scale: 1/4" = 1'-0"
Date: 10.20.2011

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Date: 10.20.2011

A1.2

CHARLESTON CITY MARKET

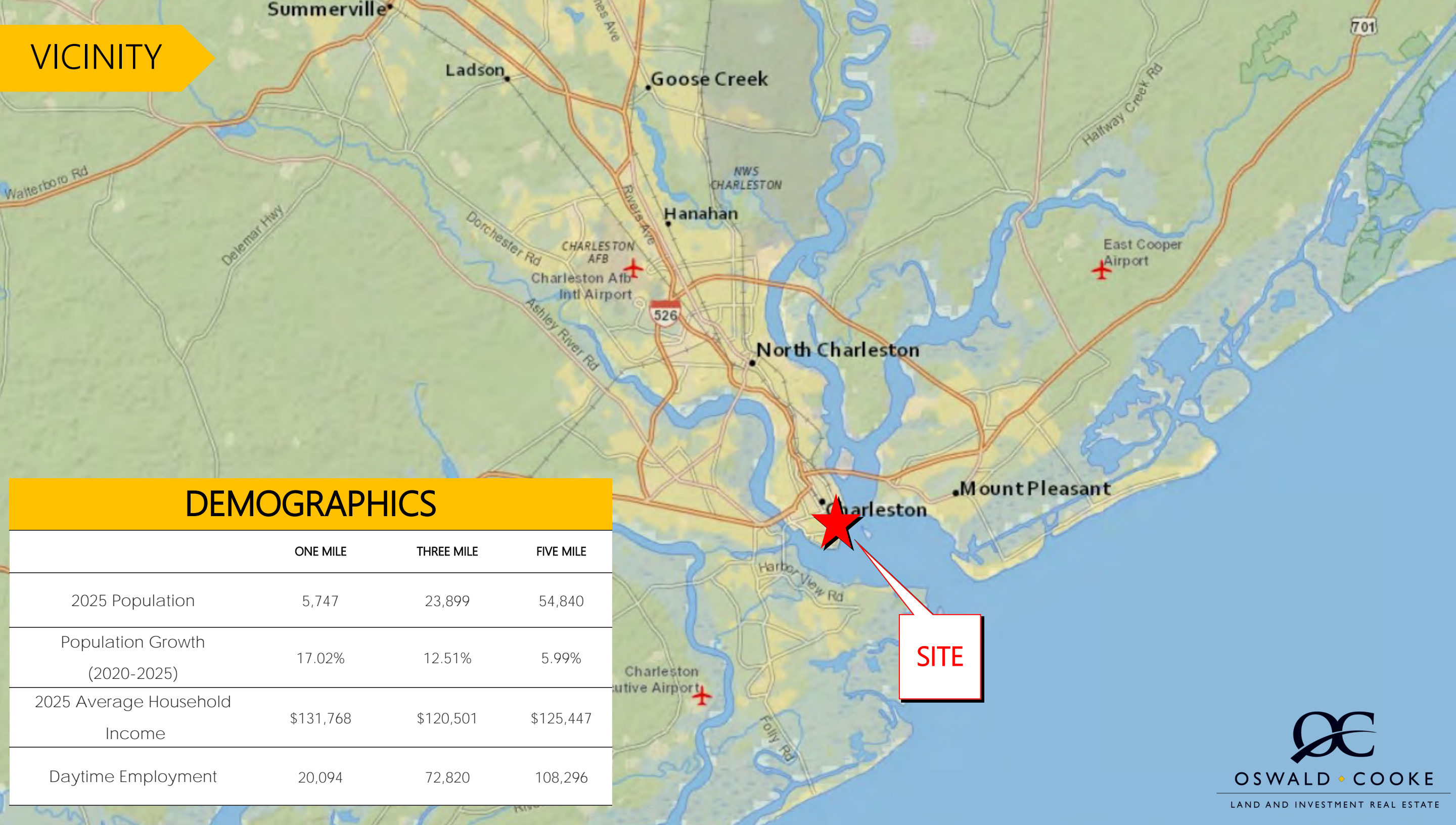


Market Hall, built in 1841, is a National Historic Landmark. It was built in the Greek Revival style, Market Hall is an architectural standout and one of Charleston's finest examples of this style. For more on the history of Market Hall and Sheds, check out the [Historic Charleston City Market's website](http://www.thecharlestoncitymarket.com). Today, it is the home of the **Confederate Museum** and run by the Daughters of the Confederacy. Market Hall fronts 4 full blocks on one story market sheds that are occupied by varied arrangement of over 100 vendors selling clothing, jewelry, crafts, artwork, spices, silver as well as prints and paintings of Charleston.

**information courtesy of www.thecharlestoncitymarket.com*



VICINITY



DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2025 Population	5,747	23,899	54,840
Population Growth (2020-2025)	17.02%	12.51%	5.99%
2025 Average Household Income	\$131,768	\$120,501	\$125,447
Daytime Employment	20,094	72,820	108,296

SITE



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ABOUT CHARLESTON MSA

Population Growth

- The Charleston–North Charleston MSA has nearly **870,000 residents as of 2024**, reaching an all-time high.
- This region’s population has grown **rapidly over recent years**, consistently outpacing many U.S. metros and is projected to reach ~1 million residents by the early 2030s.
- The metro area’s population growth rate is **about three times the U.S. average**, driven by strong in-migration and job opportunities.

Job & Workforce Growth

- Overall employment in the Charleston MSA has been expanding, adding tens of thousands of workers annually with strong labor force growth.
- From June 2024 to June 2025, the Charleston metro added about 17,600 jobs, ranking it among the top U.S. metro areas for employment growth rate (~4.1%).
- Civilian labor force figures show continued expansion, with labor force numbers rising year-over-year.

Tourism

In 2024, tourism delivered a record **\$14.03 billion** in total economic impact to the Charleston region — up about 7 % year-over-year.

The area welcomed approximately **7.9 million visitors in 2024**, fueling hospitality, retail, dining, and entertainment sectors.

Average visitor spending was roughly **\$1,105 per adult**, reinforcing the high-value nature of tourism demand.

Tourism supports tens of thousands of jobs and contributed to a record level of hospitality employment (~54,900 jobs)

Charleston MSA Largest Employers (#of Employees)

The Boeing Company	9,059
Roper St. Francis Healthcare	7,100
Walmart Inc.	4,300
Trident Health System	3,100
Volvo Car USA LLC	2,400
Mercedes-Benz Vans, LLC	1,800
Robert Bosch LLC	1,800
Breeze Airways (Breeze Aviation Group) Operating Base	1,600
Publix Supermarkets	1,600
Kiawah Island Golf Resort/The Sanctuary at Kiawah	1,400
Harris Teeter Supermarkets	1,350
T-Mobile USA	1,200
Nucor Steel	1,000
Scientific Research Corporation (SRC)	1,000



SITE



For more information contact:

Benjy Cooke

Office 843-388-5650

Mobile 843-343-1351

benjy.cooke@oswaldcooke.com

Ruthie Godfrey

Office 864-344-1541

ruthie.godfrey@oswaldcooke.com



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