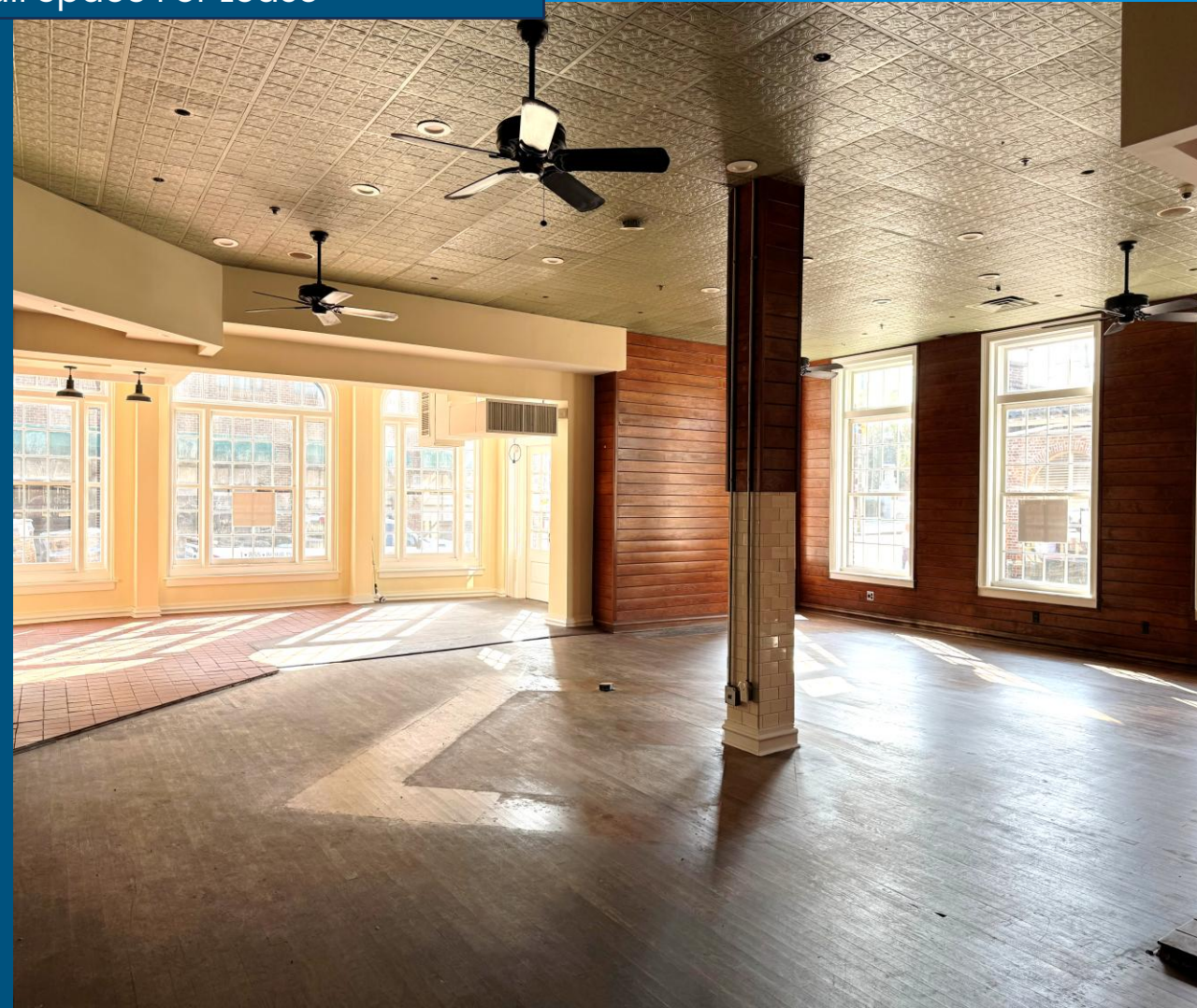


# 32 N Market

Charleston, SC

Ground Floor Retail Space For Lease



## Our Team

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# Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for 32 N Market Street Charleston SC, 29401.

This Offering Memorandum has been prepared by Charleston Commercial ("Broker") and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you agree that all information contained within the Offering Memorandum is confidential and will not be disseminated.

Information provided may be reliable, however it is not guaranteed. The Sponsor makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third-party professionals, including but not limited to, your accountant and your attorney. You agree to hold the Sponsor harmless regarding the information in this memorandum about the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.

# Property Summary

ADDRESS	32 N Market Street Charleston, SC 29401
Ask Price	\$95 PSF
Square Footage	2,428 SF
Lease Structure	Triple Net
Availability	April, 2026
Lease Terms	Negotiable - Inquire
TIA	Yes - Inquire
Condition	Good 2 <sup>nd</sup> gen condition
Visibility	A
Construction Type	Brick Masonry
Zoning	General Business
TMS #	458-05-03-040

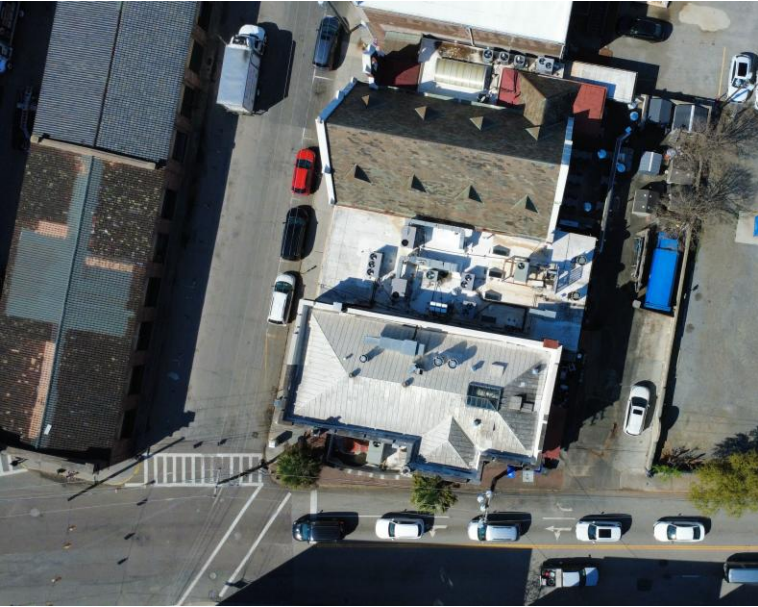
Charleston Commercial is please to present 32 N Market Street, a 2,428 square foot retail suite. Positioned at the corner of the highly trafficked intersection of Market Street and E Bay Street, the site offers some of the best visibility on the peninsula. The corner suite boasts wrap around floor-to-ceiling windows, hardwood floors, double storefront doors, natural light and exceptional foot traffic. The premise is in good 2<sup>nd</sup> gen condition and available immediately for the next retailer or light F&B operator.

**Foot Traffic:** The space benefits from high foot traffic due to its proximity to Charleston City Market, which attracts 5 million of the annual 8 million Charleston visitors who come to visit Charleston, making it the top tourist retail area in Charleston.

**Hotel Epicenter:** Currently, within a 5 minute walk radius, there are more than 450 hotel keys under construction or permitted, including Four Seasons, Hotel Arcane, The Preface, and Marriott as well as thousands of existing hotel keys in same radius - creating the highest density of luxury hotels anywhere in the city.



# Floor Plan







Of Charleston’s many defined trade areas, it is hard to find one that is more dynamic and historic as that of the City Market. Before becoming the nucleus for Charleston tourism, the City Market acted as a hub for global trade and entry into the southern United States. Today, City Market welcomes over 5 million people each year who come to stay, dine, shop, and celebrate. As a result, retailers have long flocked to shop space in this corridor to take advantage of high foot traffic and heavily consolidated shopping demand. We are exceptionally bullish on the City Market trade area in the years to come due to the current underlying fundamentals as well as the pipeline of new high end hotel developments that will bring 400+ hotel rooms to the immediate vicinity that will elevate the market in the following ways:

- **Elevated Retail Demand:** As luxury hotels open their doors, they will attract a clientele with higher spending power and thus drive demand for more upscale retail brands and experiences in the surrounding area driving up rental rates.
- **Enhanced Foot Traffic:** This increased activity can translate into greater visibility and potential customer base for area retailers.
- **Improved Amenities and Services:** The development of luxury hotels often leads to improvements in the surrounding infrastructure and amenities such as upgraded public spaces, landscaping, and transportation options. These enhancements further benefit retailer by creating a more attractive and convenient environment for shoppers.

## Hotel Pipeline within 5-minute walk radius



150 Keys



The Arcane  
50 Keys



State Street Hotel  
50 Keys



The Preface  
50 Keys



50 Keys



115 Keys

# City Market Trade Area

