

CANNON- RUTLEDGE

DOWNTOWN CHARLESTON DEVELOPMENT OPPORTUNITY

A rare infill opportunity in the heart
of Downtown Charleston.

Five contiguous properties totaling 0.61 acres
with approved entitlements for a premier
mixed-use development.

A unique chance to deliver residential,
commercial and hospitality in one of the
most walkable and desirable cities in
the country.

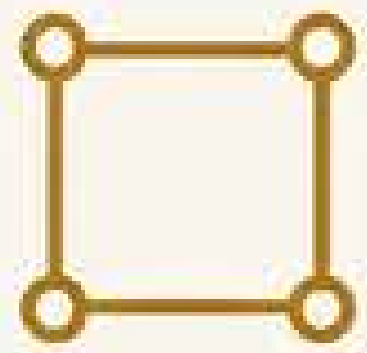


**TREMENDOUS
BARRIERS TO ENTRY**



**LOCATED IN THE
BEST SHORT TERM
RENTAL DISTRICT**

THE INVESTMENT SNAPSHOT



0.61
ACRES



25
RESIDENTIAL
UNITS



58
BEDROOMS



4,500 SF
COMMERCIAL
SPACE



25
PARKING
SPACES



PUD
CITY
APPROVED



CANNON CORNER
HISTORIC DOWNTOWN CHARLESTON

Five contiguous properties totaling 0.61 acres with approved entitlements for a premier mixed-use development in one of the most walkable and desirable cities in the country.

THE VISION

A thoughtfully designed mixed-use community that blends timeless Charleston architecture with elevated living, dining, and retail experiences.



RESTAURANT



RETAIL



RESIDENTIAL



SHORT-TERM RENTAL



WORKFORCE HOUSING



BUILDING A

COMMERCIAL & RESIDENTIAL

3.5 STORIES ~20,000 SF

DESIGN BY ARCHITECT STEPHEN RAMOS



CANNON STREET & RUTLEDGE AVENUE
DOWNTOWN CHARLESTON, SOUTH CAROLINA



3.5

STORIES



~20,000 SF

TOTAL BUILDING SIZE



3,540 SF

RESTAURANT SPACE



916 SF

OFFICE/RETAIL
SPACE

A signature corner building at the gateway of Cannon Street and Rutledge Avenue, thoughtfully designed to blend historic Charleston character with modern functionality.



FIRST FLOOR – COMMERCIAL SPACE



RESTAURANT – 3,540 SF



OFFICE/RETAIL – 916 SF



MASTER PLAN

0.61 ACRES PLANNED MIXED USE DEVELOPMENT

25 RESIDENTIAL UNITS – **58** BEDROOMS

BUILDING A (20,000 SF)

3 1/2 STORY COMMERCIAL MIXED-USE

- ~3,500 SF RESTAURANT
- ~920 SF OFFICE/RETAIL
- 14 RESIDENTIAL UNITS

BUILDINGS B (EACH 2,000 SF)

- 2 SHORT TERM RENTALS, 3BR
- 2 WORK FORCE HOUSING, 1BR

BUILDINGS C (EACH 1,500 SF)

- 2 MARKET RATE, 3BR

BUILDINGS D (EACH ~1,500 SF)

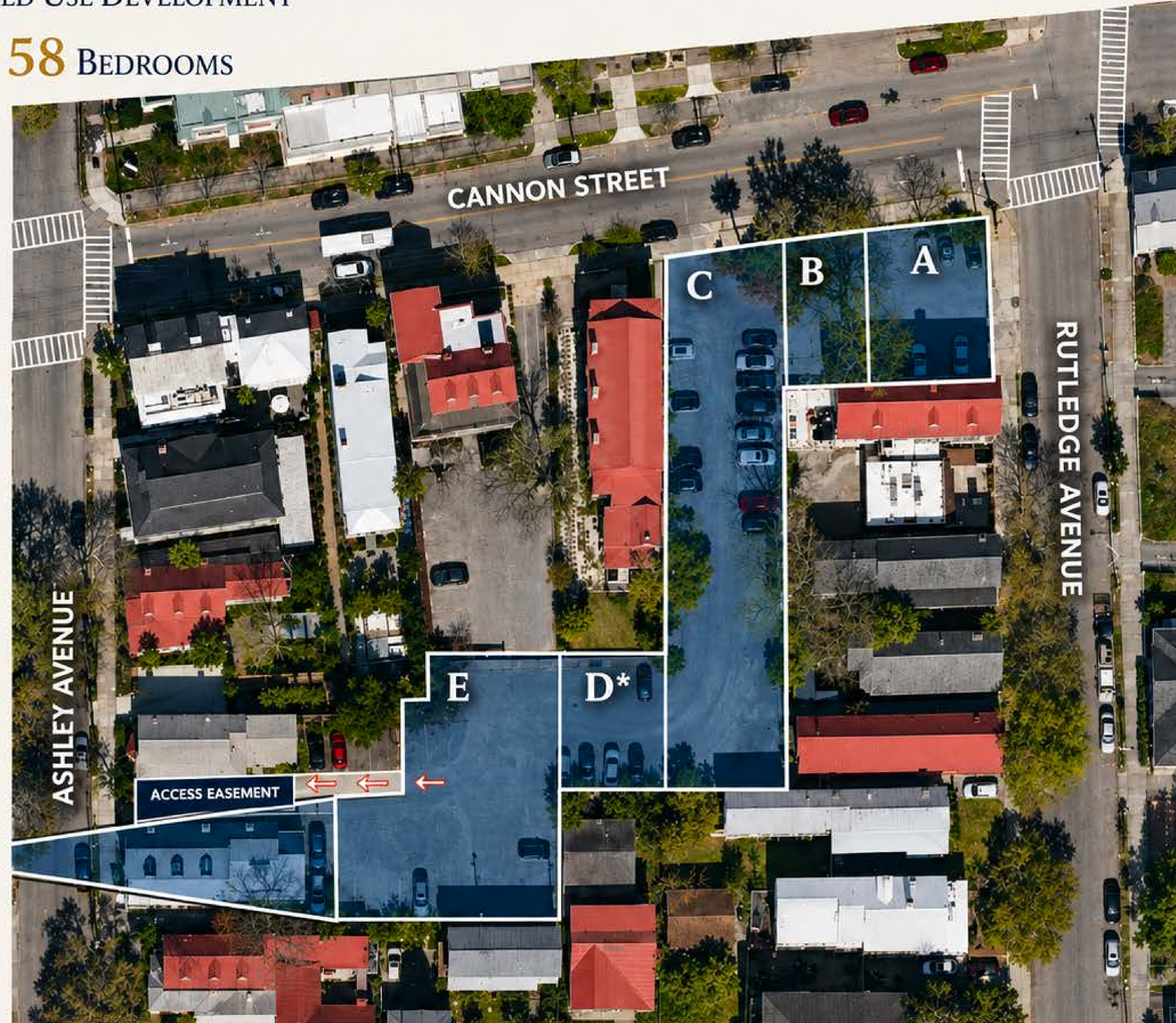
- 2 MARKET RATE, 3BR

BUILDINGS E (EACH 1,850 SF)

- 3 MARKET RATE, 4BR



25 PARKING SPACES



UNRIVALED LOCATION

A PREMIER LOCATION IN THE HEART OF DOWNTOWN CHARLESTON



KING STREET
2 min walk



**COLLEGE OF
CHARLESTON**
5 min drive



THE BATTERY
8 min walk



COLONIAL LAKE
6 min walk

CHARLESTON MARKET DRIVERS

Charleston's dynamic economy, population growth, and unmatched quality of life continue to fuel demand across all commercial real estate sectors.



STRONG ECONOMIC GROWTH

Consistent job growth across key industries including aerospace, manufacturing, technology, and logistics.



RAPID POPULATION INFLOW

One of the fastest-growing metros in the Southeast, fueled by in-migration and a desirable coastal lifestyle.



DIVERSE EMPLOYMENT BASE

A balanced mix of government, healthcare, education, tourism, and defense provides long-term economic stability.



STRATEGIC LOCATION

A major Southeast hub with access to deepwater ports, I-26, I-526, and the Charleston International Airport.



THRIVING TOURISM & HOSPITALITY

Millions of annual visitors support a robust hospitality sector and drive retail, office, and multifamily demand.



HIGH QUALITY OF LIFE

Coastal charm, historic character, top-rated schools, and a vibrant cultural scene make Charleston a premier place to live, work, and invest.



854,000+

POPULATION
IN THE CHARLESTON MSA



2.1%

JOB GROWTH
2023–2028 PROJECTED



36+

FORTUNE 1000
COMPANIES IN REGION



#1

U.S. PORT FOR
EXPORTS BY VALUE



19.4M+

ANNUAL PASSENGERS
CHS AIRPORT (2023)



TOP 10

BEST PLACES TO LIVE
U.S. NEWS & WORLD REPORT

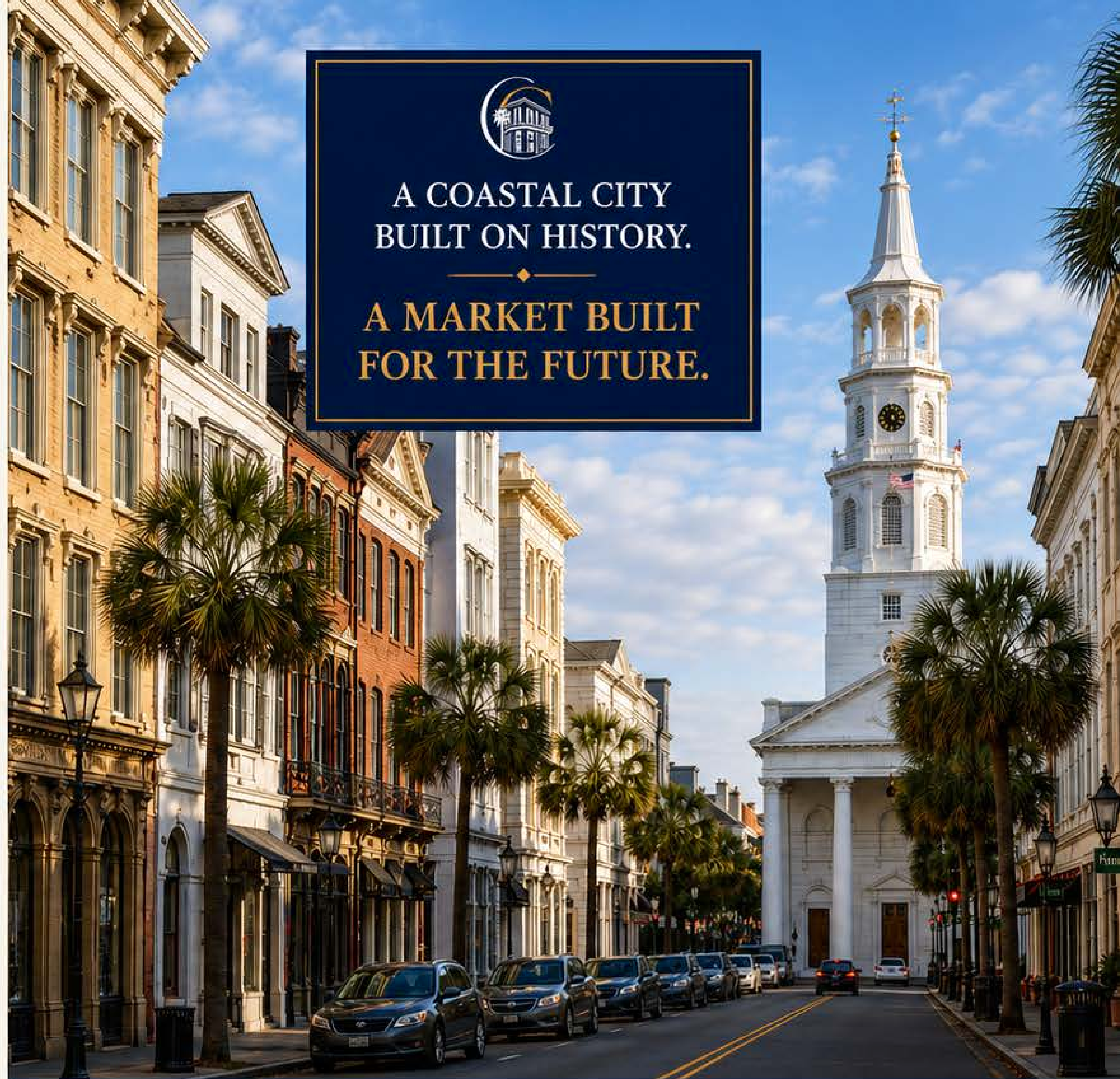


A COASTAL CITY
BUILT ON HISTORY.

A MARKET BUILT
FOR THE FUTURE.



105 CANNON STREET
DOWNTOWN CHARLESTON, SOUTH CAROLINA



WHY INVEST IN CANNON-RUTLEDGE?

A RARE OPPORTUNITY IN THE HEART OF DOWNTOWN CHARLESTON



APPROVED PUD

Entitlements in place
save time and risk.
Market, WF, STR's.



MIXED-USE DEMAND

Strong residential, hospitality,
and retail fundamentals
drive long-term success.



ADJACENT PARCELS

Two adjacent properties
may be attainable only
with total package.



RARE ASSEMBLAGE

One of the last
development sites
of this scale.



WALKABLE DOWNTOWN CORE

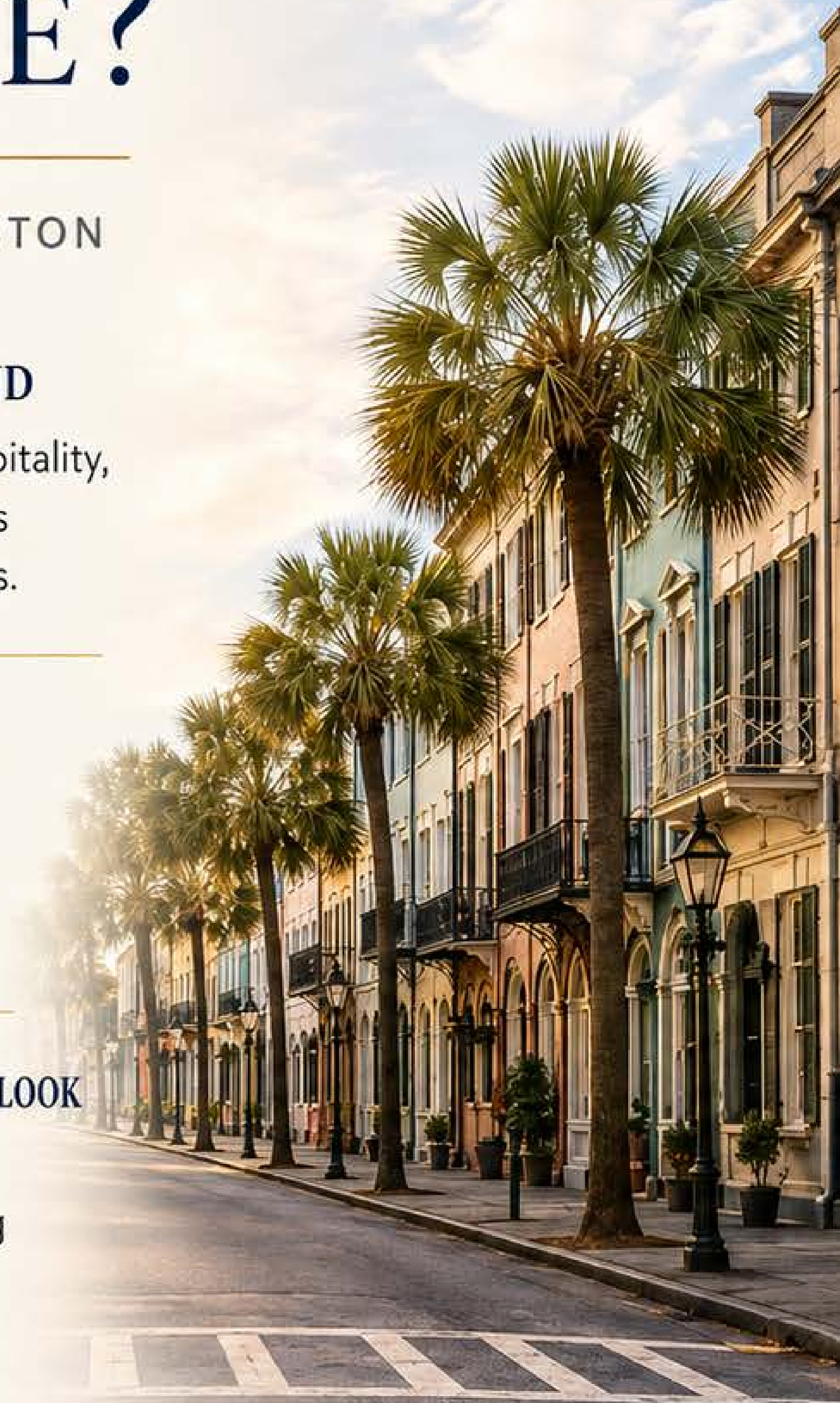
Steps to dining, retail,
and culture in one of
America's most visited
cities.



STRONG LONG-TERM OUTLOOK

Charleston's continued
growth supports enduring
value and demand.

◆ | A UNIQUE OPPORTUNITY TO OWN A PREMIER PIECE OF CHARLESTON HISTORY
AND BE PART OF ITS CONTINUED GROWTH AND REVITALIZATION.





INVESTMENT SUMMARY

105 & 107 CANNON STREET | DOWNTOWN CHARLESTON, SC

ACRES	0.61
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RESIDENTIAL UNITS	25
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BEDROOMS	58
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COMMERCIAL SPACE	4,500 SF
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PARKING SPACES	25
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ENTITLEMENTS	PUD Approved
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THE CHARLESTON LIFESTYLE



HISTORIC STREETS



ICONIC VIEWS



BELOVED LANDMARKS



WORLD-CLASS DINING



COASTAL BEAUTY

Charleston, South Carolina, consistently ranks as one of the best places to live, work, and visit in the United States—and for good reason.

From its rich history and coastal beauty to its thriving economy and world-class dining, Charleston offers a lifestyle like no other.



RICH IN HISTORY

America's most historic city, renowned for its architecture, culture, and preserved charm.



WORLD-CLASS DINING

A vibrant culinary scene that blends Lowcountry flavors with award-winning experiences.



BOUTIQUE SHOPPING

Unique local shops, renowned brands, and charming streets made for strolling.



COASTAL BEAUTY

Pristine beaches, scenic harbor views, and year-round outdoor living.



STRONG ECONOMY

A growing hub for business, innovation, and top employers across key industries.



WELCOMING COMMUNITY

A friendly, connected community that values tradition and embraces the future.

LIVE. DINE. SHOP. STAY. ALL HERE.

CANNON- RUTLEDGE

A RARE OPPORTUNITY IN
THE HEART OF
DOWNTOWN CHARLESTON.



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**COLDWELL BANKER
COMMERCIAL
ATLANTIC**



**A COASTAL CITY.
BUILT ON HISTORY.**

A MARKET BUILT FOR THE FUTURE.

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determine to your satisfaction the suitability of the property for your needs.