



241 & 243 Calhoun St.  
Charleston, SC 29401

**FOR SALE**

Sq Ft: 3,600  
2 Buildings (1,300; 2,300 Sq Ft)  
.25 acres (approx.)  
Price: \$2,350,000

VPD: 19,100

**DEMOGRAPHICS**

	1 Mile	2 Miles	3 Miles
Total Pop	23,620	37,587	52,669
Avg. HHI	\$64,490	\$72,617	\$76,775

- > **UNIQUE INFILL OPPORTUNITY TO DEVELOP ALONG ONE OF DOWNTOWN CHARLESTON'S MOST HIGHLY SOUGHT AFTER AREAS**
- > **HIGH VISIBILITY TO CHARLESTON WORKFORCE AND RESIDENTS**
- > **CONVENIENT TO MUSC, THE COLLEGE OF CHARLESTON AND CHARLESTON WORKFORCE - IDEAL LOCATION FOR CONVENIENCE SHOPPING, RESTAURANT OR HIGH PROFILE OFFICE SPACE**
- > **CURRENT TENANTS HAVE TERMINATION CLAUSES IN THEIR LEASES THAT DO NOT NEED TO BE EXERCISED UNTIL CONSTRUCTION STARTS**
- > **THIS PROPERTY IS ALSO AVAILABLE FOR LEASE**





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