

THE CIGAR FACTORY

RETAIL SPACE FOR SUBLEASE

701 East Bay Street | Charleston SC 29403

Suite 103 at the Cigar Factory features 3,499 RSF of highly visible ground floor retail space within one of Charleston's most iconic mixed-use developments.



OFFERING SUMMARY

Suite 103: Ground Floor

- 3,499 RSF
- Reception Area & Office
- Open Layout
- Kitchenette / Break Room
- Three (3) Private Restrooms
- Two (2) Private Showers
- Shared Parking (Front & Rear)
- Monument & Building Signage
- Term Through August 2027
- **Direct Lease Available for Qualified Tenant**

Rate: Call Broker For Details

NORVELL
REAL ESTATE GROUP

CONTACT

Will Norvell

📞 843-513-0926

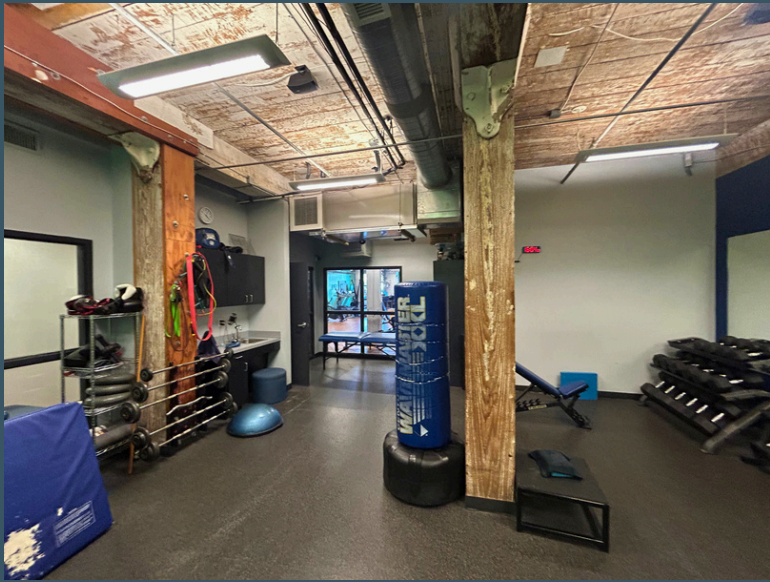
✉️ willn@norvellgroup.com

Drayton Calmes

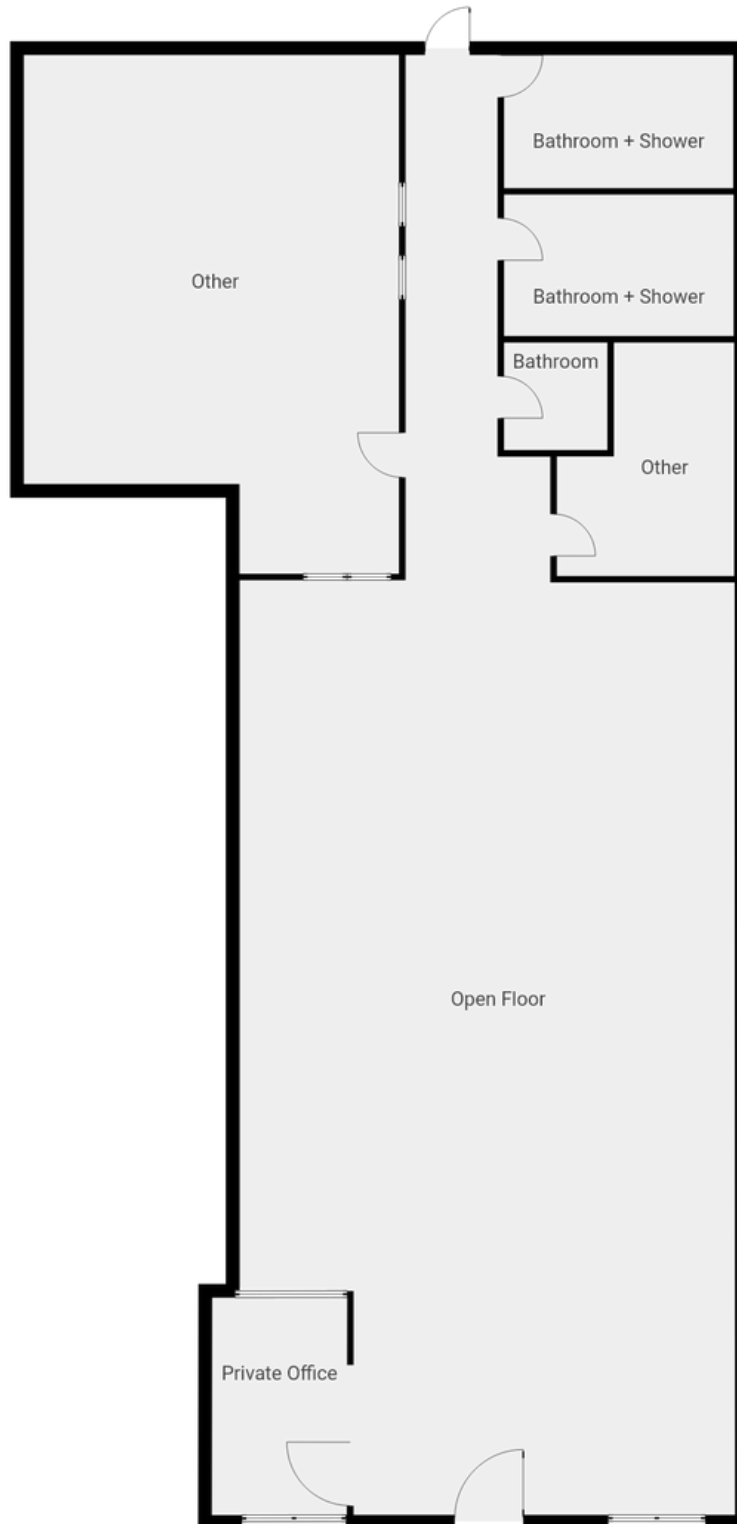
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PHOTOS

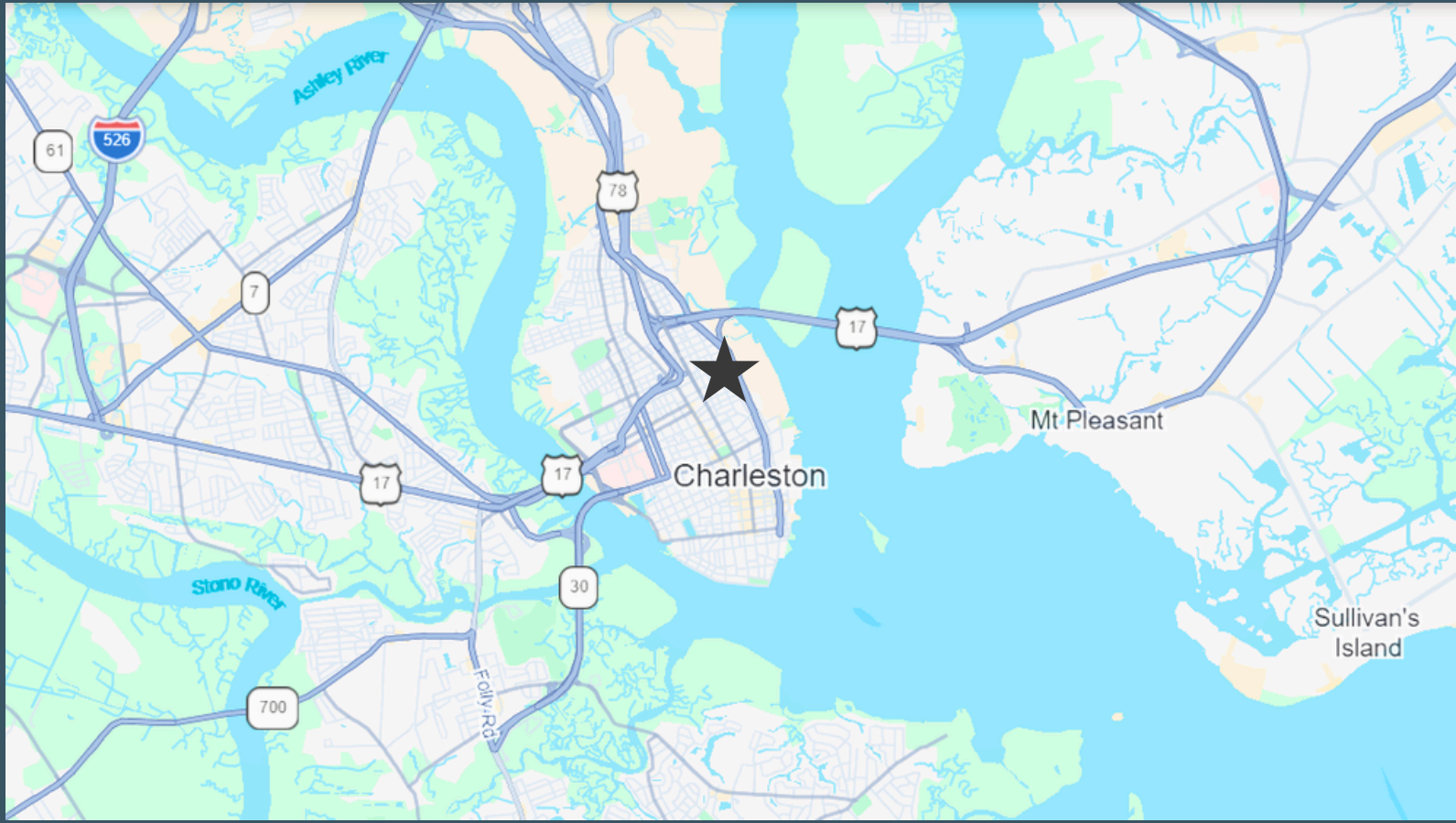


FLOORPLAN



The information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation, express or implied, is made as to the accuracy or completeness of the information.

LOCATION OVERVIEW



AERIAL OVERVIEW



DEMOGRAPHICS

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Columbus St	Drake St SW	4,043	2024	0.06 mi
Columbus Street	Drake St SW	3,833	2025	0.06 mi
E Bay St	Reid St NW	23,212	2025	0.25 mi
Jackson St	America St SW	559	2024	0.27 mi
Jackson Street	America St SW	562	2025	0.28 mi
Columbus St	Nassau St NE	4,278	2025	0.29 mi
Jackson St	Hanover St SW	1,149	2025	0.32 mi
America St	Jackson St SE	1,072	2023	0.34 mi
America Street	Jackson St SE	1,093	2025	0.34 mi
E Bay St	South St NW	23,353	2024	0.35 mi

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$111,648	\$121,842	\$118,540
Median Household Income	\$76,354	\$93,319	\$92,517
< \$25,000	3,945	8,943	17,923
\$25,000 - 50,000	2,575	7,284	19,141
\$50,000 - 75,000	2,481	9,146	23,341
\$75,000 - 100,000	1,893	7,178	17,741
\$100,000 - 125,000	1,459	7,412	17,512
\$125,000 - 150,000	1,192	4,932	14,185
\$150,000 - 200,000	1,546	5,281	12,800
\$200,000+	3,116	11,090	23,029

Population

	2 miles	5 miles	10 miles
2020 Population	34,056	129,649	320,153
2025 Population	40,311	137,993	337,143
2030 Population Projection	43,036	145,180	354,505
Annual Growth 2020-2025	3.7%	1.3%	1.1%
Annual Growth 2025-2030	1.4%	1.0%	1.0%
Median Age	32.9	38.5	39.6
Bachelor's Degree or Higher	53%	52%	46%
U.S. Armed Forces	181	513	2,559

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