



**For Sale**

RETAIL PROPERTY

# 517 KING STREET, #4

CHARLESTON, SC 29403

for more information, please contact:

- **BRADLEY BAKER** PRINCIPAL 843.414.4070 [bradley@cctre.com](mailto:bradley@cctre.com)
- **JOSEPH TECKLENBURG** PRINCIPAL 843.343.2268 [joseph@cctre.com](mailto:joseph@cctre.com)

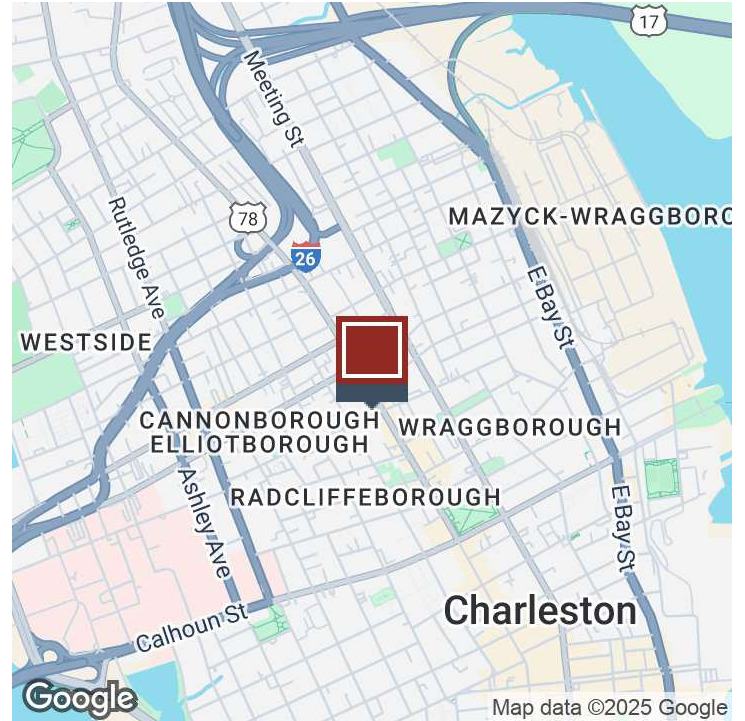
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## OFFERING SUMMARY

Sale Price:	\$2,383,700
Building Size:	4,334 SF
Number of Units:	1
Price / SF:	\$550.00
Zoning:	General Business
Market:	Downtown Charleston

## PROPERTY OVERVIEW

Prime opportunity in the heart of Charleston, for sale at \$550 psf. This property is located just off of King Street, with a store front along on Morris Street. This move in ready space features a beautiful open showroom, kitchenette, office space, a work room, restroom, and can support a wide range of uses - retail, office, showroom. The ground floor is 2,743 sf and the second floor is 1,591 sf. Includes 3 parking spaces with the opportunity to get more spaces across the street. This space also has the potential to be renovated into two residential units.

The surrounding Downtown Charleston area offers historical charm and a vibrant energy. Ideally located in urban Upper King Street district where there is a dynamic mix of renowned dining, shopping, and cultural hotspots.

## PROPERTY HIGHLIGHTS

- Commercial space in prime location on upper King Street
- Access is on Morris Street
- 3 parking spots included with more available for lease across the street
- Could be renovated into residential units

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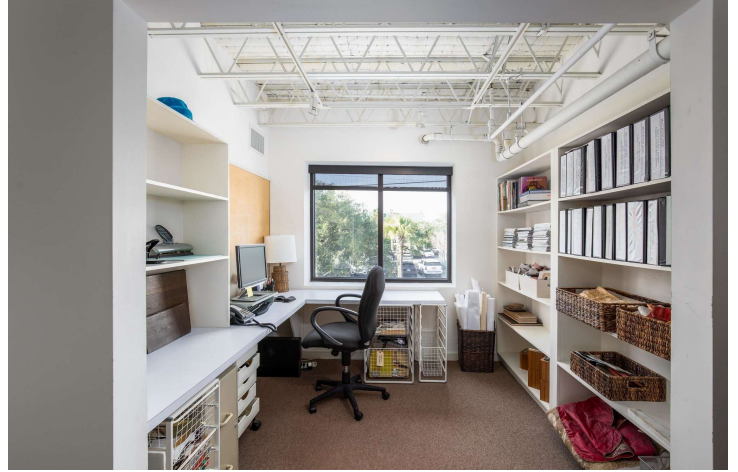
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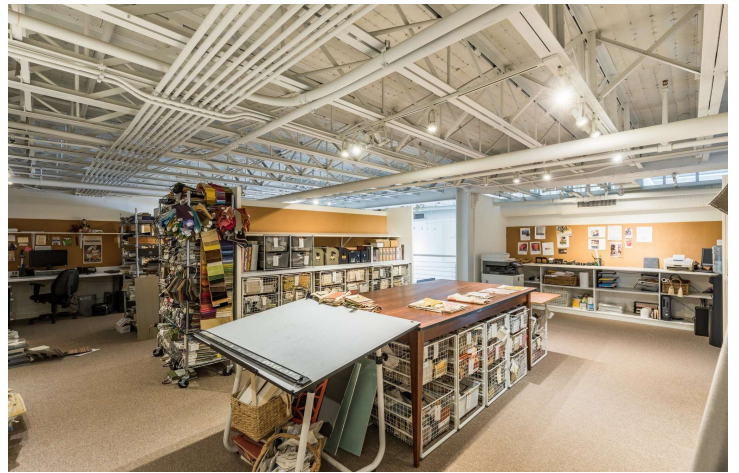
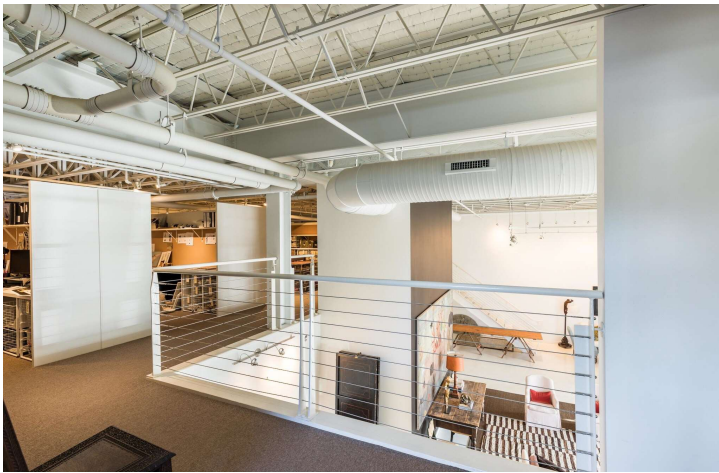
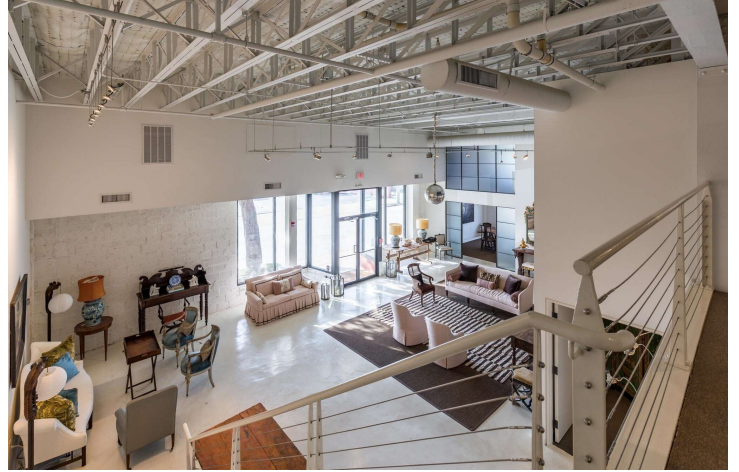
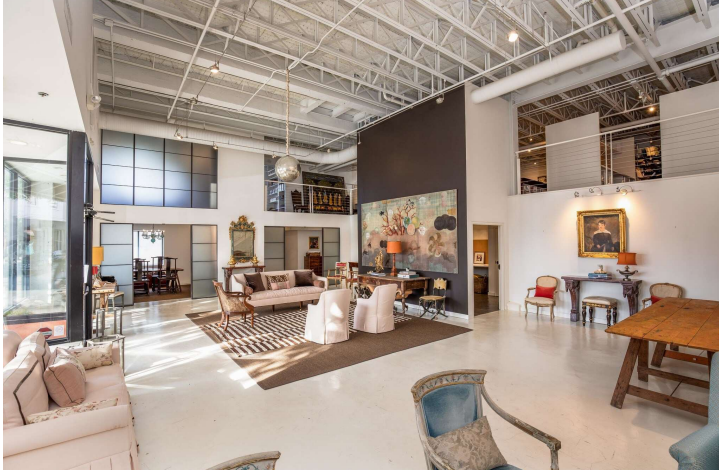
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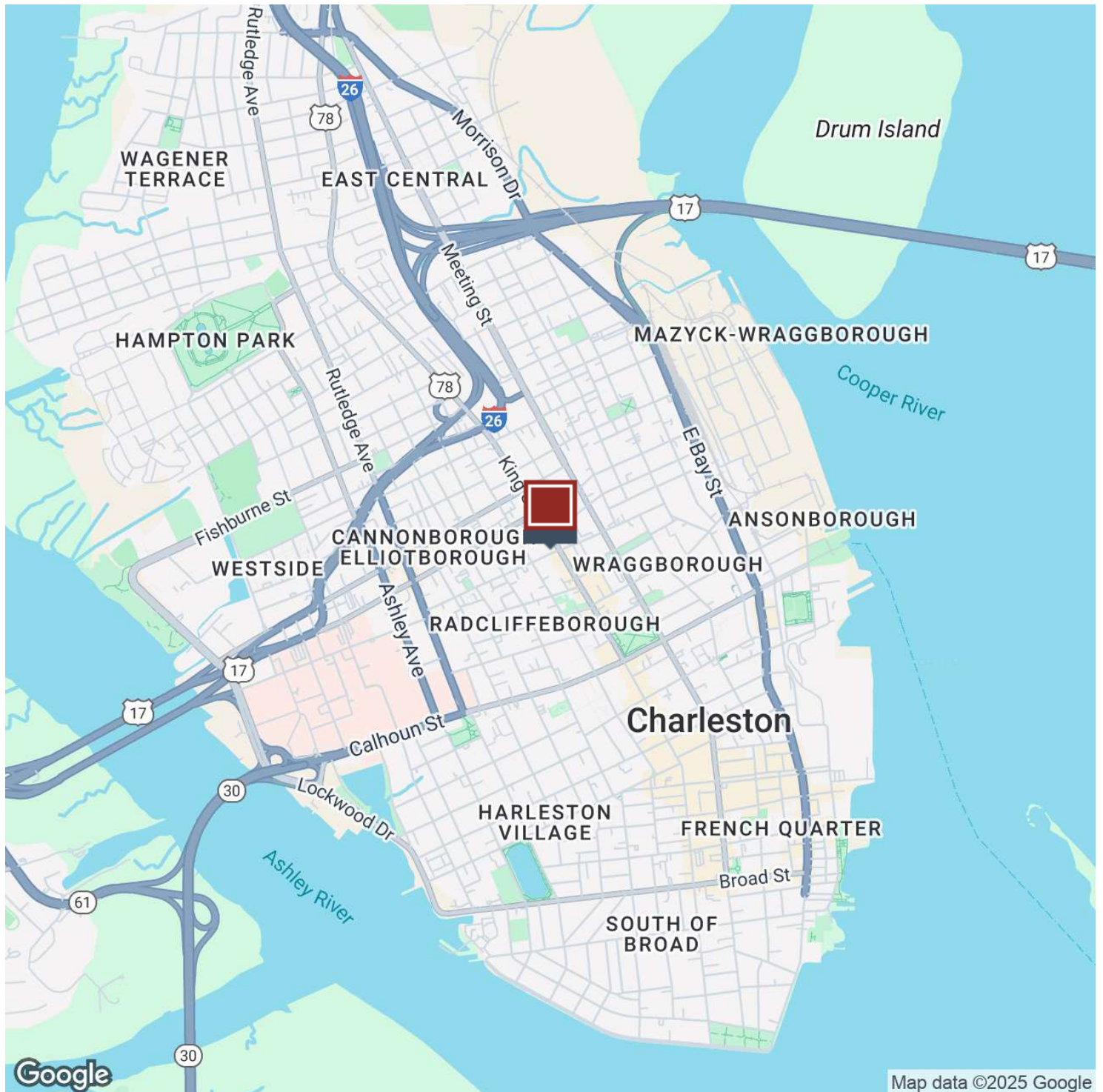
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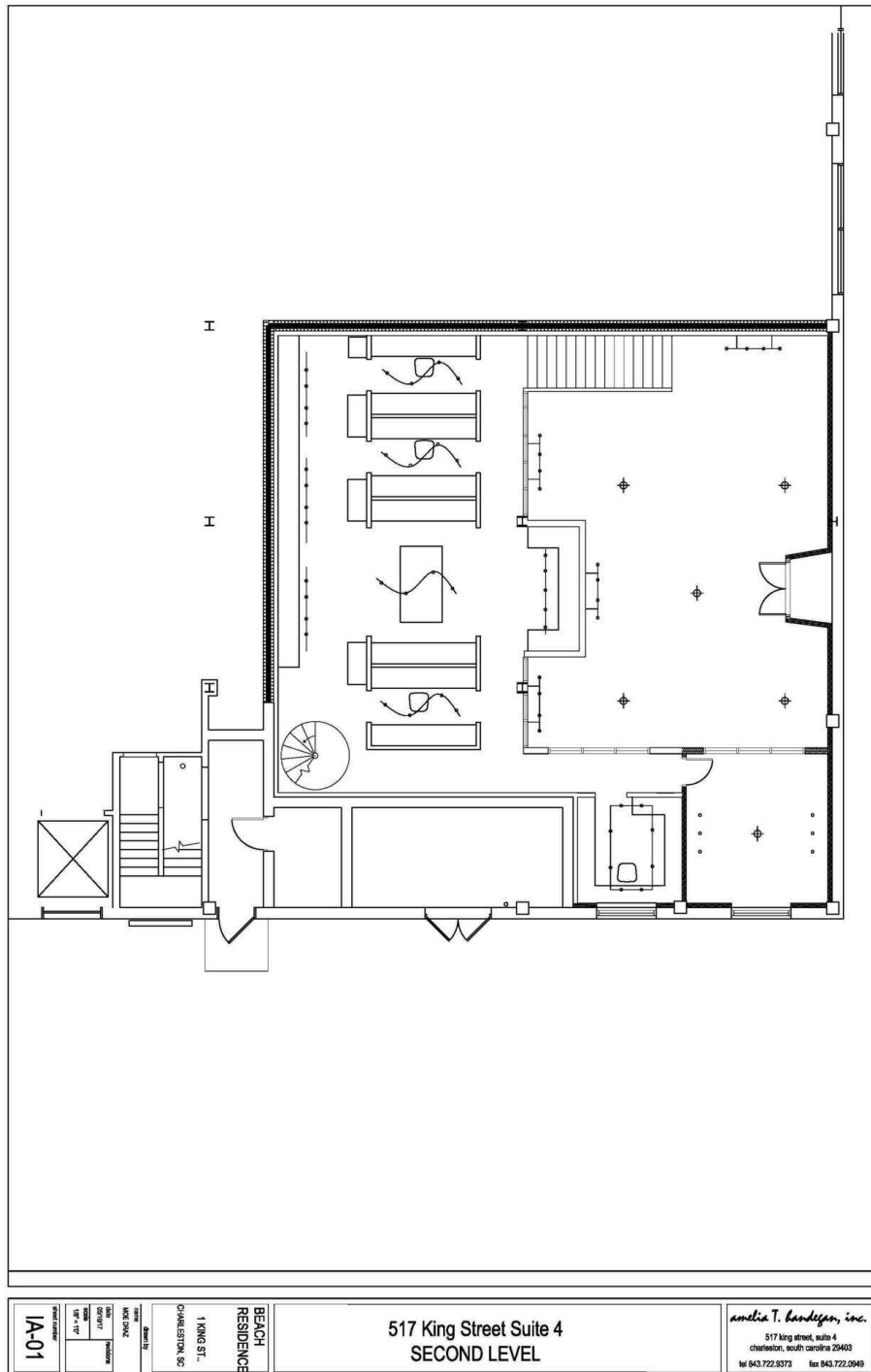
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,218	7,964	21,729
Average Age	32	33	36
Average Age (Male)	32	34	36
Average Age (Female)	31	33	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,434	3,701	10,369
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$82,076	\$88,980	\$99,453
Average House Value	\$961,637	\$924,822	\$921,850

Demographics data derived from AlphaMap

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