

CHARLESTON'S NEXT RETAIL LANDMARK



LEGACY. LOCATION. PRESTIGE.

Colliers



At **200 Meeting Street**, we are redefining the retail experience in the heart of Charleston. By blending the city's rich heritage with modern design and unmatched visibility, a premier shopping destination is taking shape. With high-end storefronts, seamless walkability and built-in demand from locals and visitors, 200 Meeting sets the stage for brands to thrive in an iconic setting. This is more than retail—it's the future of Charleston's shopping experience.



Where Retailers Are Growing

On a national scale, luxury retail is in the midst of a renaissance. Vacancy rate is near record low levels, the construction pipeline is robust and asking rent keeps climbing. This is even more true for Sunbelt markets experiencing substantial population growth and increases in buying power.

Retailers and Investors are eyeing markets that are graded highly in **Livability, Lifestyle, Amenities, Access and Built-In Demand**. Here are a few locations where luxury retail is booming because of these factors. Keeping flipping to see why Charleston fits in perfectly!



NASHVILLE, TN
Retail Asset Value: \$33.7B
Vacancy Rate: 3.2%
12 Mo Net Absorption: 662K SF
Market Rent Growth: 1.9%
2029 Projected Population Growth: 5.1%



AUSTIN, TX
Retail Asset Value: \$44.2B
Vacancy Rate: 3.3%
12 Mo Net Absorption: 1.3M SF
Market Rent Growth: 2.0%
2029 Projected Population Growth: 7.1%



RALEIGH, NC
Retail Asset Value: \$20.3B
Vacancy Rate: 2.3%
12 Mo Net Absorption: 397K SF
Market Rent Growth: 5.8%
2029 Projected Population Growth: 5.2%



JACKSONVILLE, FL
Retail Asset Value: \$24.8B
Vacancy Rate: 4.3%
12 Mo Net Absorption: 874K SF
Market Rent Growth: 5.2%
2029 Projected Population Growth: 5.2%



MIAMI / PALM BEACH, FL
Retail Asset Value: \$65.6B
Vacancy Rate: 2.9%
12 Mo Net Absorption: 209K SF
Market Rent Growth: 1.3%
2029 Projected Population Growth: 4.3%



The Charleston Advantage

From a regional perspective, Charleston stands out due to its unique blend of historical charm, affluent residents, and high-end tourism. While cities like Atlanta are considered large commercial hubs, Charleston offers a more intimate and upscale experience with its walkable streets and boutique atmosphere.

	CHARLESTON	ATLANTA	SAVANNAH	CHARLOTTE	COLUMBIA
Population Growth (Since 2020)	5.33%	5.42%	3.04%	7.29%	3.05%
Unemployment Rate	3.1%	4.5%	4.2%	3.2%	4.3%
Median Household Income	\$83,175	\$85,788	\$70,123	\$76,431	\$52,661
5-Star Hotel Weekend Rates/Night	\$685	\$605	\$664	\$581	\$227
Monthly Apartment Rent Class A	\$2,143	\$2,071	\$1,938	\$1,973	\$1,745
Avg January Temp	59	53	61	52	57
Avg July Temp	88	89	92	90	94
Annual Precipitation	48in	50in	45in	42in	44in



Easy to Reach, Hard to Ignore

Charleston attracts visitors from all over the country, particularly those from major cities like New York City, Atlanta, Nashville and Washington, D.C.

Many travelers - **Over 6.15 million in 2023** - choose to fly into Charleston's convenient international airport, making it an easy destination for those coming from farther away.

For those within a 6-hour driving radius, like residents from nearby cities such as Charlotte, Raleigh and Savannah, Charleston is an appealing road trip destination.

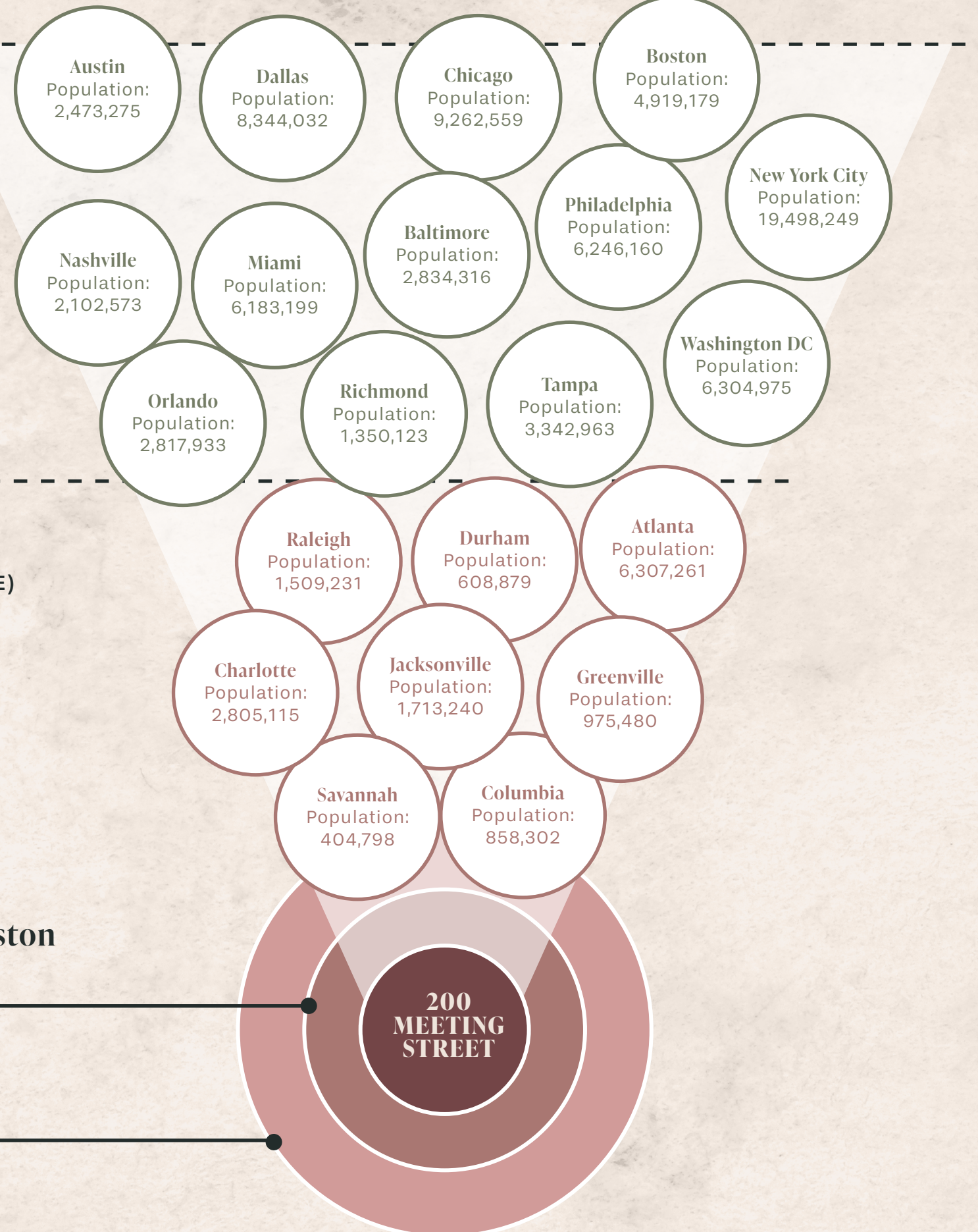
Whether traveling by car or plane, all Charleston visitors come ready to dine, explore, and SPEND.



Demographics 2025 est

Downtown Charleston

Charleston MSA



Charleston, South Carolina...

A City That Captivates

Charleston is more than just a historic Southern city—it's a vibrant destination that continues to attract residents, businesses and visitors year after year. Recognized consistently by Travel + Leisure and Condé Nast Traveler as one of the best cities in the U.S., Charleston seamlessly blends rich history with modern appeal. Its cobblestone streets, pastel-hued homes and breathtaking waterfronts create a picturesque setting, while its world-class dining, thriving arts scene and strong economic growth make it a place where people don't just visit—they stay and spend.

Charleston's coastal lifestyle is also a major draw. With miles of pristine beaches, top-tier golf courses and year-round mild weather, the city offers endless opportunities for recreation and relaxation. And there is always something going on here—from the world-famous Spoleto Festival USA to the annual Charleston Wine + Food Festival, there is no shortage of cultural vibrancy. Charleston captivates with its unique blend of charm, sophistication and livability—making it one of the most desirable cities in the Southeast.

**TRAVEL+
LEISURE**

Best City in the US for the 12th
Consecutive Year (2024)

**Condé Nast
Traveler**

Ranked No. 1 Small City in
the US (2024)



No. 2 Travelers' Choice Best
Food Destinations (2024)

Southern Living

Ranked #1 in The South's
Best Cities (2024)

Southern Living

Friendliest City in the
South (2024)



Ranked #2 Best Place to Live on the
East Coast (2024)



Charleston Events:

SOUTHEASTERN WILDLIFE EXPOSITION (SEWE)

A celebration of the great outdoors through fine art, live entertainment and special events. Where all come together to enjoy the outdoor lifestyle and connect through a shared passion for wildlife.

SPOLETO FESTIVAL USA

Spoleto Festival USA fills Charleston's historic theaters, churches and outdoor spaces with performances by renowned artists as well as emerging performers in the arts.

FESTIVAL OF HOUSE & GARDENS

Historic Charleston Foundation celebrates Charleston's history, architecture, culture and community through its annual spring festival since its founding in 1947.

COOPER RIVER BRIDGE RUN

The run includes world-class competition in a unique setting with unparalleled participant satisfaction, all while supporting lowcountry charities and grants.

CREDIT ONE CHARLESTON OPEN

Over the past 25 years, the Credit One Charleston Open has hosted some of the biggest names in women's tennis, becoming a showcase for incredible champions, thrilling upsets and unforgettable matches.

CHARLESTON FOOD & WINE FESTIVAL

As a 501(c)(3) non-profit organization, the Charleston Wine + Food infuses homegrown flavor with top chefs, winemakers, authors, storytellers, artisans, experts and food enthusiasts from around the globe for a five-day event.

SPERRY CHARLESTON RACE WEEK

Charleston Race Week is now in its 26th year. The regatta was established in 1996 by members of Charleston Ocean Racing Association (CORA).

HIGHWATER MUSIC FESTIVAL

High Water brings musicians from all over the world to the beautiful Riverfront of N. Charleston, creating a musical oasis. High Water is a place for fun, but also relaxation.



KING STREET

Charleston's historic downtown remains the shopping and dining hub for the region. Downtown retail, anchored by King Street, draws a strong and varied customer base. With its remarkable history and eclectic mix of fashion, art, antiques, home décor and extraordinary food, King Street is the most vibrant and distinctive downtown in America. King Street is a perfect blend of local, regional and national shops that remains the place to be for all retailers.

RAINBOW ROW

Charleston, South Carolina is known for its rich history, picturesque architecture and colorful streets. One street, in particular, stands out for its rainbow of pastel hues – Rainbow Row. Located in the heart of Charleston's historic district, Rainbow Row has been a beloved landmark for nearly three centuries. Rainbow Row was originally built in the late 1700s as a series of 13 townhouses. Over time, the homes were used for various purposes, including commercial and residential spaces.



CHARLESTON PLACE

An independent, iconic landmark in the heart of Charleston's historic district. Captivating the hearts and imaginations of a new generation. Redefining the legendary service, experiences—and city— with renewed passion, purpose and intention .



THE BATTERY

The Battery has historic homes and war memorabilia throughout and is considered a heavily trafficked tourist area in Charleston. Restorations have been completed throughout the years to prevent the risk of damage to the Battery and other areas of Charleston due to a potential hurricane. So far, the restorations have proven successful in preserving the historic aspects of the Battery.

PINEAPPLE FOUNTAIN

A famous public water feature located in Waterfront Park along the water in Downtown Charleston. The fountain is designed in the shape of a large pineapple, symbolizing hospitality, and serves as a popular spot for visitors to relax and enjoy the scenic views of the park and the nearby Cooper River.





CHARLESTON CITY MARKET

The historic Charleston City Market is a beloved landmark in the heart of downtown Charleston, SC. For over 200 years, it has been a hub of activity, showcasing the best of Charleston's unique culture, rich history and Southern charm. As one of the oldest public markets in the United States, the Market is a must-visit destination for anyone exploring the Holy City.

The Charleston City Market brings in over 3.3 Million visitors each year. These numbers are comparable to the following prominent landmarks and locations throughout the United States:

- Grand Canyon National Park - **4.7M**
- Yosemite National Park - **3.9M**
- Statue of Liberty - **4M**
- San Diego Zoo - **3.5M**
- Sea World - **4.5M**
- Busch Gardens (Tampa) - **4M**



3.3M

CHS CITY MARKET VISITORS PER YEAR

#1

MOST VISITED CHARLESTON ATTRACTION

*Visitor data from PlacerAI

The French Quarter It's All Right Here...

HOTELS

- | | |
|---------------------------|----------------------------|
| 1. THE MEETING STREET INN | 9. CHURCH STREET INN |
| 2. PLANTERS INN | 10. THE VENDUE |
| 3. MARKET PAVILION HOTEL | 11. THE SPECTATOR HOTEL |
| 4. THE PALMETTO HOTEL | 12. THE GRAND BOHEMIAN CHS |
| 5. THE CHARLESTON PLACE | 13. FRENCH QUARTER INN |
| 6. FOUR SEASONS | 14. THE LOUTREL |
| 7. THE RESTORATION | 15. THE COOPER |
| 8. THE MILLS HOUSE HOTEL | 16. 182 CHURCH STREET |

LUXURY RETAIL

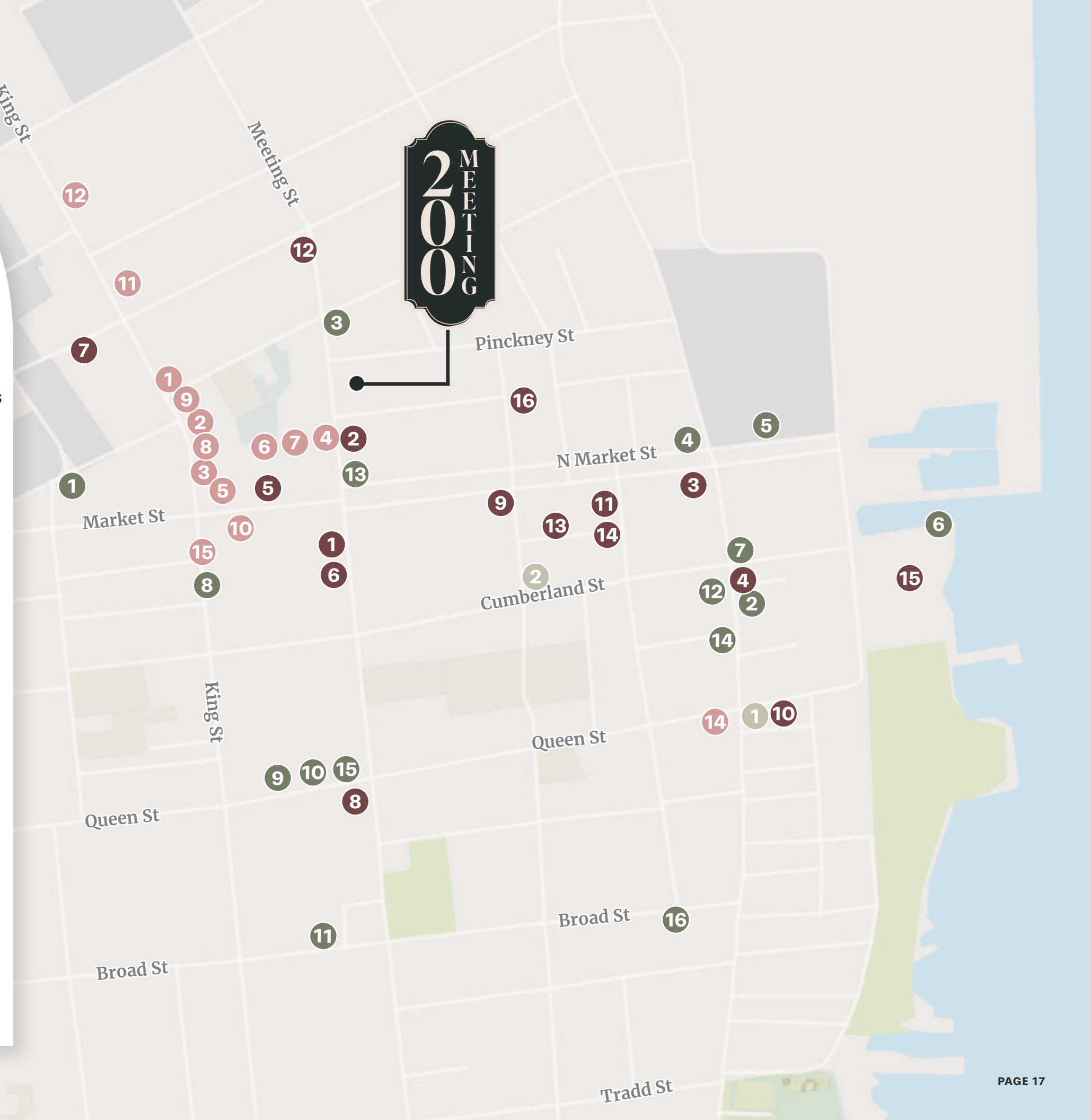
- | | |
|-------------------------------|--------------------------|
| 1. GOLDEN GOOSE | 9. PESERICO |
| 2. GUCCI | 10. LOVE SHACK FANCY |
| 3. LOUIS VUITTON | 11. KATE SPADE |
| 4. CHICO'S | 12. CROGHAN'S JEWEL BOX |
| 5. IKE BIHAR | 13. WILLIAMS SONOMA |
| 6. NORTON AND HODGES | 14. RESTORATION HARDWARE |
| 7. WHITE HOUSE BLACK MARKET | 15. BROOKS BROTHERS |
| 8. LA LIGNE | |

RESTAURANTS

- | | |
|-----------------------------------|---------------------|
| 1. LE FARFALLE | 9. 82 QUEEN |
| 2. SNOB (SLIGHTLY NORTH OF BROAD) | 10. POOGAN'S PORCH |
| 3. FIG | 11. SORELLE |
| 4. CHURCH AND UNION | 12. HIGH COTTON |
| 5. BURWELL'S STONE FIRE GRILL | 13. PENINSULA GRILL |
| 6. FLEET LANDING | 14. MAGNOLIAS |
| 7. CARMELLA'S CAFÉ & DESSERT BAR | 15. HUSK |
| 8. 167 RAW | 16. OAK STEAKHOUSE |

APARTMENT/CONDO

- | | |
|----------------------------|--------------------------|
| 1. ONE VENDUE RANGE CONDOS | 2. CITY HOUSE CHARLESTON |
|----------------------------|--------------------------|



Built-In Consumer Base

Restoration
Hardware
DELIVERING 2026

City Market
3.3 VISITORS ANNUALLY
300+ LOCAL RETAILERS/ARTISANS
SPANNING 4 CITY BLOCKS
*Visitor data from PlacerAI

Four Seasons
150 KEY 5-STAR HOTEL
DELIVERING 2028

Union Pier
\$2B MEGA DEVELOPMENT
MIXED USE, COMMERCIAL,
RESIDENTIAL

The Cooper Hotel
225 KEY 5-STAR HOTEL
20,000 SF EVENT SPACE
DELIVERING 2026

182 Church Street
100 KEY 5-STAR
HOTEL + RESIDENTIAL
DELIVERING 2028

Ansonborough
AFFLUENT DEMOGRAPHICS
HIGH WALKABILITY
\$130,558 AVERAGE HHI

200
MEETING

Charleston Place
433 KEY 5-STAR HOTEL
43,000 SF LUXURY RETAIL
UNDERGOING \$150M IN
RENOVATIONS



Visitor Profile

★DATA FROM 2023

7.79M

TOTAL CHS VISITORS

70.7%

AVERAGE HOTEL OCCUPANCY

\$185

AVERAGE DAILY HOTEL RATE

Visitor Journey

Prior

Post



Placer.ai

Local Demographics

DEMOGRAPHICS 2025 EST	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	15,220	52,797	127,668
2030 Population	15,770	56,396	133,987
2025 Total Daytime Population	57,195	111,574	183,411
Workers	35,695	74,807	108,122
Residents	15,220	52,797	127,668
HOUSEHOLDS			
2025 Wealth Index	138	120	134
2025 Households	7,290	24,721	58,748
2030 Households	7,778	27,183	63,280
MEDIAN HOME VALUE			
2025	\$1,284,122	\$843,351	\$688,290
2030	\$1,261,280	\$896,259	\$784,512
AVERAGE HOUSEHOLD INCOME			
2025 Average Household Income	\$158,251	\$143,372	\$147,780
2030 Average Household Income	\$174,640	\$156,209	\$164,492
2025-2030 Annual Rate	2.60%	2.31%	2.70%
CONSUMER SPENDING			
Apparel & Services	\$25,412,185	\$78,677,093	\$187,211,072
Entertainment & Recreation	\$39,945,507	\$123,921,653	\$305,103,904
Food & Beverage	\$116,905,514	\$360,987,084	\$864,805,778

★DATA SOURCE: U.S. CENSUS, Esri (2026)

Around The Neighborhood

ANSONBOROUGH
NEIGHBORHOOD

200
MEETING

UNION
PIER

COMING SOON
182 CHURCH STREET
100 KEY HOTEL


THE
CHARLESTON PLACE
HISTORIC DOWNTOWN

CHARLESTON
CITY MARKET

Meeting Street is...
The Meeting Place...



MAIN ENTRANCE ON PINCKNEY ST
(Working Rendering)



MAIN ENTRANCE TO ATRIUM
(Working Rendering)



INTERIOR LOBBY
(Working Rendering)



WELCOME TO THE
BEATING HEART OF ONE OF
THE TOP LIFESTYLE
DESTINATIONS IN THE WORLD.

200 Meeting
At-A-Glance

RETAIL:
Ground Floor ±37,700 SF

CLASS-A OFFICE:
Second Floor ±38,600 SF
Third Floor ±38,600 SF
Fourth Floor ±37,600 SF

PARKING:
Parking Garage ±355 Spaces

**CLASS-A
OFFICE SPACE**
±800 Employees

**PARKING
GARAGE**

**RETAIL
SPACE**

The 200 Meeting Advantage

At the heart of Charleston's dynamic retail landscape, 200 Meeting Street presents a rare opportunity to establish a presence in one of the most sought-after shopping and lifestyle destinations in the Southeast. This space will offer unparalleled visibility, high foot traffic, and seamless accessibility—complemented by abundant parking, a rarity in the historic district. Designed to meet the demands of modern retailers, 200 Meeting will deliver an irreplaceable scale for luxury brands, setting the stage for an elevated shopping experience.

As Charleston continues to attract affluent residents, visitors, and high-spending consumers, this prime retail corner stands as a gateway to the city's thriving retail scene, offering both prestige and profitability in an environment built for success.



ABUNDANT PARKING

±355 covered spots, no comparable retail property with this abundance of parking and a loading bay on the Peninsula

UNRIVALED ADDRESS

200 Meeting is "Main and Main" of the Downtown Charleston retail marketplace

IRREPLACEABLE SCALE

Large, luxury retail availabilities aren't available ANYWHERE else in the Charleston MSA

HARD CORNER

Increasing both visibility and foot traffic, and leading to only the best opportunities

Retail Space...
With Room To Park

While parking may be a challenge for many downtown retailers, 200 Meeting Street offers a rare and highly sought after parking opportunity. The unbeatable parking garage provides a reliable and convenient option for the buildings office users, as well as its customers, offering ease of access and peace of mind while they shop or dine. This added convenience encourages longer visits and repeat business for both locals and out-of-town shoppers who may otherwise be deterred by the hassle of finding parking.

Loading
Bay/Door

Parking Garage
ENTRANCE/EXIT



Parking Garage
ENTRANCE/EXIT

Parking Garage
EXIT ONLY



± **355** | **TOTAL PARKING
SPACES AVAILABLE**

★All parking availability is on a first come / first served basis. Parking services both 200 Meeting's office users and retail customers.

A STATEMENT-MAKING HARD CORNER

Charleston, known for its cobblestone streets, waterfront views and picturesque architecture. Among this architecture is its iconic canted corner storefront design, a distinctive feature for 200 Meeting Street's retail. These angled corners not only welcome the steady foot traffic, but also maximizes visibility from multiple directions, making the perfect opportunity for businesses to stand out.



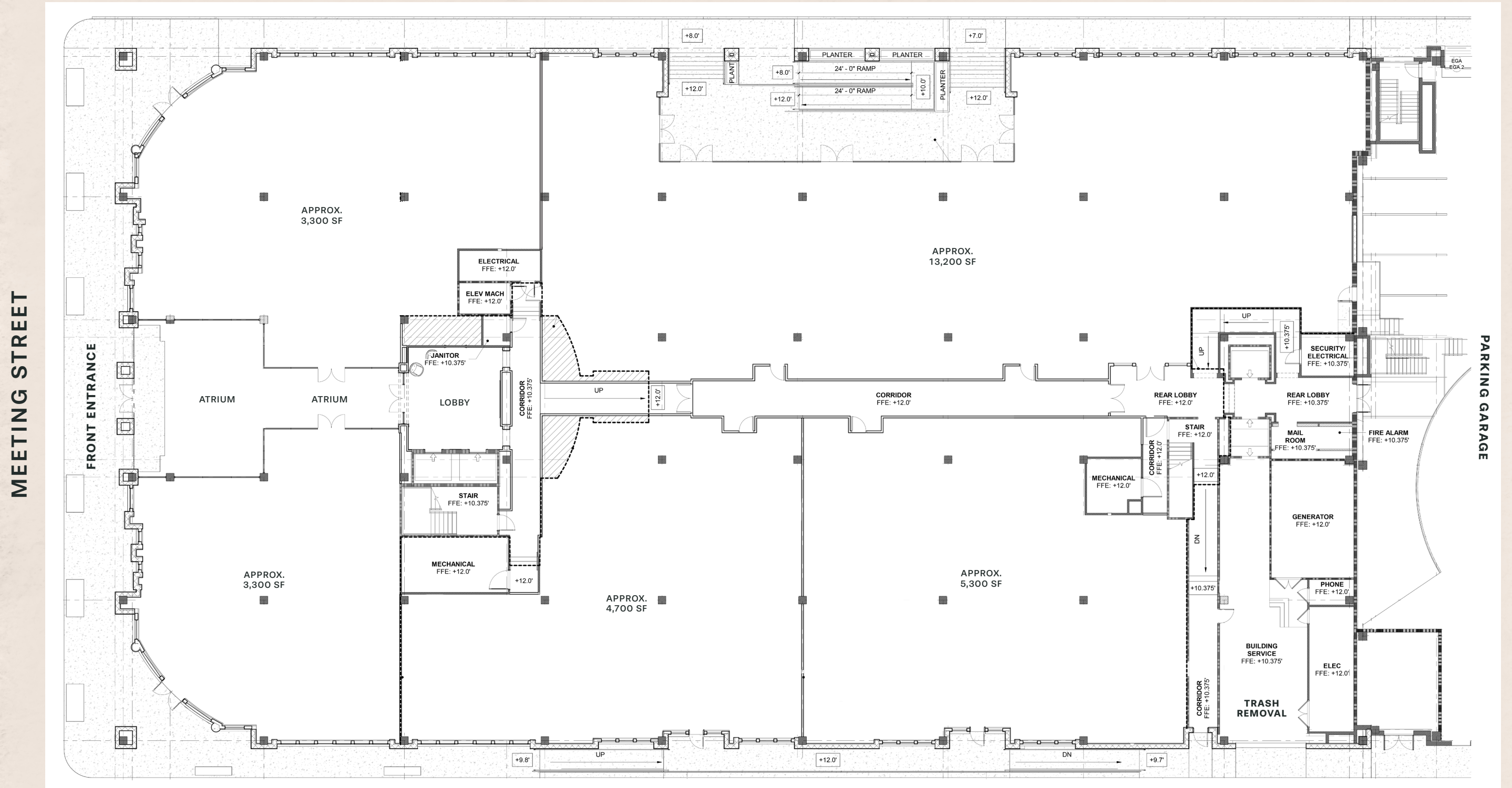
16' HEIGHT



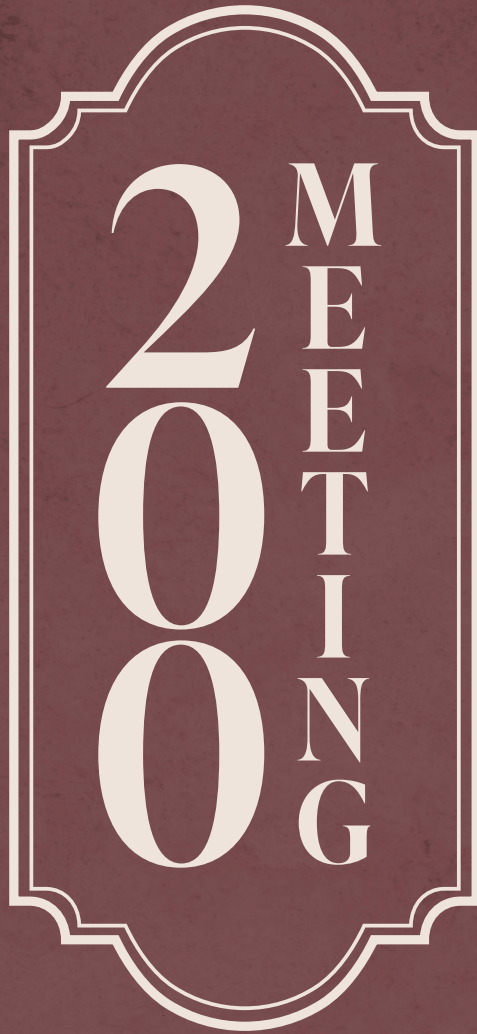
COVERED OUTDOOR PATIO
(Working Rendering)

Retail Floor Plans

PINCKNEY STREET



HAYNE STREET



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