

635G EAST BAY STREET



COMMERCIAL SPACE FOR LEASE Located in Downtown Charleston , SC

- This 1840's carriage house (Unit G) is part of the Faber-Ward Mansion Complex
- Lease Rate: \$1,500/month (1,600 SF)
- Complimentary onsite parking in a walled complex
- Ideal for a wide variety of office users
- Reception area, conference room, kitchen & full bath downstairs
- 4 spacious offices & half bath upstairs
- Easy access to the Arthur Ravenel, Jr. Bridge & I-26

DEMOGRAPHICS & TRAFFIC COUNT

2009 Estimate	3 Mile	5 Mile	7 Mile
Total Population:	42,595	124,176	191,610
Median Home Value:	\$237,787	\$180,602	\$171,056
Average Household Inc.:	\$33,397	\$47,867	\$49,400
Traffic Count:	20,900 (East Bay Street)		

For More Information please contact:

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Vitré Ravenel Stephens, vitrer@retailpropertyadvisors.com



RETAIL & INVESTMENT PROPERTY

LEASING, BROKERAGE, INVESTMENT SALES, TENANT REPRESENTATION

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635 East Bay Street
 635 E Bay St, Charleston, SC 29403-5641
 Ring: 3, 5, 7 Miles

Latitude: 32.79507
 Longitude: -79.93283

	3 miles radius	5 miles radius	7 miles radius
 2000 Total Population	42,431	118,183	179,782
2000 Group Quarters	4,596	6,820	9,190
2010 Total Population	42,873	125,016	199,043
2015 Total Population	43,576	129,856	209,681
2010 - 2015 Annual Rate	0.33%	0.76%	1.05%
 2000 Households	17,528	48,973	73,711
2000 Average Household Size	2.16	2.27	2.31
2010 Households	17,701	52,043	82,057
2010 Average Household Size	2.13	2.25	2.3
2015 Households	18,121	54,323	86,855
2015 Average Household Size	2.12	2.25	2.29
2010 - 2015 Annual Rate	0.47%	0.86%	1.14%
2000 Families	8,387	27,553	43,145
2000 Average Family Size	2.93	2.94	2.96
2010 Families	7,871	27,832	46,013
2010 Average Family Size	2.91	2.94	2.95
2015 Families	7,871	28,603	48,042
2015 Average Family Size	2.9	2.93	2.95
2010 - 2015 Annual Rate	0%	0.55%	0.87%
 2000 Housing Units	19,974	53,564	80,581
Owner Occupied Housing Units	37.6%	50.9%	51.9%
Renter Occupied Housing Units	50.0%	40.4%	39.6%
Vacant Housing Units	12.4%	8.7%	8.5%
2010 Housing Units	22,576	61,645	96,798
Owner Occupied Housing Units	31.3%	45.8%	47.3%
Renter Occupied Housing Units	47.1%	38.6%	37.5%
Vacant Housing Units	21.6%	15.6%	15.2%
2015 Housing Units	23,495	64,894	103,142
Owner Occupied Housing Units	30.3%	45.3%	47.0%
Renter Occupied Housing Units	46.8%	38.4%	37.2%
Vacant Housing Units	22.9%	16.3%	15.8%
Median Household Income			
2000	\$26,906	\$37,285	\$37,997
2010	\$32,999	\$48,000	\$49,540
2015	\$40,254	\$54,651	\$55,644
Median Home Value			
2000	\$180,436	\$139,373	\$132,134
2010	\$232,981	\$175,012	\$165,547
2015	\$272,479	\$205,713	\$192,854
Per Capita Income			
2000	\$22,103	\$22,829	\$22,160
2010	\$24,730	\$26,994	\$26,666
2015	\$27,458	\$29,581	\$29,120
Median Age			
2000	30.5	35.2	34.9
2010	31.2	37.0	36.7
2015	31.7	37.6	37.2


Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



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2000 Households by Income			
 Household Income Base	17,548	48,907	73,685
< \$15,000	33.0%	21.6%	20.2%
\$15,000 - \$24,999	14.5%	13.5%	13.2%
\$25,000 - \$34,999	11.8%	12.6%	13.2%
\$35,000 - \$49,999	10.0%	14.2%	15.1%
\$50,000 - \$74,999	12.2%	17.4%	18.2%
\$75,000 - \$99,999	5.9%	8.5%	8.8%
\$100,000 - \$149,999	6.0%	6.9%	6.6%
\$150,000 - \$199,999	2.5%	2.4%	2.1%
\$200,000+	4.2%	3.1%	2.7%
Average Household Income	\$52,184	\$54,143	\$53,351
2010 Households by Income			
Household Income Base	17,700	52,044	82,057
< \$15,000	29.6%	18.3%	16.7%
\$15,000 - \$24,999	12.3%	10.2%	9.7%
\$25,000 - \$34,999	9.7%	9.7%	9.7%
\$35,000 - \$49,999	10.5%	13.4%	14.3%
\$50,000 - \$74,999	13.5%	18.6%	19.4%
\$75,000 - \$99,999	10.6%	15.0%	15.6%
\$100,000 - \$149,999	6.9%	8.9%	9.2%
\$150,000 - \$199,999	2.4%	2.3%	2.3%
\$200,000+	4.5%	3.5%	3.1%
Average Household Income	\$57,151	\$63,093	\$63,500
2015 Households by Income			
Household Income Base	18,122	54,322	86,855
< \$15,000	26.8%	16.0%	14.5%
\$15,000 - \$24,999	11.8%	9.4%	8.9%
\$25,000 - \$34,999	8.0%	7.8%	7.8%
\$35,000 - \$49,999	8.5%	10.6%	11.3%
\$50,000 - \$74,999	17.3%	23.2%	24.2%
\$75,000 - \$99,999	11.0%	15.3%	15.9%
\$100,000 - \$149,999	8.5%	10.8%	11.2%
\$150,000 - \$199,999	3.0%	2.9%	2.8%
\$200,000+	5.0%	3.9%	3.4%
Average Household Income	\$62,990	\$68,798	\$69,040
2000 Owner Occupied HUs by Value			
Total	7,533	27,397	41,860
<\$50,000	6.4%	6.2%	7.5%
\$50,000 - 99,999	20.5%	23.7%	26.6%
\$100,000 - 149,999	16.5%	25.7%	25.3%
\$150,000 - 199,999	10.8%	16.4%	15.7%
\$200,000 - \$299,999	12.4%	12.4%	11.5%
\$300,000 - 499,999	13.9%	8.2%	7.3%
\$500,000 - 999,999	14.7%	5.7%	4.6%
\$1,000,000+	4.7%	1.7%	1.5%
Average Home Value	\$305,195	\$204,096	\$189,014
2000 Specified Renter Occupied HUs by Contract Rent			
Total	10,041	21,571	31,807
With Cash Rent	97.3%	96.8%	96.6%
No Cash Rent	2.7%	3.2%	3.4%
Median Rent	\$461	\$501	\$508
Average Rent	\$532	\$543	\$542


Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied Housing Units exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.



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2000 Population by Age			
 Total	42,431	118,185	179,783
Age 0 - 4	4.5%	5.3%	5.7%
Age 5 - 9	5.0%	5.6%	6.0%
Age 10 - 14	5.4%	6.2%	6.5%
Age 15 - 19	11.9%	8.3%	7.8%
Age 20 - 24	15.2%	10.1%	9.3%
Age 25 - 34	12.8%	14.3%	14.9%
Age 35 - 44	11.4%	13.9%	14.9%
Age 45 - 54	11.2%	13.2%	13.3%
Age 55 - 64	8.0%	8.7%	8.5%
Age 65 - 74	6.9%	7.3%	6.7%
Age 75 - 84	5.7%	5.5%	4.9%
Age 85+	1.9%	1.8%	1.5%
Age 18+	82.0%	79.5%	78.1%
2010 Population by Age			
Total	42,876	125,020	199,042
Age 0 - 4	4.6%	5.4%	5.8%
Age 5 - 9	4.5%	5.3%	5.7%
Age 10 - 14	4.4%	5.3%	5.6%
Age 15 - 19	12.2%	8.1%	7.5%
Age 20 - 24	15.7%	10.1%	9.0%
Age 25 - 34	13.0%	13.3%	13.9%
Age 35 - 44	9.6%	12.5%	13.3%
Age 45 - 54	11.2%	13.4%	13.8%
Age 55 - 64	10.4%	11.8%	11.6%
Age 65 - 74	6.8%	7.2%	6.8%
Age 75 - 84	5.1%	5.2%	4.7%
Age 85+	2.6%	2.5%	2.2%
Age 18+	83.6%	80.7%	79.4%
2015 Population by Age			
Total	43,575	129,855	209,683
Age 0 - 4	4.5%	5.4%	5.8%
Age 5 - 9	4.6%	5.4%	5.8%
Age 10 - 14	4.5%	5.4%	5.8%
Age 15 - 19	11.5%	7.7%	7.1%
Age 20 - 24	15.5%	9.6%	8.5%
Age 25 - 34	13.1%	13.4%	14.1%
Age 35 - 44	10.0%	12.3%	13.1%
Age 45 - 54	10.0%	12.4%	12.7%
Age 55 - 64	10.7%	12.2%	12.1%
Age 65 - 74	8.2%	8.9%	8.4%
Age 75 - 84	4.9%	4.9%	4.5%
Age 85+	2.6%	2.4%	2.1%
Age 18+	83.8%	80.7%	79.2%
2000 Population by Sex			
Males	47.4%	47.7%	48.1%
Females	52.6%	52.3%	51.9%
2010 Population by Sex			
Males	47.8%	47.9%	48.3%
Females	52.2%	52.1%	51.7%
2015 Population by Sex			
Males	47.8%	48.0%	48.3%
Females	52.2%	52.0%	51.7%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

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


	3 miles radius	5 miles radius	7 miles radius
2000 Population by Race/Ethnicity			
 Total	42,431	118,184	179,782
White Alone	54.7%	65.3%	64.1%
Black Alone	43.1%	32.3%	33.2%
American Indian Alone	0.1%	0.1%	0.2%
Asian or Pacific Islander Alone	0.7%	0.9%	1.0%
Some Other Race Alone	0.4%	0.4%	0.5%
Two or More Races	0.9%	0.9%	1.0%
Hispanic Origin	1.3%	1.6%	1.6%
Diversity Index	52.7	48.6	49.5
2010 Population by Race/Ethnicity			
Total	42,874	125,015	199,044
White Alone	55.8%	66.4%	65.1%
Black Alone	41.0%	30.0%	31.0%
American Indian Alone	0.1%	0.2%	0.2%
Asian or Pacific Islander Alone	1.1%	1.2%	1.4%
Some Other Race Alone	0.7%	0.8%	0.9%
Two or More Races	1.4%	1.4%	1.4%
Hispanic Origin	2.5%	2.8%	2.9%
Diversity Index	54.4	49.8	50.9
2015 Population by Race/Ethnicity			
Total	43,577	129,857	209,681
White Alone	56.8%	67.5%	66.3%
Black Alone	39.6%	28.5%	29.3%
American Indian Alone	0.1%	0.2%	0.2%
Asian or Pacific Islander Alone	1.2%	1.4%	1.5%
Some Other Race Alone	0.8%	0.8%	0.9%
Two or More Races	1.6%	1.6%	1.6%
Hispanic Origin	2.9%	3.2%	3.3%
Diversity Index	54.8	49.6	50.8
2000 Population 3+ by School Enrollment			
 Total	41,173	114,280	173,489
Enrolled in Nursery/Preschool	1.4%	1.8%	1.8%
Enrolled in Kindergarten	1.2%	1.4%	1.5%
Enrolled in Grade 1-8	8.6%	9.9%	10.6%
Enrolled in Grade 9-12	4.3%	4.9%	5.3%
Enrolled in College	19.2%	10.6%	8.6%
Enrolled in Grad/Prof School	3.0%	2.5%	2.1%
Not Enrolled in School	62.4%	69.1%	70.1%
2010 Population 25+ by Educational Attainment			
Total	25,138	82,283	132,005
Less than 9th Grade	5.1%	3.5%	3.4%
9th - 12th Grade, No Diploma	9.8%	7.8%	8.3%
High School Graduate	21.7%	22.7%	23.6%
Some College, No Degree	14.3%	17.3%	17.9%
Associate Degree	5.3%	7.1%	7.3%
Bachelor's Degree	25.9%	25.4%	24.4%
Graduate/Professional Degree	17.9%	16.3%	15.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

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2010 Population 15+ by Marital Status			
 Total	37,095	105,074	164,855
Never Married	54.8%	42.1%	39.8%
Married	28.2%	40.4%	42.9%
Widowed	8.7%	8.1%	7.5%
Divorced	8.3%	9.5%	9.8%
2000 Population 16+ by Employment Status			
 Total	35,723	96,718	144,993
In Labor Force	54.6%	61.3%	62.6%
Civilian Employed	48.1%	56.4%	58.0%
Civilian Unemployed	5.3%	4.0%	3.7%
In Armed Forces	1.2%	0.9%	0.8%
Not in Labor Force	45.4%	38.7%	37.4%
2010 Civilian Population 16+ in Labor Force			
Civilian Employed	84.9%	88.2%	88.6%
Civilian Unemployed	15.1%	11.8%	11.4%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	87.5%	90.4%	90.7%
Civilian Unemployed	12.5%	9.6%	9.3%
2000 Females 16+ by Employment Status and Age of Children			
 Total	18,968	51,236	76,288
Own Children < 6 Only	4.6%	5.9%	6.6%
Employed/in Armed Forces	2.6%	3.7%	4.1%
Unemployed	0.5%	0.3%	0.3%
Not in Labor Force	1.5%	2.0%	2.2%
Own Children < 6 and 6-17 Only	4.0%	4.5%	4.7%
Employed/in Armed Forces	2.2%	2.7%	2.8%
Unemployed	0.2%	0.1%	0.1%
Not in Labor Force	1.6%	1.7%	1.8%
Own Children 6-17 Only	10.8%	13.4%	14.6%
Employed/in Armed Forces	6.3%	9.5%	10.1%
Unemployed	0.7%	0.5%	0.6%
Not in Labor Force	3.7%	3.5%	3.9%
No Own Children < 18	80.7%	76.1%	74.2%
Employed/in Armed Forces	35.4%	37.2%	37.7%
Unemployed	3.3%	2.1%	2.1%
Not in Labor Force	42.0%	36.9%	34.4%
2010 Employed Population 16+ by Industry			
 Total	17,135	57,129	92,222
Agriculture/Mining	0.3%	0.4%	0.4%
Construction	4.8%	6.9%	7.6%
Manufacturing	3.0%	3.5%	4.1%
Wholesale Trade	1.6%	2.0%	2.1%
Retail Trade	11.7%	11.7%	11.8%
Transportation/Utilities	2.9%	3.6%	4.0%
Information	2.5%	2.4%	2.4%
Finance/Insurance/Real Estate	6.8%	7.1%	6.6%
Services	62.2%	56.9%	55.1%
Public Administration	4.2%	5.5%	5.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

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2010 Employed Population 16+ by Occupation			
Total	17,137	57,128	92,224
White Collar	63.0%	65.8%	65.1%
Management/Business/Financial	11.2%	12.3%	12.7%
Professional	27.3%	28.9%	27.7%
Sales	15.0%	13.7%	13.3%
Administrative Support	9.5%	10.9%	11.4%
Services	26.0%	19.6%	18.9%
Blue Collar	11.0%	14.7%	16.0%
Farming/Forestry/Fishing	0.1%	0.3%	0.3%
Construction/Extraction	3.6%	5.3%	5.8%
Installation/Maintenance/Repair	1.5%	2.4%	2.7%
Production	2.2%	2.6%	2.9%
Transportation/Material Moving	3.5%	4.0%	4.4%
2000 Workers 16+ by Means of Transportation to Work			
 Total	17,144	54,303	83,729
Drove Alone - Car, Truck, or Van	59.4%	73.5%	75.3%
Carpooled - Car, Truck, or Van	9.9%	11.3%	11.8%
Public Transportation	7.1%	3.7%	3.3%
Walked	15.6%	6.5%	4.8%
Other Means	4.2%	2.0%	1.8%
Worked at Home	3.9%	3.1%	2.9%
2000 Workers 16+ by Travel Time to Work			
Total	17,143	54,305	83,732
Did Not Work at Home	96.1%	96.9%	97.1%
Less than 5 minutes	5.5%	3.6%	3.1%
5 to 9 minutes	18.5%	13.0%	11.6%
10 to 19 minutes	42.4%	41.4%	39.7%
20 to 24 minutes	11.5%	15.4%	16.9%
25 to 34 minutes	10.6%	15.3%	17.0%
35 to 44 minutes	1.9%	2.3%	2.5%
45 to 59 minutes	2.4%	2.4%	2.7%
60 to 89 minutes	1.9%	1.9%	1.9%
90 or more minutes	1.4%	1.7%	1.7%
Worked at Home	3.9%	3.1%	2.9%
Average Travel Time to Work (in min)	17.3	19.8	20.5
2000 Households by Vehicles Available			
Total	17,573	48,983	73,706
None	27.9%	15.9%	14.1%
1	38.0%	37.8%	37.8%
2	27.1%	35.7%	37.0%
3	5.4%	8.3%	8.6%
4	1.5%	1.8%	1.8%
5+	0.2%	0.5%	0.6%
Average Number of Vehicles Available	1.2	1.4	1.5

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

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2000 Households by Type			
 Total	17,527	48,973	73,711
Family Households	47.9%	56.3%	58.5%
Married-couple Family	26.2%	37.5%	39.3%
With Related Children	9.4%	15.2%	16.7%
Other Family (No Spouse)	21.6%	18.8%	19.3%
With Related Children	13.5%	11.8%	12.5%
Nonfamily Households	52.1%	43.7%	41.5%
Householder Living Alone	38.0%	32.8%	31.2%
Householder Not Living Alone	14.1%	11.0%	10.3%
Households with Related Children	22.8%	27.0%	29.1%
Households with Persons 65+	26.5%	25.1%	23.1%
2000 Households by Size			
Total	17,528	48,973	73,711
1 Person Household	38.0%	32.8%	31.2%
2 Person Household	32.6%	34.6%	34.7%
3 Person Household	14.0%	15.5%	16.0%
4 Person Household	8.9%	10.4%	11.1%
5 Person Household	4.0%	4.4%	4.6%
6 Person Household	1.5%	1.5%	1.6%
7+ Person Household	1.0%	0.8%	0.9%
2000 Households by Year Householder Moved In			
Total	17,574	48,983	73,707
Moved in 1999 to March 2000	29.3%	24.3%	24.6%
Moved in 1995 to 1998	29.3%	28.4%	29.4%
Moved in 1990 to 1994	12.4%	13.4%	13.8%
Moved in 1980 to 1989	11.2%	14.1%	13.7%
Moved in 1970 to 1979	8.0%	9.2%	8.7%
Moved in 1969 or Earlier	9.9%	10.6%	9.8%
Median Year Householder Moved In	1996	1995	1996
2000 Housing Units by Units in Structure			
 Total	20,062	53,627	80,532
1, Detached	41.1%	57.3%	59.1%
1, Attached	6.9%	5.3%	4.8%
2	14.2%	7.4%	6.1%
3 or 4	12.4%	8.4%	7.6%
5 to 9	9.2%	8.4%	9.3%
10 to 19	5.5%	5.0%	5.2%
20+	10.3%	6.7%	5.6%
Mobile Home	0.2%	1.6%	2.4%
Other	0.1%	0.0%	0.0%
2000 Housing Units by Year Structure Built			
Total	20,029	53,541	80,553
1999 to March 2000	1.3%	2.4%	2.6%
1995 to 1998	2.7%	4.1%	5.2%
1990 to 1994	3.5%	4.7%	6.2%
1980 to 1989	9.7%	14.3%	17.4%
1970 to 1979	10.1%	16.7%	17.2%
1969 or Earlier	72.8%	57.7%	51.4%
Median Year Structure Built	1950	1966	1969

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



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Top 3 Tapestry Segments			
1.	Metropolitans	Metropolitans	In Style
2.	College Towns	In Style	Metropolitans
3.	Dorms to Diplomas	College Towns	Midlife Junction



2010 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$26,170,057	\$81,715,325	\$128,947,472
Average Spent	\$1,478.45	\$1,570.15	\$1,571.44
Spending Potential Index	62	66	66
Computers & Accessories: Total \$	\$3,446,860	\$10,736,028	\$16,928,081
Average Spent	\$194.73	\$206.29	\$206.30
Spending Potential Index	88	94	94
Education: Total \$	\$21,255,457	\$63,800,362	\$98,763,257
Average Spent	\$1,200.81	\$1,225.92	\$1,203.59
Spending Potential Index	98	101	99
Entertainment/Recreation: Total \$	\$46,962,368	\$153,714,221	\$244,155,090
Average Spent	\$2,653.09	\$2,953.60	\$2,975.43
Spending Potential Index	82	92	92
Food at Home: Total \$	\$67,389,873	\$214,082,257	\$338,807,058
Average Spent	\$3,807.12	\$4,113.56	\$4,128.92
Spending Potential Index	85	92	92
Food Away from Home: Total \$	\$49,342,699	\$156,122,289	\$246,941,290
Average Spent	\$2,787.57	\$2,999.87	\$3,009.39
Spending Potential Index	87	93	93
Health Care: Total \$	\$51,290,283	\$173,542,255	\$275,344,602
Average Spent	\$2,897.59	\$3,334.59	\$3,355.53
Spending Potential Index	78	89	90
HH Furnishings & Equipment: Total \$	\$26,002,913	\$84,879,406	\$134,832,529
Average Spent	\$1,469.01	\$1,630.95	\$1,643.16
Spending Potential Index	71	79	80
Investments: Total \$	\$22,526,027	\$76,221,173	\$119,744,064
Average Spent	\$1,272.58	\$1,464.58	\$1,459.28
Spending Potential Index	73	84	84
Retail Goods: Total \$	\$343,516,825	\$1,120,650,715	\$1,779,914,721
Average Spent	\$19,406.63	\$21,533.17	\$21,691.20
Spending Potential Index	78	87	87
Shelter: Total \$	\$237,296,999	\$755,900,421	\$1,197,870,283
Average Spent	\$13,405.85	\$14,524.54	\$14,598.03
Spending Potential Index	85	92	92
TV/Video/Audio: Total \$	\$18,935,251	\$59,984,168	\$94,843,601
Average Spent	\$1,069.73	\$1,152.59	\$1,155.83
Spending Potential Index	86	93	93
Travel: Total \$	\$26,397,814	\$87,807,364	\$139,321,232
Average Spent	\$1,491.32	\$1,687.21	\$1,697.86
Spending Potential Index	79	89	90
Vehicle Maintenance & Repairs: Total \$	\$13,819,117	\$44,758,423	\$70,970,700
Average Spent	\$780.70	\$860.03	\$864.90
Spending Potential Index	83	91	92

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2005 and 2006 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI.