



# CHARLESTON RETAIL PORTFOLIO

Burroughs & Chapin





# 337 KING ST.

**GROSS LEASABLE  
AREAS AVAILABLE**

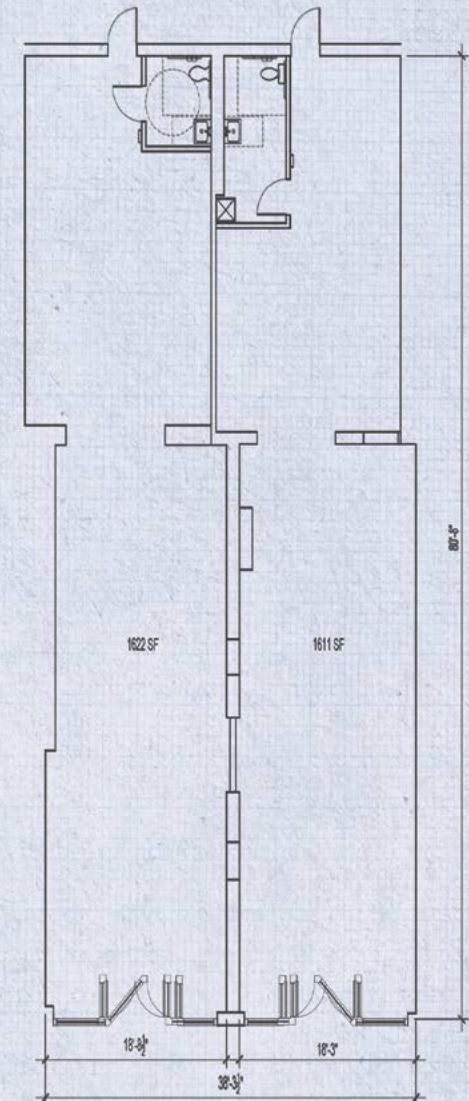
**1,611<sup>SF</sup> & 1,622<sup>SF</sup>**



Proposed Façade Improvements

Proposed Façade  
Improvements

Proposed Layout



KING STREET



# 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 renowned King Street shopping district, and world class accommodations work in tandem to attract over 7.7 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 33 new residents a day.

### NOTABLE TENANTS



### KING STREET BUZZ

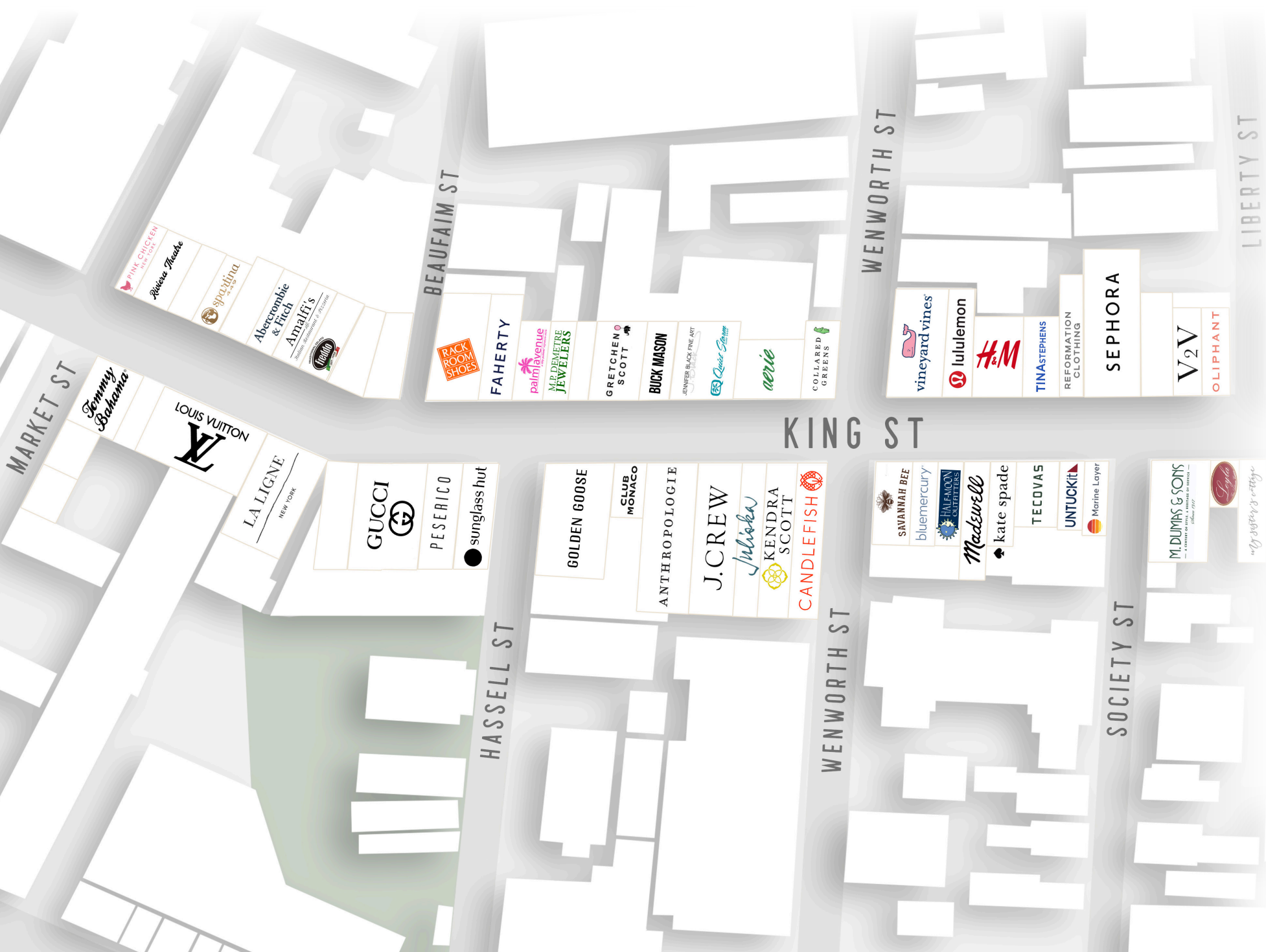
**“TOP CITY  
IN THE USA”**  
TRAVEL & LEISURE, 2024

**“#5 BEST WEEKEND  
GETAWAY IN THE USA”**  
U.S. NEWS & WORLD REPORT, 2024

**“#1  
SMALL CITY”**  
CONDÉ NAST TRAVELER, 2024

**“THE SOUTH'S  
BEST CITY”**  
SOUTHERN LIVING, 2025

# MIDDLE KING STREET AERIAL

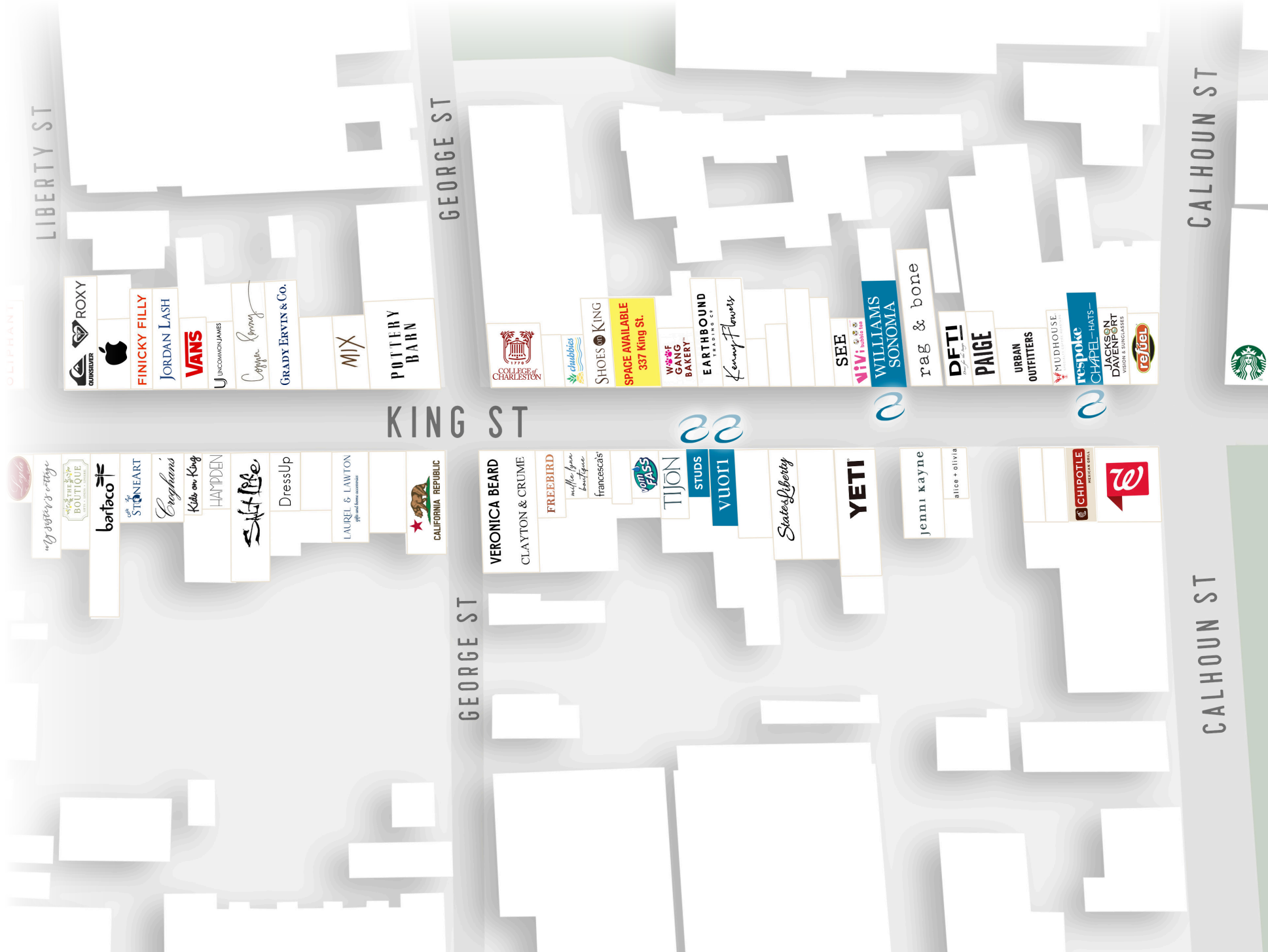


MAP CONTINUED ON NEXT PAGE



# MIDDLE KING STREET AERIAL

MAP CONTINUED FROM PREVIOUS PAGE











# DEMOGRAPHICS



**POPULATION\***  
(ESRI)

**130,013**



**MEDIAN HOME VALUE\***  
(ESRI)

**\$645,370**



**HOUSEHOLDS\***  
(ESRI)

**58,483**



**MEDIAN AGE\***  
(ESRI)

**37.6**



**AVERAGE HH SIZE\***  
(ESRI)

**2.1**



**AVERAGE HH INCOME\***  
(ESRI)

**\$135,160**



**ANNUAL VISITORS**  
(CHARLESTON DEVELOPMENT ALLIANCE)

**7.7 MILLION**



**TOURISM ECONOMIC IMPACT**  
(COLLEGE OF CHARLESTON TOURISM ANALYSIS)

**\$12.8 BILLION**



**RETAIL SALES**  
(CHARLESTON MSA)

**\$31 BILLION**

\*2024 summary within a 5-mile radius









## **CONTACT**

### **LEASING**

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