

209

SPRING STREET

DOWNTOWN CHARLESTON
HISTORIC DISTRICT

MEDICAL UNIVERSITY
OF SOUTH CAROLINA

KEMPTON OF CHARLESTON
(ASSISTED LIVING)

MUSC PARKING

**FUTURE ELEVATED APARTMENT
STYLE HOTEL - UP TO 152 LARGE
FLATS WITH FULL KITCHENS AND
WASHER-DRYERS**

BEE STREET PARKING

SPRING STREET

CANNON STREET

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This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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Located just across the Ashley River from West Ashley and northwest of Historic Downtown Charleston, 209 Spring Street is ideally situated in the heart of Charleston's Medical District. Centered around the Medical University of South Carolina (MUSC) campus, the district serves as one of the region's premier hubs for healthcare, education, research, and employment. The area is additionally anchored by Roper Hospital, and the Ralph H. Johnson VA Health Care System.

Beyond the area's medical and student facilities, the surrounding neighborhood offers a variety of hotels, restaurants, and retail amenities that cater to patients, visitors, students, and professionals alike. Its central location also provides convenient access to the cultural attractions, dining, shopping, and historic charm that make downtown Charleston one of the nation's most celebrated destinations.

PROPERTY OVERVIEW

Lot Size (Ac)	±0.97 Ac
Building Size (SF)	±3,520 SF
Zoning	GB (General Business) Old City District Overlay
Parcel Numbers	460-10-04-001 / 460-10-04-007
Asking Price	\$13,730,000.00



Prime development opportunity in Downtown Charleston's Medical District



DOWNTOWN
CHARLESTON



ZONED GB
(GENERAL BUSINESS)



LODGING, DINING,
RETAIL, MEDICAL





WEST ASHLEY

ASHLEY RIVER

PUBLIX

WESTEDGE

HOLIDAY INN EXPRESS
& SUITES

HARBOUR CLUB
AT WESTEDGE

CHARLESTON
MARRIOTT

CHARLESTON POLICE DEPARTMENT
CHARLESTON MINICIPAL COURT

CAROLINE
APARTMENTS

STONEY FIELD

THE CITADEL

HARMON FIELD

CHARLESTON DEVELOPMENT
ACADEMY

MCDONALDS

HAGOOD AVENUE

TACO BELL

SPRING STREET

FUTURE CLASS-A,
134-UNIT, SIX-STORY
MULTIFAMILY PROJECT

FUTURE ELEVATED APARTMENT
STYLE HOTEL - UP TO 152 LARGE
FLATS WITH FULL KITCHENS AND
WASHER-DRYERS

BEE STREET PARKING

CANNON STREET

TATUM DENTISTRY

COURTENAY DRIVE



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
POPULATION			
2025 Population	17,818	43,785	60,462
2030 Population - Projection	19,348	47,230	64,788
2020-2025 Annual Population	1.44%	2.38%	1.98%
PLACE OF WORK			
Businesses	1,417	3,855	4,982
Employees	36,924	61,073	70,874
GENERATIONS			
Generation Alpha	6.5%	9.3%	9.7%
Generation Z	43.7%	33.6%	29.3%
Millennials	24.8%	25.9%	27%
Generation X	10.1%	12.5%	13.9%
Baby Boomers	12.7%	15.5%	16.5%
Greatest Generations	2.3%	3.2%	3.6%
HOUSEHOLD INCOME			
Average Household Income	\$129,684	\$146,926	\$148,627
Median Household Income	\$84,057	\$91,810	\$96,867
HOUSEHOLDS			
Households	8,097	20,574	28,916
2020-2025 Household Growth Rate	2.78%	3.21%	2.78%



LOCATION

Commonly known as the Lowcountry, the Charleston MSA consists of Charleston, Berkeley and Dorchester counties. The region is rich in history with idyllic beaches, well preserved architecture, and world renowned hospitality which continue to attract residents and tourists alike throughout the country.

Downtown Charleston is a historic, waterfront peninsula known for its cobblestone streets, pastel homes, and vibrant Lowcountry charm, offering a blend of old-world beauty and modern energy. The area is highly walkable, close to top-rated restaurants, boutiques, cafés, galleries, and green spaces like Colonial Lake and The Battery, all set between the Ashley and Cooper Rivers. Its neighborhoods—such as South of Broad, the French Quarter, and Cannonborough-Elliottborough—each bring their own mix of elegance, arts, or youthful vibrancy, creating a lively atmosphere. With its rich cultural scene, constant festivals and events, and daily waterfront breezes, Downtown Charleston delivers a unique blend of history, lifestyle, and coastal living



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Charles Carmody
Senior Vice President
+1 843 577 1155
charles.carmody@cbre.com

Ryan Carmody
Vice President
+1 843 577 1162
ryan.carmody@cbre.com

CBRE