

welcome to
CHARLESTON



WHAT TO DO

WHERE TO EAT

PLACES TO SHOP

WE LOVE OUR LOCAL COMMUNITY AND WE KNOW YOU WILL TOO!



TABLE OF CONTENTS

| | |
|---------------------------|----|
| LOCAL LIVING AND CLIMATE | 04 |
| DEMOGRAPHICS & EMPLOYMENT | 05 |
| ANNUAL EVENTS | 08 |
| HOSPITALS | 12 |
| SCHOOLS | 14 |
| THINGS TO DO | 15 |
| SHOPPING | 18 |
| CUISINE | 21 |
| LIVING IN CHARLESTON | 22 |

W
E
L
C
O
M
E

Charleston

CAN'T WAIT TO WELCOME YOU!



Founded in 1670, Charleston is known for its rich history, meticulously preserved architecture, distinguished restaurants, and unparalleled hospitality. Charleston has received countless glowing accolades over the course of its 340 plus years of existence. The most recent ones include being voted the #1 city in the United States by Conde Nast Traveler, and Travel + Leisure for the last several years. These same publications have also awarded

Charleston "America's Most Friendly City" several times. Southern Living Magazine calls Charleston "the most polite and hospitable city in America." We hope this guide of our city answers any questions you may have about our area.

We am here to help with any of your real estate needs, and we can't wait to have you in our community!

Shakeima Chatman, Relocation Specialist



LOCAL LIVING

CLIMATE

A top travel destination for domestic and international visitors alike, Charleston, South Carolina is a coastal city with a subtropical climate, with over 211 sunny days and 50 inches of rain annually. Summer days are hot and humid—with high temperatures ranging between 80 and 90 degrees F (27 and 32 degrees C)—while winters are short and mild—with snowfall and temperatures below freezing a rarity. Spring and fall are the most popular seasons for tourists because of the ideal temperatures. However summer offers a great opportunity to enjoy area beaches, recreational activities, and outdoor festivals, while winter offers a break from crowds and relatively mild weather compared to the rest of the country.

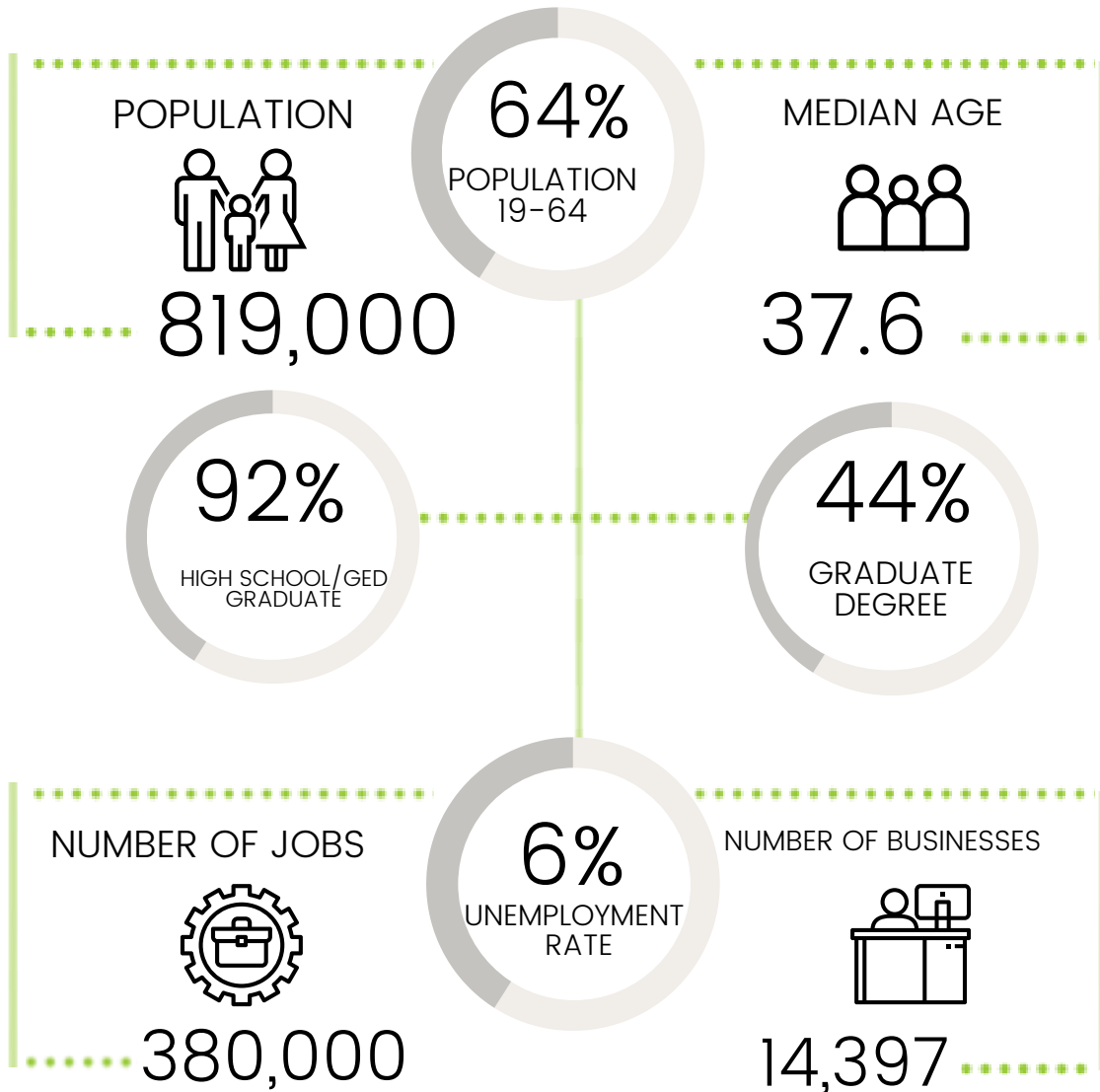
Overall, Charleston is a beautiful city with ideal weather most of the year.

COST OF LIVING

The Council for Community and Economic Research assigned Charleston an index of 111.5 in 2020 indicating that its cost of living is 11.5% higher than the average U.S. city. Although this is technically above average, it's within a standard deviation and not far from what people should expect a typical city's costs to be. Most people can afford to live in the city on a working-class income.

Additionally, the cost of living here isn't rapidly increasing. Prices for common goods and services were up 1.5%, compared to the previous year's numbers. That increase is lower than the Federal Reserve's 2.0% target long-term inflation rate, and it's certainly much less than how quickly some other cities' costs of living are rising.

CHARLESTON METRO DEMOGRAPHICS



Local EMPLOYMENT



Greater Charleston continues to attract corporate investment, with both multinational corporations and fast-growing startups taking advantage of our skilled workforce, world-class infrastructure, and globally competitive business environment.

TOP 5 PRIVATE SECTOR EMPLOYERS



- ROPER ST. FRANCIS HEALTHCARE
- THE BOEING COMPANY
- TRIDENT HEALTH SYSTEM
- WALMART INC.
- ROBERT BOSCH LLC)

TOP 5 PUBLIC SECTOR EMPLOYERS



- JOINT BASE CHARLESTON
- MEDICAL UNIVERSITY OF SOUTH CAROLINA (MUSC)
- CHARLESTON COUNTY SCHOOL DISTRICT
- CHARLESTON COUNTY
- COLLEGE OF CHARLESTON

TOP 5 MANUFACTURING EMPLOYERS



- THE BOEING COMPANY
- MERCEDES-BENZ VANS, LLC
- CUMMINS TURBO TECHNOLOGIES
- MAHLE BEHR
- INGEVITY



Spoleto Festival USA
May 27 June 12

SPOLETO FESTIVAL
USA

ANNUAL *events*

LOWCOUNTRY OYSTER FESTIVAL

ANNUALLY IN FEBRUARY

The Lowcountry Oyster Festival is the world's largest oyster festival! Highlights include live music on the main stage, raw oyster eating and shucking contests, wine, a selection of domestic and imported beers, a Children's Area and a "Food Court" showcasing a variety of local favorite restaurants to satisfy everyone's taste.



SOUTHEASTERN WILDLIFE EXPOSITION

ANNUALLY IN FEBRUARY

Experience the nation's premier celebration of wildlife art and the great outdoors at the Southeastern Wildlife Exposition. Hunt for your next piece of fine art, collect handcrafted goods, witness live demonstrations and get a taste of the Lowcountry.



CHARLESTON FOOD + WINE FESTIVAL

ANNUALLY IN MARCH

Charleston Wine + Food was founded in 2005 by a group of loyal community leaders with a vision of creating an event to promote + elevate Charleston's culinary brand. Charleston Wine + Food infuses homegrown flavor with top chefs, winemakers, authors, storytellers, artisans, experts, and food enthusiasts from around the globe for an unforgettable event.



ANNUAL *events*

ANNUAL FESTIVAL OF HOUSES & GARDENS

ANNUALLY IN MARCH-APRIL

Since 1947 the Festival of Houses and Gardens has been Historic Charleston Foundation's largest fundraiser and educational tool and has provided intimate glimpses into some of the most beautiful homes and gardens in Charleston, SC.



FLOWERTOWN FESTIVAL

ANNUALLY MARCH-APRIL

Every spring, thousands of people visit Summerville to see nature's bounty awash in color, from the hot pink azaleas, to the purple wisteria, to the delicate white dogwood. On this three-day weekend, festival-goers transcend this gracious Southern town to take in the flowers and hospitality and attend one of the largest arts and crafts festivals in the Southeast: The Summerville Family YMCA Flowertown Festival.



COOPER RIVER BRIDGE RUN

ANNUALLY IN APRIL

The Cooper River Bridge Run is a world-class 10K run/walk with an inspirational mission to promote physical activity and a healthy lifestyle. The scenic course takes participants through Mount Pleasant, over the Cooper River Bridge with its breathtaking views and through picturesque historic downtown Charleston. Since the inaugural race in 1978, the Bridge Run has grown to approximately 40,000 participants, making it the 3rd largest 10K in the nation.



ANNUAL *events*

CREDIT ONE CHARLESTON OPEN

ANNUALLY MARCH-APRIL

The Credit One Charleston Open is the largest women's only tennis tournament in North America. Every spring, Credit One and Charleston welcomes more than 100 world-class, women athletes to participate in the excitement of the Credit One Charleston Open. Records are broken and memories are made as extraordinary tennis stars take the Court at Credit One Stadium to compete for the coveted title of the Credit One Charleston Open.



NORTH CHARLESTON ARTS FEST

ANNUALLY IN MAY

The North Charleston Arts Fest is proudly produced by the City of North Charleston Cultural Arts Department. The annual celebration of arts and culture highlights regional and local artists and performers in the areas of Dance, Music, Theatre, Visual Arts, and Literature.



SPOLETO FESTIVAL USA

ANNUALLY MAY-JUNE

Spoletto Festival USA in Charleston, South Carolina, is one of America's major performing arts festivals. It was founded in 1977 by Pulitzer Prize-winning composer Gian Carlo Menotti, who sought to establish a counterpart to the Festival dei Due Mondi (The Festival of Two Worlds) in Spoleto, Italy. The annual late-spring event showcases both established and emerging artists in more than 150 performances of opera, dance, theater, classical music, and jazz.



ANNUAL *events*

SWEETGRASS CULTURAL ARTS FESTIVAL

ANNUALLY IN JULY

The Sweetgrass Cultural Arts Festival exposes attendees to a large selection of sweetgrass baskets and merchandise as well as opportunities to engage in hands-on sweetgrass basket-making demonstrations. Local artists and crafters will showcase handmade quilts, Gullah dolls, and an assortment of handmade artworks for sale. Entertainment will consist of local singers, gospel groups, storytellers, praise dancers, and much more.



MOJA ARTS FESTIVAL ANNUALLY SEPT.- OCT.

The MOJA Arts Festival is a celebration of African-American and Caribbean Arts. Selected as one of the Southeast Tourism Society's Top 20 Events for many years, the MOJA Arts Festival promises an exciting line-up of events with a rich variety of traditional favorites. Nearly half of the events are admission-free, and the remainder are offered at modest ticket prices. The event is a multi-disciplinary festival produced and directed by the City of Charleston Office of Cultural Affairs.



HOLIDAY FESTIVAL OF LIGHTS

ANNUALLY NOV.- DEC.

More than two million enchanting lights adorn James Island County Park. Come experience the three-mile driving tour and see a wide array of dazzling designs for the holidays. But it's more than just a driving tour. The Holiday Festival of Lights invites you to park your cars and explore these fun, family-friendly activities: the magnificent sculpture made from over 50 tons of sand, an up-close look at the lights on the holiday train, mouth-watering treats from Santa's Sweet Shoppe, handmade gingerbread houses, giant greeting cards created by local students, and a Victorian carousel.





HOSPITALS

People from across the Southeast and the country come to seek the medical expertise of Charleston area doctors. The Medical University of South Carolina (MUSC) attracts leading international researchers in cancer care, cardiology and pediatrics, among other specialties, and trains the healthcare professionals of tomorrow.

Nationally-ranked hospitals within the Roper St. Francis system and smaller community hospitals across the region draw doctors trained at the most distinguished institutions in the country. Trident Health's Emergency Department Director recently earned a national distinguished recognition award as director of the year.

| | |
|------------------------------|-----------------|
| East Cooper Medical Center | (843) 881-0100 |
| Medical University of SC | (843) 792-2300 |
| Roper St. Francis | (843) 402- 2273 |
| Trident Healthcare System | (843) 797-7000 |
| Ralph H. Johnson VA Hospital | (843) 577-5011 |



LOCAL SCHOOL DISTRICTS

BERKELEY COUNTY SCHOOL DISTRICT
36,000 STUDENTS | 46 SCHOOLS
WWW.BCSDSCHOOLS.NET

CHARLESTON COUNTY SCHOOL DISTRICT
49,000 STUDENTS | 81 SCHOOLS
WWW.CCSDSCHOOLS.COM

DORCHESTER COUNTY SCHOOL DISTRICT 2
26,000 STUDENTS | 24 SCHOOLS
WWW.DDTWO.ORG

LOCAL COLLEGES

CHARLESTON SCHOOL OF LAW – TWO-YEAR COLLEGE
CHARLESTON SOUTHERN UNIVERSITY – FOUR-YEAR COLLEGE
THE CITADEL – FOUR-YEAR COLLEGE
COLLEGE OF CHARLESTON – FOUR-YEAR COLLEGE
MEDICAL UNIVERSITY OF SOUTH CAROLINA – FOUR-YEAR COLLEGE
TRIDENT TECHNICAL COLLEGE – TWO-YEAR COLLEGE



THINGS TO DO IN *Charleston*



ADVENTURE

As you might expect, the Charleston area offers mild and outrageous adventure of all sorts. After all, the climate rocks. The locals love being active. Biking. Hiking. Ropes courses. Ziplining. Skydiving. It's all readily available.



ARTS & ENTERTAINMENT

Charleston has long attracted talented creatives anxious to share their craft in the Holy City. Nothing illustrates the region's appreciation of the arts like the world famous Spoleto Festival it hosts each year. Live theater abounds. Art is everywhere. Live music is cherished. Comedy is king.



TOURS & CRUISES

No need to discover the magic of the Charleston region on your own. Tours are regularly conducted by passionate and knowledgeable guides: on land...by carriage, by minibus, by pedicab, by 4-wheeler, on foot. On water...via tour boats and kayaks, by sail or by dinner cruise



PLANTATIONS & GARDENS

Preservation in the Charleston area is not an after thought, nor has it ever been. There is no greater example of that than its widely appreciated historic plantations and gardens conveniently located just minutes from virtually anywhere in the region.

THINGS TO DO IN *Charleston*



ATTRACTIONS

Charleston has a wealth of offerings including amazing cuisine, historic landmarks and museums, art galleries, weekly markets, yearly festivals, and lots of family fun. Nearby golf courses and beaches offer leisure and recreation.



WATER SPORTS

When you think of the Charleston region, you think of water. Beaches and a harbor. Rivers and tidal creeks. Lakes and ponds. Water, water everywhere! The region offers its visitors a wide array of ways to enjoy its H2O!



BOATING & FISHING

The Charleston region is a boating and fishing paradise. Planning on arriving by water? No problem. Hoping to find a boat to captain? You're good. Prefer surf casting, fly fishing, a deep sea adventure or you name it? It's here. Guided fishing? Check. If the water makes you smile, you're sure to be taking dozens of smiling selfies.



PARKS & NATURE PRESERVES

Parks are everywhere in Charleston and the surrounding region. Visit one of our county parks which offer nature trails, playgrounds, paddle boats, climbing walls, waterparks and more. Or, enjoy one of the many city parks for a picnic and frisbee and a porch swing view of the harbor.

THINGS TO DO IN *Charleston*



HISTORICAL SITES

Charleston is synonymous with American history. No visit to the region is complete without visiting multiple historic landmarks. These sites that promise to enlighten and enchant in a region that dates back to the 1600's.



NIGHTLIFE

In Charleston, the fun doesn't stop when the sun goes down. From music venues and dance clubs, to friendly, mellow pubs and city-wide festivals, every night here is bound to be unforgettable.



MUSEUMS

There's no better spot to experience Charleston's past and marvel at its present than in its many museums. From those that make up Downtown Charleston's 'Museum Mile' to those located throughout the region, the region is prepared to boggle your mind and not just your senses.



PRO SPORTS

If your goal is to watch the pros play, you'll love the fact that Charleston offers home run excitement...year round. Charleston is home to a NY Yankees minor league affiliate, an ECHL hockey team as well as a highly successful USL soccer team. It also is home to one of America's top women's tennis tournaments.

SHOPPING



Shops housed in colorful buildings lining the historic King Street shopping district.

Whether you are shopping for souvenirs, clothing, high end goods, or antiques, Charleston is the place to find it. The best shopping on the peninsula starts on King Street. Here you will find a mix of unique boutiques, brand name stores, and antique shops. As you travel further down King Street to where it intersects with Market Street, you will locate the entrance to one of the most upscale mini-malls on the peninsula. The Shops at Charleston Place, located in the lobby of the Charleston Place Hotel, are an eclectic mix of well known high end retailers including Gucci, Louis Vuitton, and Tommy Bahama. As you turn the corner and travel down Market Street, you will discover one of the country's oldest public markets. The Charleston City Market, once an open air market, has now been partially enclosed. Shoppers will find jewelry, locally handmade items, and one of a kind souvenirs. Other great shopping options are located in nearby Mount Pleasant, West Ashley, and North Charleston, including open air shopping centers, shopping malls and an Outlet Center.



SHOPPING



KING STREET

"King Street is the major shopping corridor in downtown Charleston. It has three main shopping districts: Upper King, Middle King and Lower King. On the second Sunday of each month, King Street is blocked off from Calhoun to Queen Street from 1 to 5 pm. It allows locals and visitors of all ages to enjoy shopping, live music, and open-air dining."

THE OLD CITY MARKET

The Old City Market is one of the most visited places in Charleston. Visitors and residents flock to the market to buy souvenirs, crafts, woven baskets, jewelry, clothing, sweets, and artwork.



THE SHOPS AT CHARLESTON PLACE

Shop high end luxury brands like Gucci, Louis Vuitton, and Tommy Bahama. The shops are located in the East and West wings of the Charleston Place Hotel, between King and Meeting streets.



SHOPPING



MOUNT PLEASANT TOWN CENTRE

"Mount Pleasant Town Centre is located about 15 minutes from downtown Charleston. This open air shopping center features 65 chain and local stores, a 16 screen grand theater, and a large selection of restaurants.

TANGER OUTLET CENTER

The Tanger Outlet Center is located in North Charleston and is about a 20 minute drive from downtown Charleston. This open air mall has about 85 stores including Coach, Banana Republic, Polo Ralph Lauren, Nine West, J. Crew and Brooks Brothers.



NORTHWOODS & CITADEL MALLS

Northwoods Mall is located off I-26 at Exit 209, about 20 minutes from downtown Charleston. Shop at Belk, Dillard's, JC Penney and Burlington along with over 130 other stores. A 13 screen stadium seating movie theater and a large selection of restaurants are located next to the mall.

Citadel Mall is located in the West Ashley area of Charleston. The mall features more than 100 stores, including Belk, Dillard's, and Target.

PLACES TO EAT

Many come to Charleston with one thing on their mind: food. The best grits you'll ever have, prepared in ways you never imagined. Festive dockside oyster roasts. High-end Charleston restaurants. Outdoor cafés. Fresh from the dock seafood. Every meal is an event in itself. Prepared with perfection. Served with a warm smile.

01

BREWERIES, WINE BARS & LIBATIONS

If you want to dance the night away or just enjoy a few drinks and quality time with friends on the piazza you can find the atmosphere you are looking. With everything from rooftops to can't miss happy hours, it's always the right time in Charleston.

02

CASUAL DINING

Today's chefs reap the best local ingredients to create dishes that celebrate Charleston's authentic flavors. Whether you prefer thick crust style pizza or grab-and-go BBQ sandwiches, the perfect meal awaits you..

03

FINE DINING

White tablecloths, impeccable Southern hospitality and memorable meals await you in Charleston's fine dining restaurants. Dress in your Sunday best and make a reservation at one of these upscale establishments for an evening you won't forget.

04

INTERNATIONAL CUISINE

Comprised of heirloom recipes proudly passed from one generation to the next, reflecting the international influences of the region's heritage, the Holy City's cuisine has evolved over the past 300 years. Discover global cuisine in a Lowcountry setting.

05

SEAFOOD

No trip to Charleston is complete without some fresh from the dock seafood. From Lowcountry shrimp and grits, to fresh oysters and she-crab soup, Charleston is the place to go for delicious seafood and southern hospitality.

06

SOUTHERN

In Charleston, food is more than just sustenance, it's a way of life. Southern cooking is a work of art, meant to be relished and savored with every bite. See for yourself why Charleston restaurants are consistently ranked amongst the best in the country.

LIVING IN CHARLESTON

Did you know that Charleston gets 33 new residents every single day? Because of this, the city is seeing population increases that are climbing rapidly.

If you're wondering where to live in Charleston, SC you'll want to explore what the area has to offer. The neighborhoods in and around Charleston cover all the bases. If you're a young professional looking for an apartment, a new family ready to plant your roots, or a retiree ready to settle into your elegant forever home — there's a neighborhood for you in the city of Charleston!

Finding the right neighborhood depends on what you are looking for. Downtown Charleston is ideal if you're looking for some digs in a highly walkable and bikeable area close to everything you could need. Then there's Mount Pleasant, a town just outside of Charleston that's especially perfect for young professionals and families. Or, you might find your real estate gem along the Battery (for a pretty penny, of course). And of course, if you're ready to settle down on the coast, there's Kiawah Island, Sullivan's Island, or Folly Beach. Looking for top school districts just 26 miles from downtown Charleston, Summerville may be an option for you.

QUICK CHARLESTON STATS

Metro Population:
790,955

Median Age:
37.4 years old

Median Home Price:
\$565,000

Average Monthly Rent:
\$1689 - \$1894

Average Commute:
26.6 minutes



Hello, nice to
MEET YOU!

I am Shakeima Chatman, your local real estate expert! I know that selling your home is a big decision and that trusting someone to help you with that process is not an easy task. I appreciate you taking the time to talk with me. I look forward to taking a tour of your home and hearing all about what you love about your home. We will talk in-depth about all the details of your home and about how we will strategically market your home. We will also talk about what the market is doing in your area and how that coincides with pricing your home.

In the meantime, please look through this informative packet. I am confident you will feel that my strategic plan for selling your home will provide you with the greatest possibility of selling your home for the highest price in the shortest period. I look forward to speaking with you about the future sale of your home.

LET'S CONNECT

📞 843.532.0330

✉️ SHAKEIMA@CHATMANREALTY.COM

🌐 WWW.THECHATMANGROUPSC.COM

f CHATMANGROUPSC

📷 CHATMANGROUPSC

🌐 CHATMANGROUPSC

▶️ CHATMANGROUPSC



SHAKEIMA CLARK CHATMAN

POWERED BY EXP REALTY
170 MEETING STREET
SUITE 304
CHARLESTON, SC 29401
WWW.THECHATMANGROUPSC.COM
843.532.0330