



FOR SALE

RESTAURANT SPACE AVAILABLE

3313 Meeting Street
Charleston, SC 29405

James A. Dingle
843.822.4311
jdingle@cbsatlantic.com



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

PROPERTY HIGHLIGHTS



PRICE

\$495,000



SIZE

1164 SF



TAX ID

469-11-00-186



PARKING

10 Spaces



ACERAGE

0.08 AC



ZONING

City of N. Charleston
B-2 Business District

HIGHLIGHTS

- Freestanding commercial opportunity
- High-visibility location on Meeting Street Road
- Flexible layout with existing restaurant improvements
- Surrounded by established development
- Located within an opportunity zone

Prime Opportunity Zone Restaurant Opportunity

Position your restaurant concept in one of Charleston's fastest-evolving commercial corridors. Located at the highly visible corner of Meeting Street Road and Accabee Road, this property offers exceptional exposure, convenient access, and outstanding connectivity to North Charleston, Downtown Charleston, Park Circle, and Interstate 26. This location is ideally suited for a chef-driven restaurant, neighborhood café, coffee concept, bakery, quick-service restaurant, or takeout concept, with the unique opportunity to incorporate inviting outdoor patio seating and ancillary parking—an increasingly valuable amenity in today's dining market.

Meeting Street Road serves as a major gateway between Downtown Charleston and North Charleston, providing strong daily traffic counts while benefiting from the continued revitalization occurring throughout the Upper Peninsula, NoMo district, and Park Circle. The surrounding area continues to attract new residential development, boutique retail, hospitality, and mixed-use investment, creating an expanding customer base of residents, professionals, visitors, and commuters.

CLOSE PROXIMITY TO:

- Park Circle's award-winning dining and entertainment district
- East Montague Avenue's vibrant collection of independent restaurants, breweries, and retail
- Downtown Charleston
- I-26 and I-526
- Charleston International Airport
- North Charleston Coliseum & Performing Arts Center
- Charleston Area Convention Center
- Riverfront Park

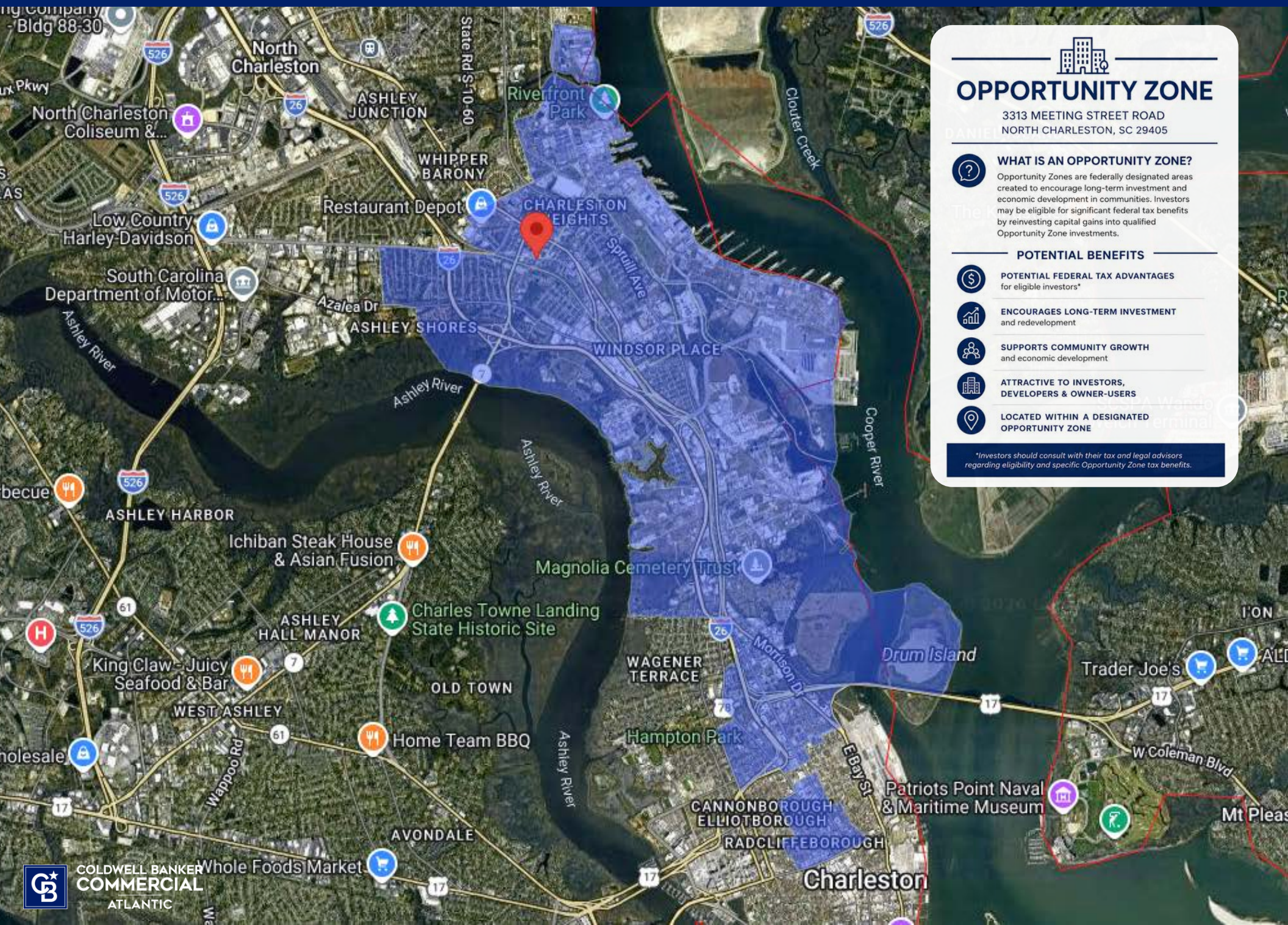
3313 Meeting St



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3313 Meeting Street / North Charleston, SC

OPPORTUNITY ZONE



OPPORTUNITY ZONE

3313 MEETING STREET ROAD
NORTH CHARLESTON, SC 29405



WHAT IS AN OPPORTUNITY ZONE?

Opportunity Zones are federally designated areas created to encourage long-term investment and economic development in communities. Investors may be eligible for significant federal tax benefits by reinvesting capital gains into qualified Opportunity Zone investments.



POTENTIAL BENEFITS

POTENTIAL FEDERAL TAX ADVANTAGES for eligible investors*



ENCOURAGES LONG-TERM INVESTMENT and redevelopment



SUPPORTS COMMUNITY GROWTH and economic development



ATTRACTIVE TO INVESTORS, DEVELOPERS & OWNER-USERS



LOCATED WITHIN A DESIGNATED OPPORTUNITY ZONE

*Investors should consult with their tax and legal advisors regarding eligibility and specific Opportunity Zone tax benefits.



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Whole Foods Market

PHOTOS



3313 Meeting Street | North Charleston, SC

Conceptual Restaurant Rendering



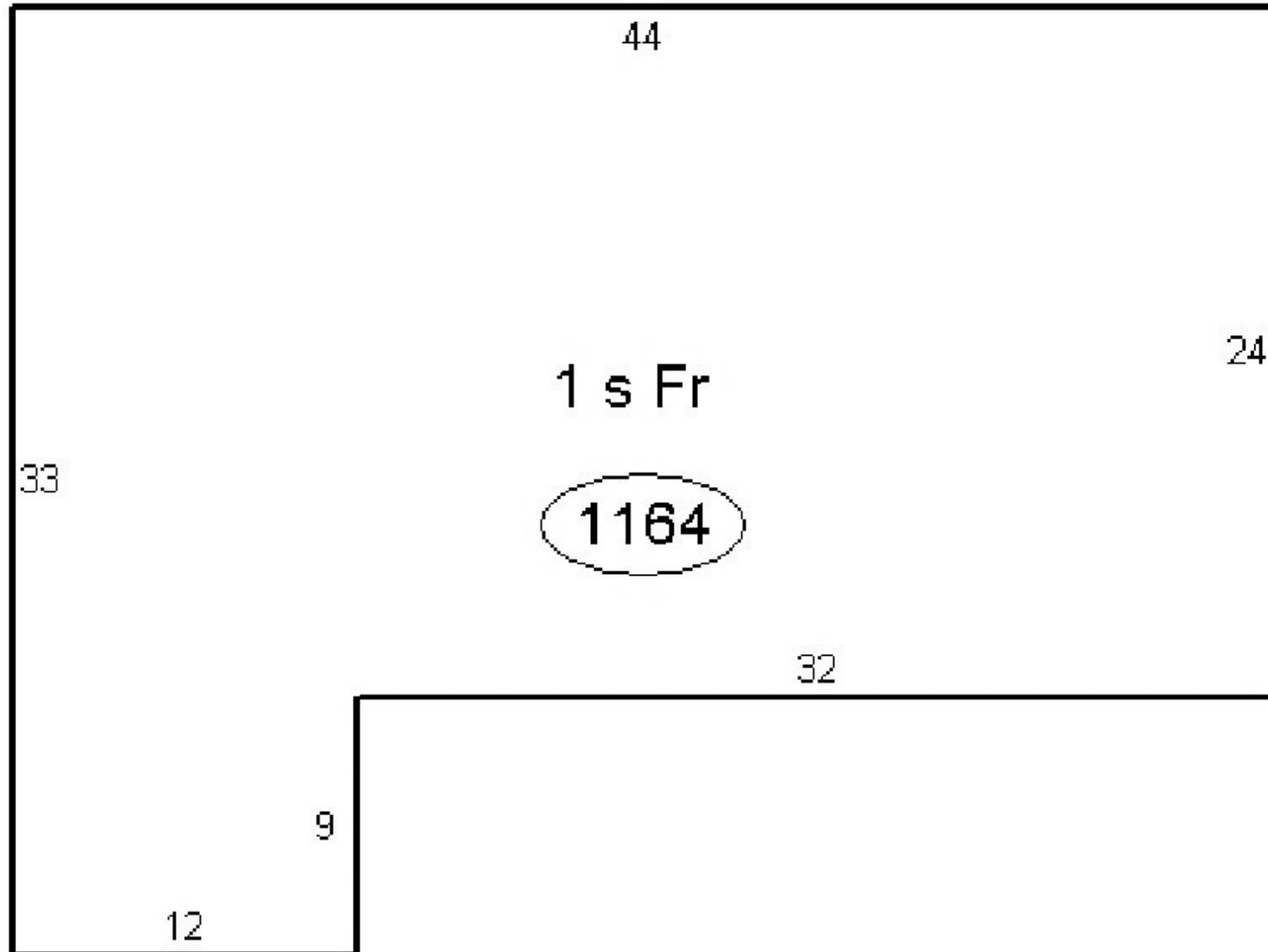
NOW



PROPOSED

Conceptual rendering for marketing purposes only.

FLOOR PLAN



DEMOGRAPHICS

5, 10, 15 MIN DRIVE
TIME MAP



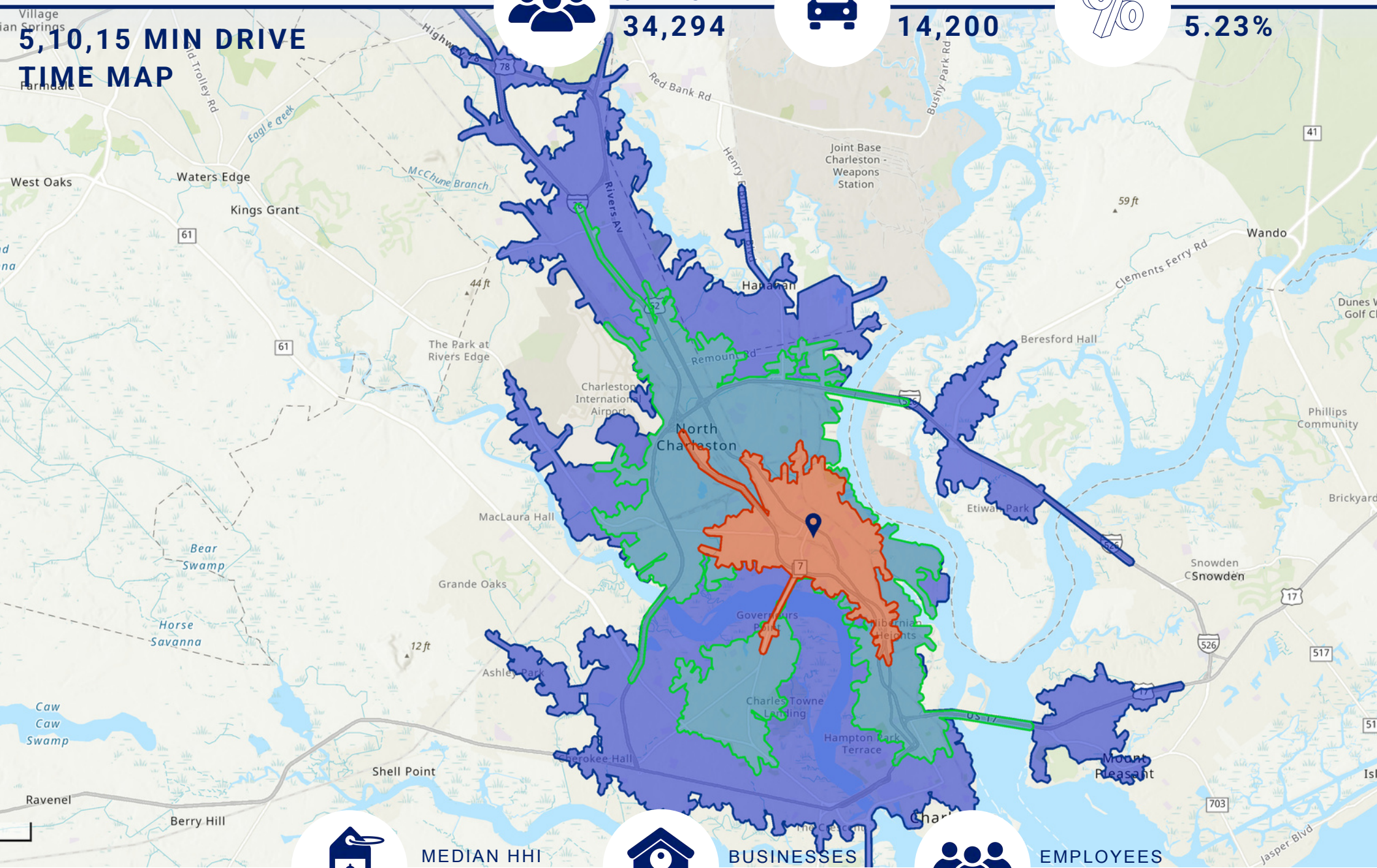
POPULATION
WITHIN
3 MILES
34,294



VEHICLES PER
DAY
14,200



5 YEAR
POPULATION
GROWTH
5.23%



MEDIAN HHI
WITHIN 3 MILES
\$65,386



BUSINESSES
WITHIN 3 MILES
9,500



EMPLOYEES
WITHIN 3 MILES
30,000+

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3506 W Montague Ave Suite 200 North
Charleston, SC 29418 843.744.9877
cbcatlantic.com | cbcretailatlantic.com