



CALL FOR OFFERS

CALL FOR OFFERS DUE: JUNE 30TH, 2021

56 STATE STREET

CHARLESTON, SC 29401

- Potential uses: hotel, short-term rental, office, retail, apartments or condos
- High foot traffic and daytime population
- Outstanding location in historic downtown Charleston



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PROPERTY OVERVIEW

PROPERTY DESCRIPTION:

56 State Street provides buyers with unlimited possibilities for redevelopment in an outstanding location. Sitting in the heart of the historic district, the existing Scotchman sits on 0.227 acres of General Business zoned land. Permitted uses include hotel, short-term rental, office, retail, apartments or condos. Its positioning, one block from East Bay Street and Market Street, provides consistent foot traffic from tourists and residents alike. The surrounding area boasts strong demographics and daytime population.

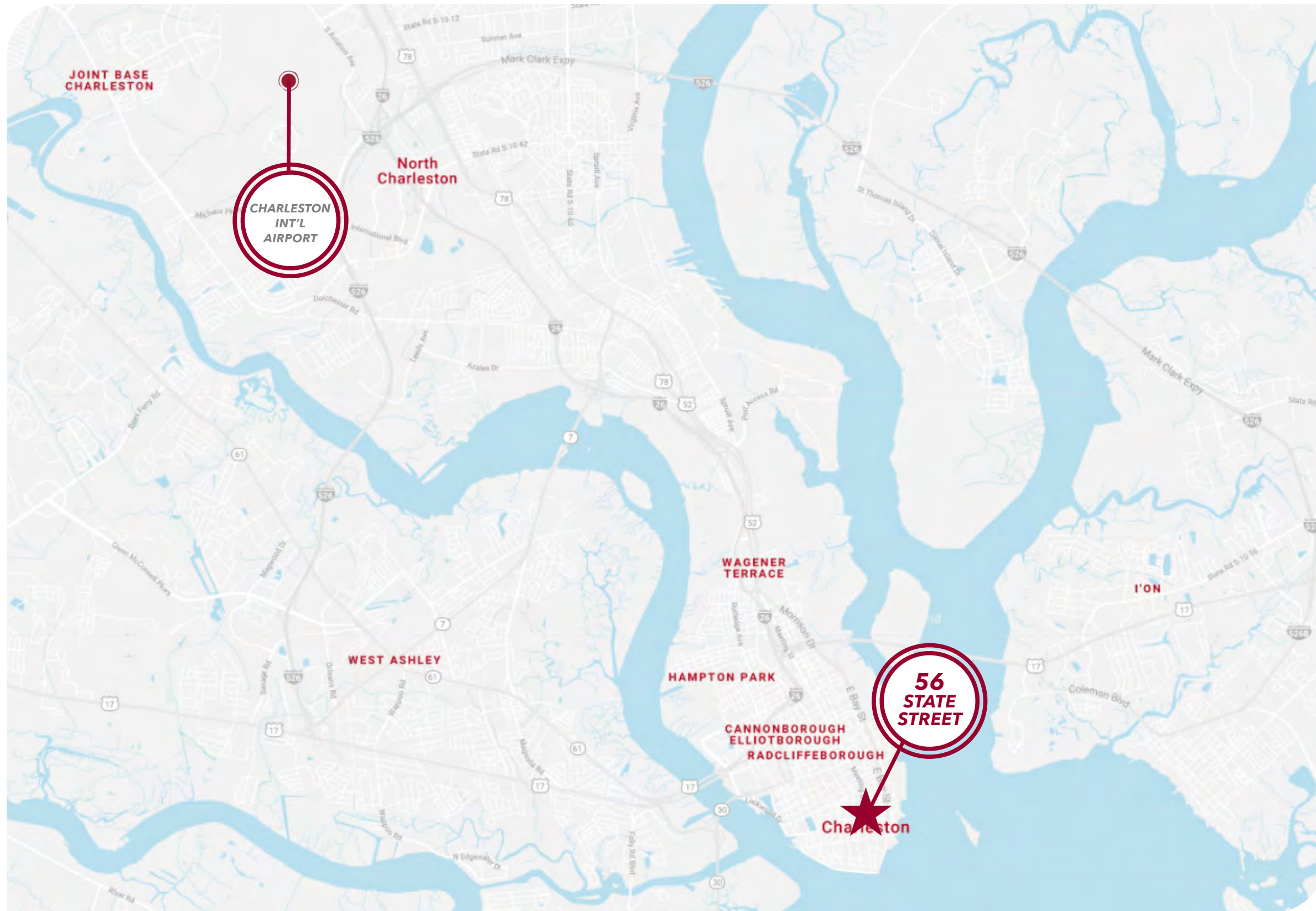


LOCATION DESCRIPTION:

56 State Street is located only one block from both East Bay Street and Market Street. The site is in the historic downtown Charleston area, near many major road arteries. Only 6-8 minutes south from I-26 and the Arthur Ravenel Jr. Bridge.

PROPERTY HIGHLIGHTS:

ADDRESS	56 State Street Charleston, SC 29401
PARCEL ID	458-05-03-108
GROSS BUILDING AREA	Total - 3,192 SF
LAND SIZE	0.227 Acres
ZONING	GC - General Commercial
YEAR BUILT	1980
LEASES	No leases on property as of 12/31/2021



LOCATION OVERVIEW

DRIVE TIMES:

- Charleston INT'L Airport 24 min
- I-26 8 min
- I-526 16 min
- Hwy 17 6 min
- North Charleston 20 min
- West Ashley 9 min
- Daniel Island 20 min
- Mount Pleasant 9 min

MARKET SUMMARY



POPULATION

3 Mile Radius: 53,368
5 Mile Radius: 128,628
10 Mile Radius: 307,327



HOUSEHOLDS

3 Mile Radius: 22,409
5 Mile Radius: 55,250
10 Mile Radius: 307,327



AVERAGE HH INCOME

3 Mile Radius: \$108,990
5 Mile Radius: \$108,451
10 Mile Radius: \$100,935

MEDIAN HH INCOME

3 Mile Radius: \$62,743
5 Mile Radius: \$71,567
10 Mile Radius: \$67,649



MEDIAN AGE

3 Mile Radius: 30.8
5 Mile Radius: 37.4
10 Mile Radius: 38.1



DAYTIME POPULATION

3 Mile Radius: 93,382
5 Mile Radius: 166,825
10 Mile Radius: 356,030



LOCAL BUSINESSES

(Within a 5 mile radius)
Total Employees: 118,055
Total Businesses: 7,903



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