



CHARLESTON RETAIL PORTFOLIO

Burroughs & Chapin



Charleston, South Carolina



MIDDLE KING STREET OVERVIEW

It's easy to see why Charleston, South Carolina – fondly referred to by locals as the “Holy City” for the numerous steeples dotting the horizon – is consistently ranked No. 1 city in the United States by esteemed media outlets like U.S. News and World Report, Conde Nast and Travel + Leisure, and is quickly gaining traction as one of the top cities in the world. Founded in 1670, Charleston's rich history has been perfectly preserved in its grand colonial and antebellum homes, cobblestone paved streets, horse drawn carriages and secret gardens, providing visitors a rare opportunity to step back in time. In addition to its enchanting cultural history, Charleston's robust culinary scene, unique cultural experiences, pristine beaches, the famous King Street shopping district, and world class accommodations work in tandem to attract over 7 million visitors per year.

Although tourism is one of the region's primary economic drivers, in the last decade Charleston has experienced a remarkable economic boom, transforming South Carolina's oldest city from a quaint, low-country resort town into an increasingly desirable metropolis to live, work and play, earning it the title of a “Millennial Magnet” by USA Today. With a collection of medical campuses, colleges and universities, manufacturers, port operations, corporate headquarters, tech firms, retailers and world renowned culinary establishments, this iconic coastal town is one of the most dynamic and diversified markets in the Southeast attracting 28 new residents a day.

NOTABLE TENANTS



KING STREET BUZZ

“#1 CITY
IN THE USA”

TRAVEL & LEISURE, 2019

“#12 CITY
IN THE WORLD”

TRAVEL & LEISURE, 2018

“#1
SMALL CITY”

CONDÉ NAST TRAVELER, 2018

“THE SOUTH'S
BEST CITY”

SOUTHERN LIVING, 2019







DEMOGRAPHICS



POPULATION*

132,030



DAYTIME POPULATION*

193,076



HOUSEHOLDS*

56,816



ANNUAL VISITORS

(CHARLESTON REGIONAL DEVELOPMENT ALLIANCE)

7 MILLION



AVERAGE HH SIZE*

2.21



RETAIL SALES

(CHARLESTON MSA)

\$30.2 BILLION



MEDIAN AGE*

37.1



VISITOR ECONOMIC IMPACT

\$8 BILLION



AVERAGE HH INCOME*

\$99,735

*2019 summary within a 5-mile radius

MIDDLE KING STREET AERIAL



MAP CONTINUED ON NEXT PAGE

MIDDLE KING STREET AERIAL

MAP CONTINUED ON PREVIOUS PAGE





337 KING ST.

**GROSS LEASABLE
AREA AVAILABLE**

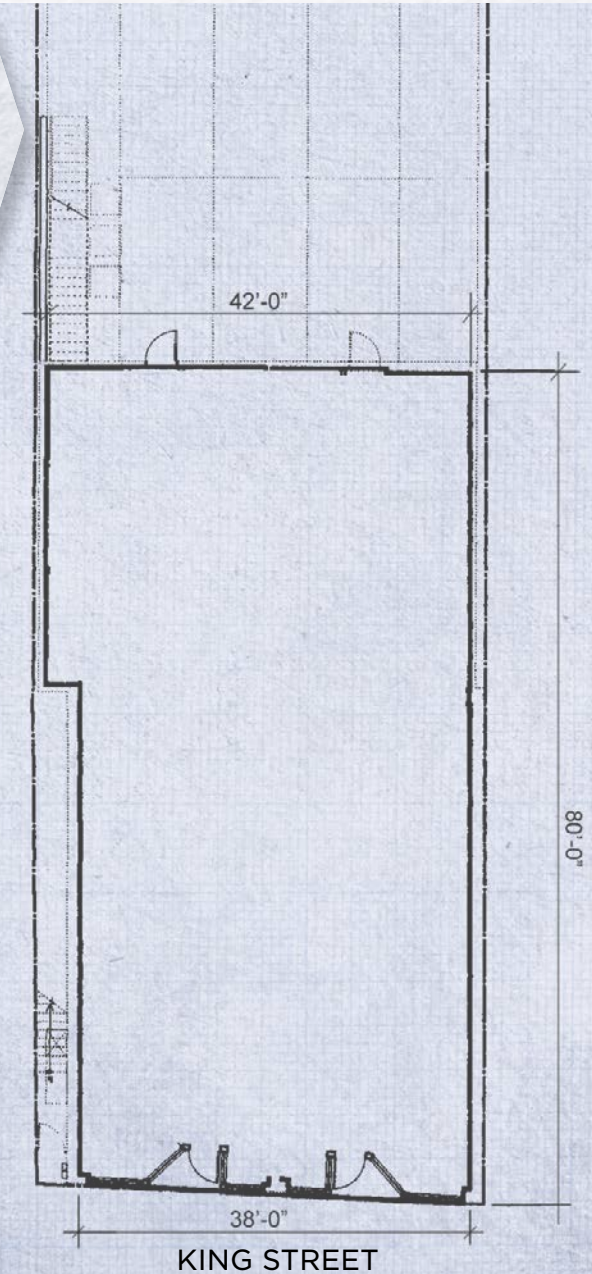
3,000^{SF}

**KING ST.
FRONTAGE**

38^{FT}

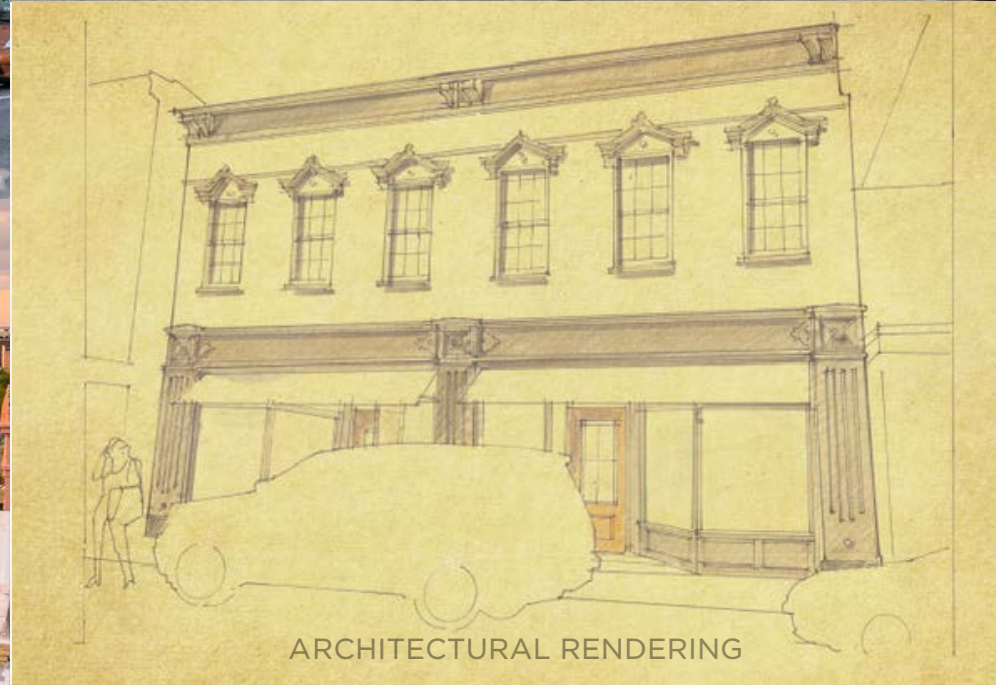
Can be divided into two
1,500 SF spaces or
2,000 SF and 1,000 SF.

Parking opportunities exist.





337 KING ST.





CONTACT

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WILLIAMS-SONOMA

CHARLESTON
KREWE

Seasonal
CLEARANCE
SALE
75%
off

TREAT YOUR PET!

