



For Lease

OFFICE/SHOWROOM/RETAIL

83 MARY POP UP BAGEL CO TENANCY

83 MARY ST, CHARLESTON, SC 29403

for more information, please contact:

■ **KEITH MAYFIELD** ASSOCIATE 843.437.0720 KMayfield@cctre.com

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OFFICE/MEDICAL/SHOWROOM BUILDING FOR LEASE

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OFFERING SUMMARY

Lease Rate:	\$35 SF/yr (NNN)
Building Size:	8,317 SF
Available SF:	1,246 - 4,320 SF
Lot Size:	2,610 SF
Number of Units:	3
Year Built:	2021
Zoning:	MU-2/WH
Market:	Charleston

PROPERTY OVERVIEW

This four-story building offers incredible versatility and opportunity for a co-tenancy with South Carolina's 1st Pop-Up Bagel: Second & Third Floors are available - Lease along with the rooftop venue or use for retail, showroom, medical office, creative office, or other purposes. Each floor features abundant natural light, high ceilings, and an open layout. 2nd floor 1,542 SF, 3rd Floor 1,532 SF Rooftop 1,246 SF Rooftop - A showstopper space with panoramic views, not subject to the late-night ordinance. Located in the heart of Charleston's most dynamic district, King Street is renowned for its shopping, dining, nightlife, and accommodations. Nearby neighbors include Pop -Up Bagel, West Elm, Halls Chophouse, The Nickel Hotel, The Dewberry Hotel, Charleston Music Hall, Woolfe Street Playhouse, Music Farm, Benny's Pizza, Vintage, Prohibition, Callie's Hot Little Biscuit, and many more. A one-of-a-kind property for hospitality, retail, or creative ventures in Charleston's most sought-after corridor.

PROPERTY HIGHLIGHTS

for more information, please contact:

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,246 - 4,320 SF	Lease Rate:	\$35 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Floor	Available	1,542 SF	NNN	\$35.00 SF/yr	-
3rd Floor	Available	1,532 - 3,074 SF	NNN	\$35.00 SF/yr	-
Rooftop	Available	1,246 - 4,320 SF	NNN	\$35.00 SF/yr	Rooftop venue with 2 ADA restrooms elevator and 2 stairwells. Can be combined with the 3rd floor

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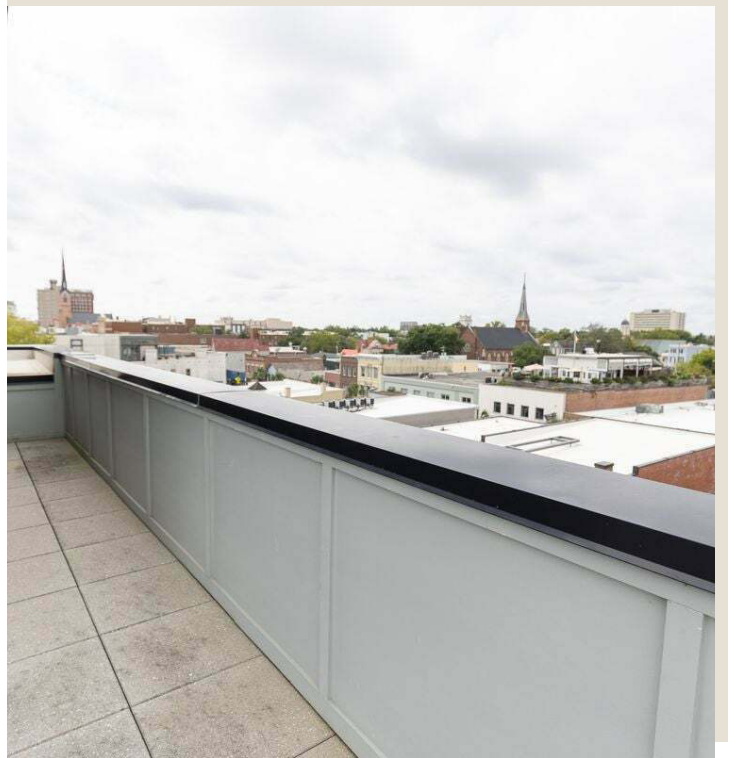
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Building Name	83 Mary Pop Up Bagel Co Tenancy
Property Type	Office/Medical/Showroom
Property Subtype	Creative/Loft
APN	4601202024
Building Size	8,317 SF
Lot Size	2,610 SF
Building Class	A
Year Built	2021
Number of Floors	4
Average Floor Size	1,500 SF

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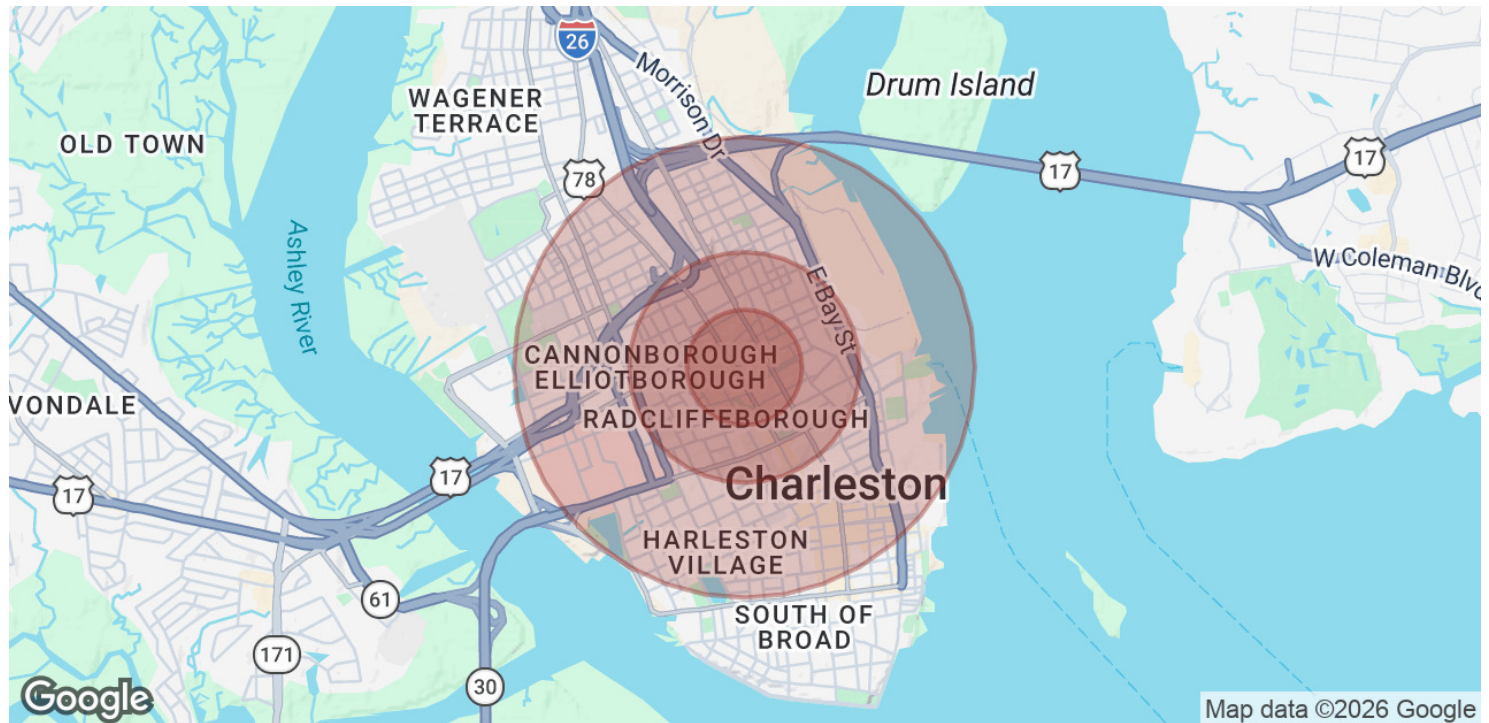
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,076	7,063	18,686
Average Age	21.8	24.3	30.0
Average Age (Male)	23.1	25.9	30.8
Average Age (Female)	21.0	24.5	32.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	603	2,590	8,030
# of Persons per HH	3.4	2.7	2.3
Average HH Income	\$74,358	\$99,604	\$115,024
Average House Value	\$298,247	\$725,352	\$763,857

2023 American Community Survey (ACS)

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