CANNON-RUTLEDGE

DOWNTOWN CHARLESTON DEVELOPMENT OPPORTUNITY

A rare infill opportunity in the heart of Downtown Charleston.

Five contiguous properties totaling 0.61 acres with approved entitlements for a premier mixed-use development.

A unique chance to deliver residential, commercial and hospitality in one of the most walkable and desirable cities in the country.

TREMENDOUS BARRIERS TO ENTRY

LOCATED IN THE BEST SHORT TERM RENTAL DISTRICT



CANNON CORNER
DOWNTOWN CHARLESTON

COLDWELL BANKER COMMERCIAL ATLANTIC

THE INVESTMENT SNAPSHOT

0.61
ACRES

25
RESIDENTIAL UNITS

58
BEDROOMS

4,500 SF
COMMERCIAL SPACE

25
PARKING SPACES

PUD
CITY APPROVED



CANNON CORNER

Five contiguous properties totaling 0.61 acres with approved entitlements for a premier mixed-use development in one of the most walkable and desirable cities in the country.

THE VISION

A thoughtfully designed mixed-use community that blends timeless Charleston architecture with elevated living, dining, and retail experiences.

- RESTAURANT
- RETAIL
- RESIDENTIAL
- SHORT-TERM RENTAL
- WORKFORCE HOUSING



BUILDING A

COMMERCIAL & RESIDENTIAL

3.5 Stories ~20,000 SF

Design by Architect Stephen Ramos

A signature corner building at the gateway of Cannon Street and Rutledge Avenue, thoughtfully designed to blend historic Charleston character with modern functionality.

Cannon Corner
Downtown Charleston



Cannon Street & Rutledge Avenue
Downtown Charleston, South Carolina

3.5	~20,000 SF	3,540 SF	916 SF
Stories	Total Building Size	Restaurant Space	Office/Retail Space

First Floor – Commercial Space

Restaurant – 3,540 SF

Office/Retail – 916 SF



MASTER PLAN

0.61 Acres Planned Mixed Use Development

25 Residential Units - 58 Bedrooms

Building A (20,000 SF)

3 1/2 Story Commercial Mixed-Use

~3,500 SF Restaurant

~920 SF Office/Retail

14 Residential Units

Buildings B (each 2,000 SF)

- 2 Short Term Rentals, 3BR
- 2 Work Force Housing, 1BR

Buildings C (each 1,500 SF)

- 2 Market Rate, 3BR

Buildings D (each ~1,500 SF)

- 2 Market Rate, 3BR

Buildings E (each 1,850 SF)

- 3 Market Rate, 4BR

25 Parking Spaces



UNRIVALED LOCATION

A PREMIER LOCATION IN THE HEART OF DOWNTOWN CHARLESTON



KING STREET
2 min walk

COLLEGE OF CHARLESTON
5 min drive

THE BATTERY
8 min walk

COLONIAL LAKE
6 min walk

CHARLESTON MARKET DRIVERS

Charleston's dynamic economy, population growth, and unmatched quality of life continue to fuel demand across all commercial real estate sectors.

STRONG ECONOMIC GROWTH
Consistent job growth across key industries including aerospace, manufacturing, technology, and logistics.

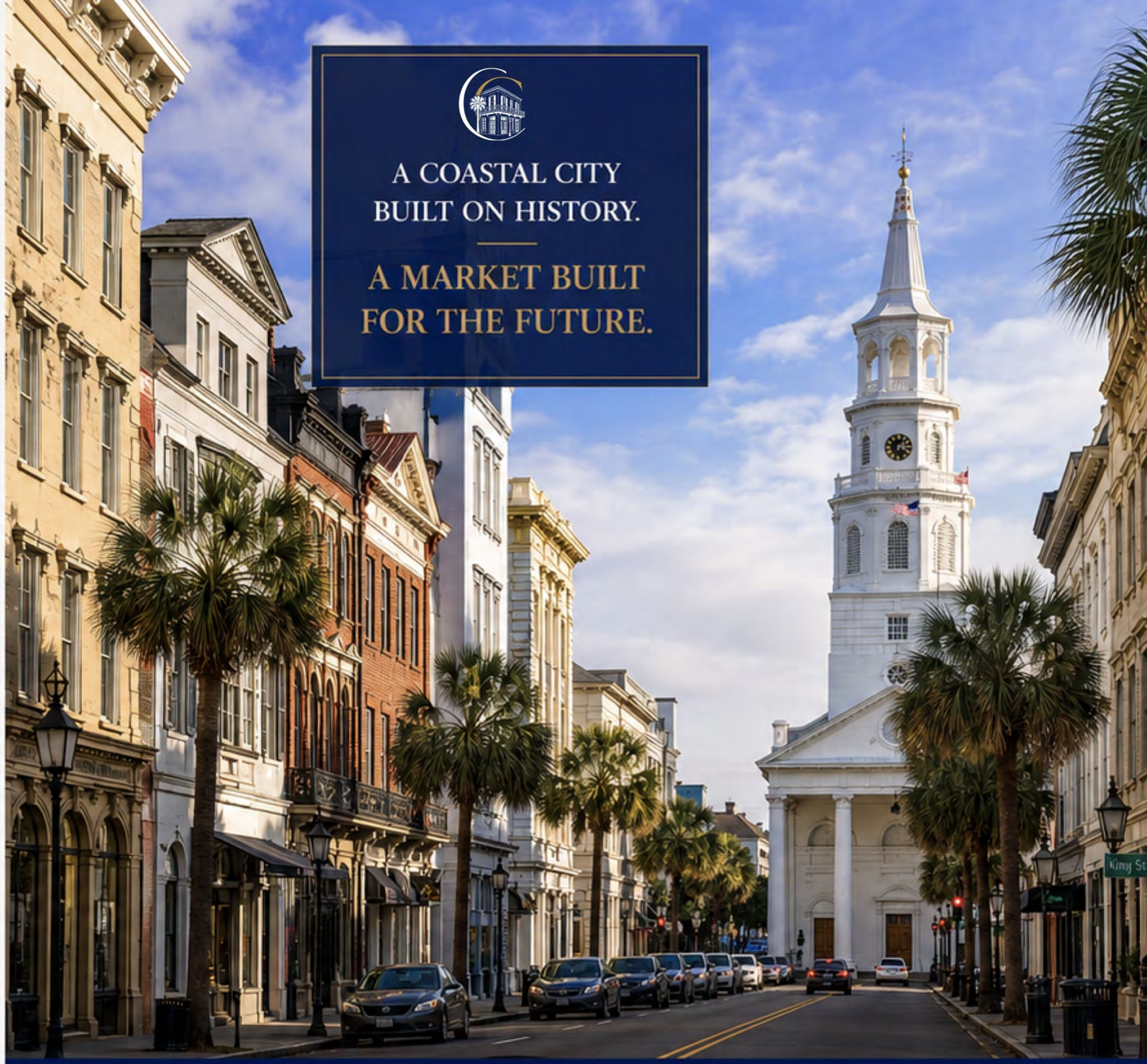
RAPID POPULATION INFLOW
One of the fastest-growing metros in the Southeast, fueled by in-migration and a desirable coastal lifestyle.

DIVERSE EMPLOYMENT BASE
A balanced mix of government, healthcare, education, tourism, and defense provides long-term economic stability.

STRATEGIC LOCATION
A major Southeast hub with access to deepwater ports, I-26, I-526, and the Charleston International Airport.

THRIVING TOURISM & HOSPITALITY
Millions of annual visitors support a robust hospitality sector and drive retail, office, and multifamily demand.

HIGH QUALITY OF LIFE
Coastal charm, historic character, top-rated schools, and a vibrant cultural scene make Charleston a premier place to live, work, and invest.



105 Cannon Street
Downtown Charleston, South Carolina

854,000+ Population In the Charleston MSA

2.1% Job Growth 2023–2028 Projected

36+ Fortune 1000 Companies in Region

#1 U.S. Port For Exports By Value

19.4M+ Annual Passengers CHS Airport (2023)

TOP 10 Best Places To Live U.S. News & World Report

WHY INVEST IN CANNON-RUTLEDGE?

A RARE OPPORTUNITY IN THE HEART OF DOWNTOWN CHARLESTON

APPROVED PUD

Entitlements in place save time and risk. Market, WF, STR's.

MIXED-USE DEMAND

Strong residential, hospitality, and retail fundamentals drive long-term success.

ADJACENT PARCELS

Two adjacent properties may be attainable only with total package.

RARE ASSEMBLAGE

One of the last development sites of this scale.

WALKABLE DOWNTOWN CORE

Steps to dining, retail, and culture in one of America's most visited cities.

STRONG LONG-TERM OUTLOOK

Charleston's continued growth supports enduring value and demand.



A UNIQUE OPPORTUNITY TO OWN A PREMIER PIECE OF CHARLESTON HISTORY AND BE PART OF ITS CONTINUED GROWTH AND REVITALIZATION.



Investment Summary

105 & 107 Cannon Street | Downtown Charleston, SC

ACRES	0.61
RESIDENTIAL UNITS	25
BEDROOMS	58
COMMERCIAL SPACE	4,500 SF
PARKING SPACES	25
ENITTLEMENTS	PUD Approved

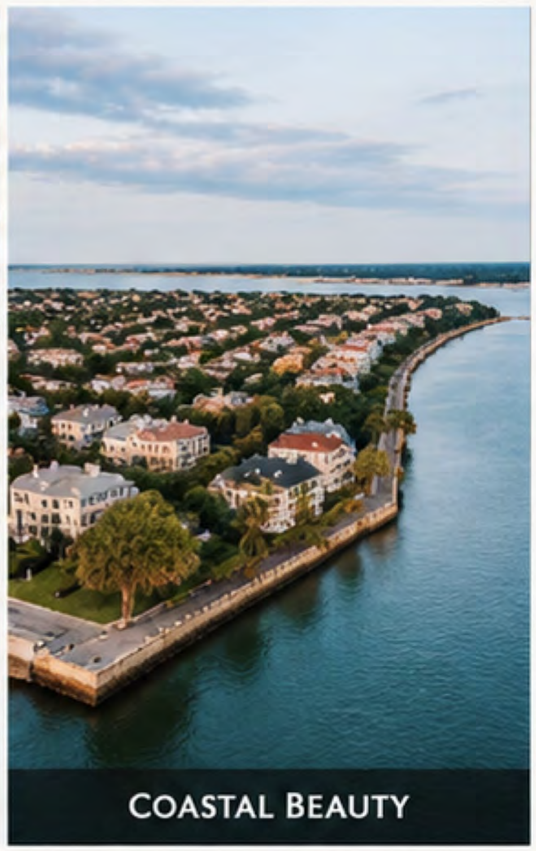
The Charleston Lifestyle











Charleston, South Carolina, consistently ranks as one of the best places to live, work, and visit in the United States—and for good reason. From its rich history and coastal beauty to its thriving economy and world-class dining, Charleston offers a lifestyle like no other.

Rich in History

America's most historic city, renowned for its architecture, culture, and preserved charm.

World-Class Dining

A vibrant culinary scene that blends Lowcountry flavors with award-winning experiences.

Boutique Shopping

Unique local shops, renowned brands, and charming streets made for strolling.

Coastal Beauty

Pristine beaches, scenic harbor views, and year-round outdoor living.

Strong Economy

A growing hub for business, innovation, and top employers across key industries.

Welcoming Community

A friendly, connected community that values tradition and embraces the future.

Live. Dine. Shop. Stay. All here.

CANNON-RUTLEDGE

A RARE OPPORTUNITY IN
THE HEART OF
DOWNTOWN CHARLESTON.





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SENIOR BROKER

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COLDWELL BANKER COMMERCIAL ATLANTIC

CANNON CORNER

A COASTAL CITY.
BUILT ON HISTORY.

A MARKET BUILT FOR THE FUTURE.

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