

# SEM MG

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S O U T H E A S T E R N M A N A G E M E N T G R O U P

presents:

322  
KING



## 322 - 324 KING STREET

▲ 1,525 sf	Rent	\$59.65 psf	\$7,580.77/mo
	NNN	\$10.07 psf	\$1,279.73/mo
	H2O/Sewer	\$ 0.62 psf	\$ 78.79/mo
	Total		\$8,939.29/mo

▲ Tenant Requirements: Security Deposit Equal to 1 Months Rent  
Tenant to Pre-Pay the Final 2 Months Rent  
Personal Guarantee

▲ Join Pottery Barn, William Sonoma, Jos A Banks, Apple iStore, Copper Penny, Luna, & Grady Ervin in this dynamic block in the very heart of the King Street Shopping district

contact:

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151 King Street  
Charleston, SC 29401

[www.semngsc.com](http://www.semngsc.com)

# King Street Retail For Lease - 322 King Street; 1525 SF

## 322 King St, Charleston, SC 29401

Listing ID:	30199411
Status:	Active
Property Type:	Retail-Commercial For Lease
Retail-Commercial Type:	Free-Standing Building, Street Retail
Contiguous Space:	1,525 SF
Total Available:	1,525 SF
Lease Rate:	\$59.65 PSF (Annual)
Base Monthly Rent:	\$7,580
Lease Type:	NNN
Nearest MSA:	Charleston-North Charleston
County:	Charleston
Tax ID/APN:	457-04-04-010
Property Visibility:	Excellent
Year Built:	1900



### Overview/Comments

This listing is for the assignment of the current lease which ends 5/31/2022 (see attached rent schedule & floor plan). Assignee shall pay Assignor a lease assignment fee equal to \$35,000.00. This is an outstanding retail opportunity on King Street. Join Pottery Barn, William Sonoma, Jos A Banks, Apple iStore, Copper Penny, Croghan's, Dumas, Luna, & Grady-Irvin in the very heart of the Downtown shopping district. The space is open, bright, and has been recently renovated. Take advantage of this turn-key retail opportunity. This is a Triple-Net Lease. In addition to the Base Rent, Tenant agrees to pay 50% of all insurance, property tax, user fee, and assessment expenses for the property known as 322-324 King Street, TMS # 457-04-04-010; Year 2018 NNN expenses are currently estimated to be \$10.07 psf. Tenant also pays its pro-rata share of utilities; 100% of electricity/gas & its share of H2O/Sewer estimated to be \$0.62 psf. The base rent increases annually by 3%. Tenant accepts the space as-is and shall make all further improvements at Tenant's sole expense. LL is not offering rent abatement or a TI Allowance. Acreage, Year Built, and Square Footage are approximate; Please verify all information prior to presenting an offer. Agents see 'Agent Notes' for the commission structure.



#### More Information Online

<http://catylist.sccmls.com/listing/30199411>

#### QR Code

Scan this image with your mobile device:

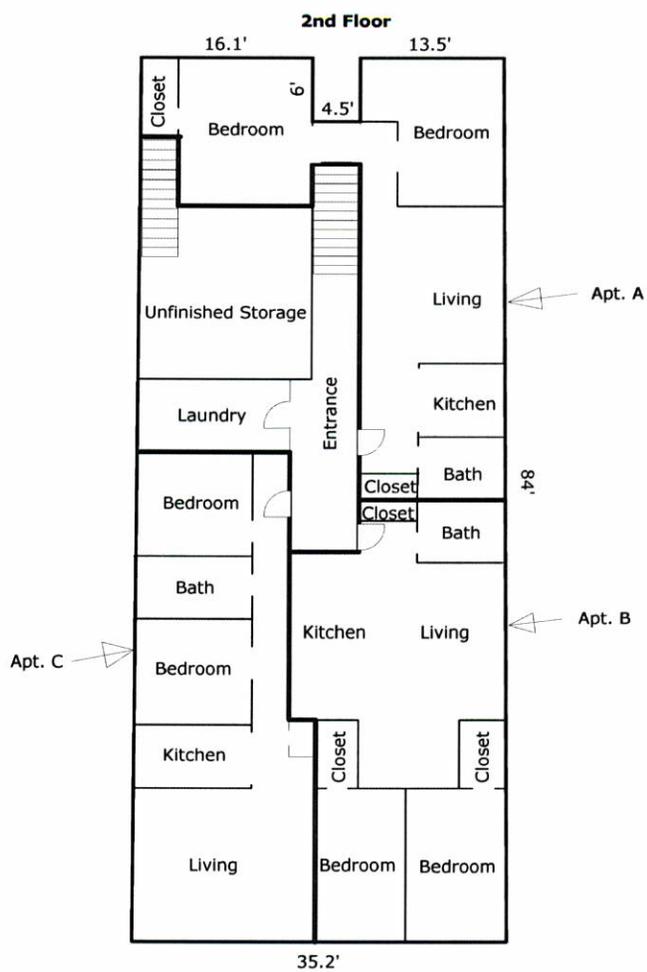
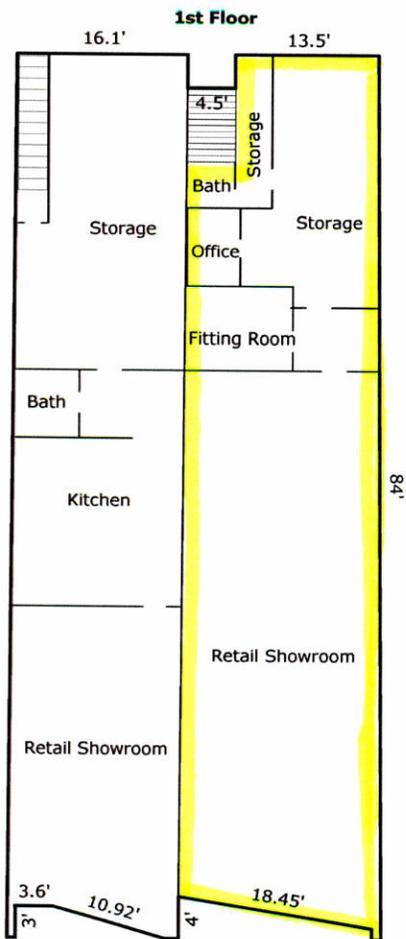


### Property Contacts



#### Chad Yonce

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**322 King Street - Moon & Lola Base Rent Schedule**

**Current Term:**

3/1/17 - 5/31/18	\$	7,580.77	per month + NNN
6/1/18 - 5/31/19	\$	7,808.19	per month + NNN

**Option Period:**

6/1/19 - 5/31/20	\$	8,042.44	per month + NNN
6/1/20 - 5/31/21	\$	8,283.71	per month + NNN
6/1/21 - 5/31/22	\$	8,532.22	per month + NNN