

YOUR
CHARLESTON
GUIDE

SUMMER 2021



WRITTEN, RECOMMENDED & TESTED

CHARLESTON AREA GUIDE



CHS AREA GUIDE

WHERE
WHAT
WHY

CONTENTS

Each section will contain the following format to help you explore each area:



A (Colorful) Summary: A locals slant on who lives here, why, what they do



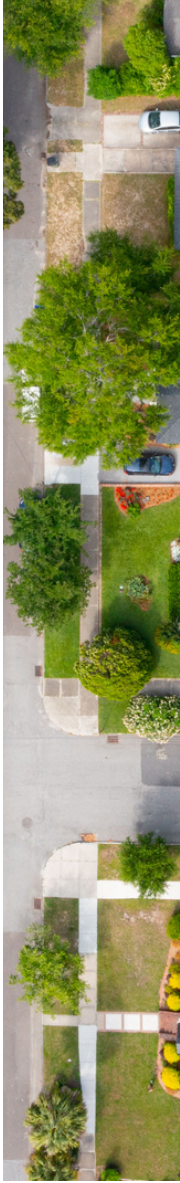
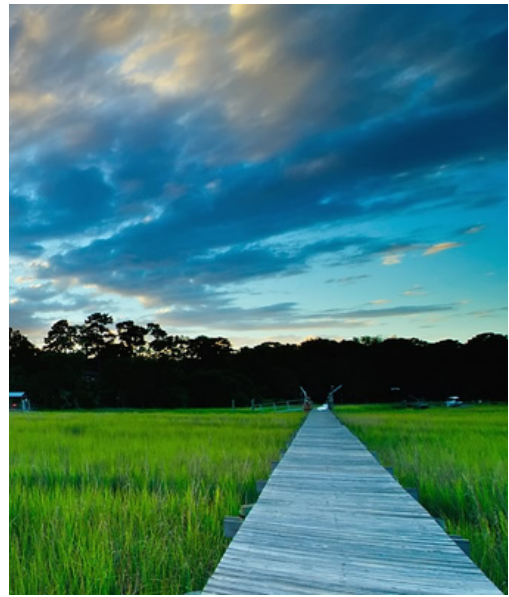
Pros/Cons
How to Get Around



Where to Eat,
Drink & Stay



Must See/Must Do
Neighborhoods to Get Lost In



8 Each pocket of Charleston is
4 unique in the best way possible. As
3 I've uttered to countless visitors,
clients and friends: 'there's a
version of Charleston for everyone'.

Who Am I?

A non Charleston native that's spent the better part of my adulthood building my career and exploring every pocket of town as it's grown, changed and in some cases remained perfectly the same.

Some of the following content is through the eyes of someone who works, invests and sells the very places described, but this guide is intended to be written and delivered to any old friend.

Cheers,
GT



GENTRY TODD GROUP

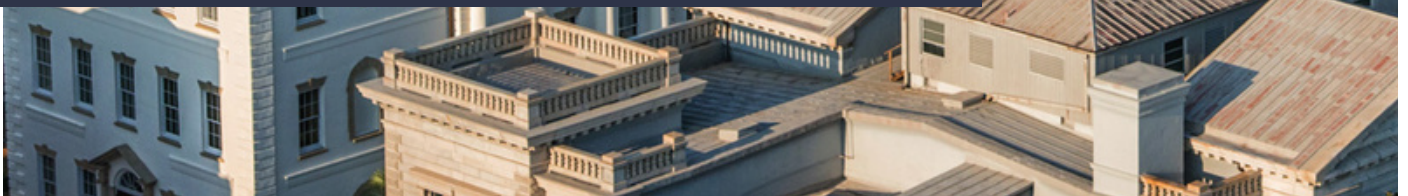
CHS AREA GUIDE

CHARLESTON (DOWNTOWN)

Approximate Population: 138,000+

Median Home Value: \$1,038,000

Population per Sq Mile: 17,250





LOCAL SLANT:

Well this is why you came. Charleston, one of the countries oldest and best preserved towns. Steeped in history and one of the most Instagramable places you can visit for a relatively cheap flight... TBH I really thought about helping you skip a few steps and just make this page the top 10 places for you to get your (insert social app of choice) pic, but whats the fun in that. At minimum I'm going to force you to avoid the tourist traps.

In all seriousness, if you've never been here, just do yourself a favor and do the same thing I did years ago. Grab a cup of coffee early or go at night (if you're visiting during summer you'll thank me because if you do this at noon you'll be sweating through your knees) and go get lost South of Broad. It really is that beautiful. Charleston's Preservation Society has gone through incredible lengths over the years to really make living history maintained in such absurd pristine.

CONT...

Full disclosure, it's magical. There's secret gardens, hidden alleys and something surreal around every corner. Eventually you'll run into the water or back out on Broad. There's no one way to do, just go get lost.

You'll likely have found plenty about the market and other spots... yea it's there. While there are certainly good places to have a bite on that side of town, my rule of thumb is the closer I am to a Bubba Gump franchise, the less likely I'm eating remotely unique local food... so pass on that.

The best bang for buck in terms of shops/restaurants and bars are going to be our main drag; King St. From about King & Spring down to King & Broad. More shopping below King & Calhoun, more restaurants/bars above it.

- Just FYI, parking can be a pain. They will ticket your out-of-state self w/ glee. So if you can walk/bike or uber, and leave the car... do.

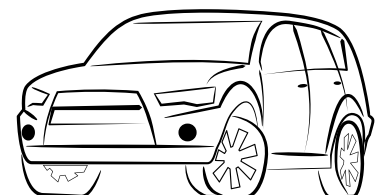
PROS & CONS

Pros: This is why you visit/fall in love w/ Charleston, access to everything, best restaurants in US and all very walkable

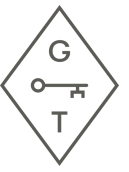
Cons: Tourist central, roads were built when horse was best transit, parking, expensive

HOW TO GET AROUND

Uber
Pedi Cab
City Bikes



If you live here, hopefully SUV for those King Tides and Full Moons

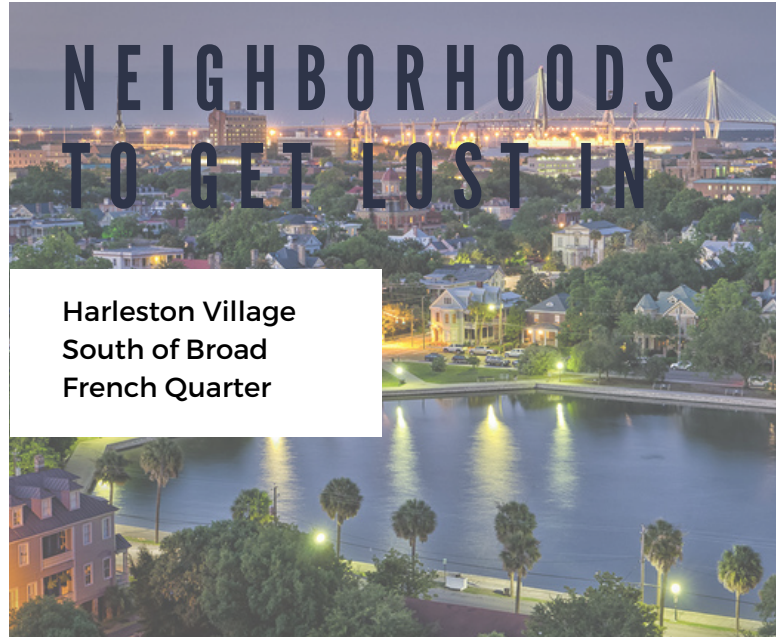


MUST DO/SEE

- Get lost South of Broad
- Rooftop Drinks (Citrus Club or Eleve)
- Food Tour the below list
- Bike tour: The Battery & Hampton Park
- Entertainment: Check out the Gaillard Center, Charleston Music Farm, Dock St Theatre or Theatre 99
- Art Walk: First Friday: of every month most
- For the Gram: Pineapple Fountain, Philadelphia Alley, Rainbow Row, Elliot Alley, The Battery & Hampton Park

NEIGHBORHOODS TO GET LOST IN

Harleston Village
 South of Broad
 French Quarter



EAT/DRINK

Coffee

Second State
 Kudu
 132 Spring

Breakfast

Marina Variety Store
 Millers All Day
 Queen St Grocery

Lunch

Xaio Bao Biscuit
 Basic Kitchen
 167 Raw

Dinner

Malagon
 Chez Nous
 Park & Grove
 Chasing Sage
 Laurel

Drinks

Zero George
 Spectator Hotel
 Cocktail Club
 Citrus Club
 Vintage Lounge



WHERE TO STAY

While you can do an airbnb, here's some of the best hotels in town.

For those looking to go **fancy**: The Bennet, Dewberry and Charleston Place (Dewberry's my personal favorite).

There are plenty of familiar names like the Hyatt, Holiday Inn and Marriot around town as well.

Then there are a number of Bed and Breakfast option around town where you basically get to stay in a piece of history.

If you're seriously looking to impress someone and get a very unique experience though, go check out Zero George (you're welcome gents).

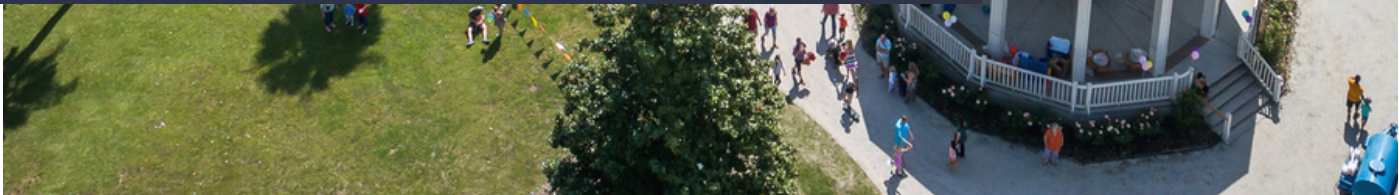
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CHS AREA GUIDE



CHARLESTON (UPTOWN)

Aproximate Population: 138,000+
Median Home Value: \$590,000
Population per Sq Mile: 17,250



CHARLESTON UPTOWN

CHS AREA GUIDE



LOCAL SLANT:



Urban/Suburban. I've used that phrase for about as long as I've lived/worked the upper peninsula of Charleston. If you don't live here, this isn't the place you'll find yourself taking instagram photos in front of or on ghost tours, but for those of us not looking to maintain a multi-million dollar mansion built a few hundred years ago just to have fanny pack Fred peering through our front window, this is where we live.

Parks, neighborhood cafes, dives, tree-lined streets, some historic homes (mostly war era) is what you'll find permeating the area. It's also a hysterical blend of people who find their way onto facebook forums to discuss everything from the politics behind short term renting, affordable housing to the placement of dog poop.

You'll fill your days more than your nights in the upper peninsula. Sure there's a couple spots you'll find your local 40 something CPA and hipsters sauntering up to the same bar, but for the most part you'll find yourself exploring Hampton Park, hitting a RiverDogs Baseball game (before it gets too hot and no amount of holding a cold drink for 3 hrs will keep me from sweating through my shirt) or finding your way to another park w/ your ball, racquet or furry friend of choice.

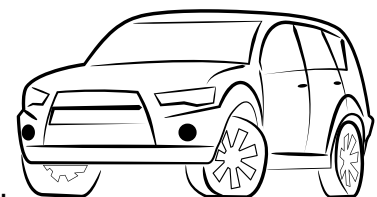
PROS & CONS

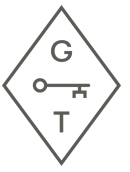
Pros: Access all of Downtown w/o the tourist traffic, parks, bike/walk to all of town

Cons: Petty theft, Debates with neighbors about painted brick houses,

HOW TO GET AROUND

4Runner
Golf Cart
Bike
Subaru w/ at least
14+ Bumper Stickers





MUST DO/SEE

- Stroll Hampton Park
- Food Trucks party at Allen Park a
- Brunch @ Park & Grove w/ Locals
- Rooftop Happy Hr @ Revelry during w/ Hipsters
- Gameday @ Hometeam BBQ
- Go on a meat-sweats BBQ tour of Rodney Scotts, Hometeam & Lewis
- Catch a sunset at the end of St Margaret St
- Hit a Dog Day at the Charleston River Dogs Baseball Game
- Stumble in/out of one of many a brewery

NEIGHBORHOODS TO GET LOST IN

Hampton Park Terrace
Wagener Terrace
Longborough



EAT/DRINK

Coffee

The Harbinger
The Daily

Breakfast

DAPS
Huryali
Mozzo Deli

Lunch

Rutledge Cab
Hometeam BBQ
Rodney Scotts

Dinner

Herd Provisions
Lewis BBQ
Park & Grove
Leons
Berkleys

Drinks

Container Bar
Royal American
Goat Sheep Cow
Graft
Moes Crosstown
Faculty Lounge



WHERE TO STAY

AIR BNB or Bust

Due to this area being primarily residential you'll likely need to find a friend.

There will be some airbnb options if it's an adjoining house (aka the owner has a duplex and rents one side).

So says the STR gestapo.



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CHS AREA GUIDE

MOUNT PLEASANT

Aproximate Population: 100,000+

Median Home Value: \$715,000

Population per Sq Mile: 1,504

MOUNT PLEASANT

CHS AREA GUIDE



LOCAL SLANT:

Welcome to Pleasant-ville... err Mt Pleasant (actually pleasant ville is more Daniel Island, but more on that later). Mount Pleasant was originally founded in 1608, started seeing some development in early 1800s, and by 2000s is choice location for coastal new comers that want to be able to take a short drive in their ___(insert luxury SUV of Choice)___ packed w/ kiddos/golden doodle to a grocery (yes, T-Joes and Whole Foods), Chik-fil-a, Tennis Practice and boat club.

Affectionately named 'Mt Plastic' by some Charleston Traditionalists due to the 'newer' nature of most home builds w/ HOA communities, the location is truly tough to beat while having easy access to Sullivans/IOP, Shem Creek, Downtown Charleston and a whole bunch of amenities.

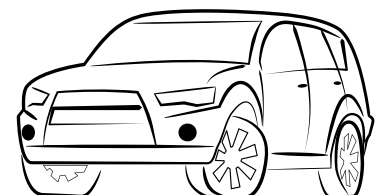
PROS & CONS

Pros: Great schools, proximity to best beaches/downtown, safety, amenities

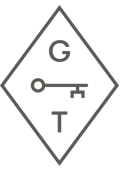
Cons: Higher than avg living cost, keeping up w/ jones x4, retired HOA lady fining you for not getting your trash cans within 2 hours

HOW TO GET AROUND

Range Rover
Golf Cart
Boat



In some neighborhoods, best plan on buying all the above



MUST DO/SEE

- Sweat it out around or over Water Front Park/'The Bridge'
- Happy Hr on Shem Creek
- Take the Pooch to Alhambra Hall
- Bike to Sullivans Island
- Pitt Street Bridge for sunset w/ someone special
- **Public Golf:** Patriots Point, CHS National, Rivertowne
- **Private Golf:** Bulls Bay, Daniel Island, Snee Farm



EAT/DRINK

Coffee

Vintage Coffee Shop
2nd State Coffee

Breakfast

Mozzo Deli
Vicious Biscuit
Mezzo

Lunch

Saltwater Cowboys
The Pharmacy (Old Village),
Square Onion
The Mustard Seed
Bahn Bon Mi

Dinner

Old Village Post House
Community Table
Red Drum
Locals

Drinks

Shem Creek
Container Bar



WHERE TO STAY

Mt Pleasant has a variety of options for stay. Some familiar options like Double-Tree/Hilton, Holiday Inn Express, Staybridge Suites exist. More local and expensive options like the Old Village Post House and Charleston Harbor Resort are also available.

Where Would I Stay?

would sooner do and AirBnB/VRBO in Mt Pleasant for anything more than a short stay. Anything inside 526 or along the Coleman corridor will keep you about 10 minute Uber to downtown Charleston and Sullivans Island / Isle of Palms. Most can be rented for same price or under hotel, get a kitchen and a whole bunch of local knowledge on how to avoid a variety of tourist traps.



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CHS AREA GUIDE

SULLIVANS ISLAND

Aproximate Population: 2,200+
Median Home Value: \$3,170,000
Population per Sq Mile: 639





SULLIVANS ISLAND

CHS AREA GUIDE



LOCAL SLANT:

Sullivan's Island. Where North Shore Oahu meets BBQ and slightly cloudier water w/o the waves... But you get it, it's a laid back vibe and favorite for those who both visit and live here. Admittedly cost prohibitive to many (including yours truly, whose property values have outpaced my income) as avg home prices here are in the multi-millions. There's also a long history on Sullivan's Island (forts, battles, Edgar Allen Poe, etc..), but you're likely considering because it truly is the best stretch of beach we've got.

Beyond just the killer sunsets the whole island keeps a very 'neighborhood' like feel to it. This is very intentional as there are a very small amount of homes grandfathered in to short term rental and NO HOTEL options or plans to ever develop on the island. Outside a couple of shops/restaurants/park along the initial stretch on Middle St, there aren't much beyond single family homes, dunes and beach throughout the rest. Making a very unique balance to those who can afford what I've affectionately named, Hamptons Sur.

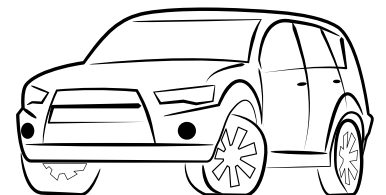
PROS & CONS

Pros: less tourists, laid back vibe, best stretch of beach, some great restaurants. Quiet

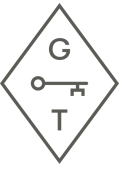
Cons: 99% can't afford it, higher holding costs (think flood/hazard insurance...). Occasionally boarding up for hurricanes. Not much nightlife

HOW TO GET AROUND

- Moped
- Golf Cart
- Vintage Landcruiser

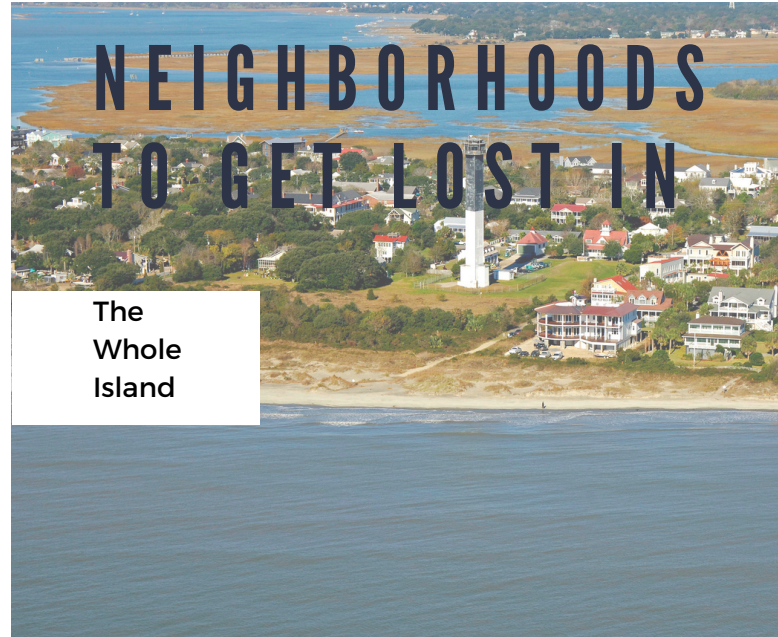


Bikes, paddle boards and whoever left that pair of Rainbows at your house work well too



MUST DO/SEE

- Middle Street (Shops/Restaurants)
- Explore Fort Moultrie
- Station 12 (Best sunset - Western Facing)
- Kite Surf - Breach Inlet
- Beach Days: Stations 18-26 will be busiest
- Take the kids for Ice Cream @ BeardCats
- Run/walk/take the pooch for sunrise
- Fish the Intracoastal at one of Public Docks



NEIGHBORHOODS TO GET LOST IN

The Whole Island

EAT/DRINK

Coffee

The Co-Op
BeardCats

Breakfast

The Co-Op
High Thyme
(Most Days - Best head off Island)

Lunch

HomeTeam BBQ
Mex 1 Cantina
The Co-Op

Dinner

Obstinant Daughter
Pier 22

Drinks

Dunleavy's
HomeTeam
Mex 1



WHERE TO STAY

There won't be much to stay at other than the handful of homes grandfathered in to Short Term Rentals.

So make some friends!

Nearby Isle of Palms will have far more options. If you don't need a mega beach house for 18 family members (a pricey endeavor come summer time), nearby Mt Pleasant is the far more economical place to find AirBnbs/hotels and gives you the option of hitting beach and downtown within 10-15 minute drive from almost anywhere within 526



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CHS AREA GUIDE

ISLE OF PALMS

Approximate Population: 4,360+
Median Home Value: \$1,700,000
Population per Sq Mile: 801

ISLE OF PALMS

CHS AREA GUIDE



LOCAL SLANT:



Isle of Palms aka IOP. If Sullivans Island and Folly Beach got together and had a kid, IOP would be it. Likely a weird analogy if you've never been to all 3 barrier islands, but you get a touch more tourist traffic due to ability to do beach rentals (like Folly Beach) without any large ocean front hotels and more a barrier of dunes to the ocean (like Sullivans). While there are plenty of big beautiful beach rentals and 2nd homes here now, IOP was originally developed as low cost housing for WW2. The 70s/80s saw the development of Wild Dunes, adding golf courses, hotels and more 2nd/vacation homes became the true purpose for the roughly 6.5 mile stretch.

Not to say locals don't live there full time, but much like it's next door neighbor, Sullivans, entry to IOP will cost. Still this spot is a favorite of vacationers, 2nd home owners, kite surfers and golfers who tell their family they're treating to a beach vacay, but can stumble out their rental to 1 of 2 courses.

Plus there are a couple great dining options and a few places like the windjammer where you can roll in your sandy suit, flip flops, have a few diabetes inducing drinks to cure that mean sun burn and listen to a cover band while getting pelted in volleyball by a couple of former HS players.



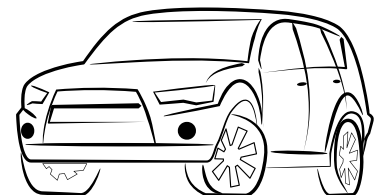
PROS & CONS

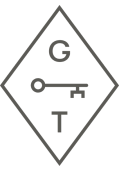
Pros: Life by the beach, access to MT P schools, more to do (eat/drink/golf/water sports) than sullivan

Cons: turn over days during summer, high cost of entry, you're not making to town often, it is a barrier island...

HOW TO GET AROUND

Golf Cart
Bike
1972 Corvette
Tahoe Packed w/ kids beach stuff





MUST DO/SEE

- Catch the Sunset at Breach Inlet
- Grab drinks barefoot at Windjammer
- Run the beach at sunrise
- Hop a boat/jetski @ the Marina
- All Day at the Beach... just pick a spot
- Wild Dunes Yacht Club
- Public Golf: Wild Dunes Links/Harbor Courses

NEIGHBORHOODS TO GET LOST IN



Between
3rd &
10th Streets

EAT/DRINK

Coffee

The Refuge
Cafe Paname

Breakfast

Acme
Sea Biscuit Cafe
The Refuge

Lunch

Long Island Cafe
The Co-Op
Papi's

Dinner

Coda Del Pesce
Coastal Crust
Coastal Provisions

Drinks

The Windjammer
The Dinghy



WHERE TO STAY

Well there are actual hotel options here. So if you're looking for the more 'all inclusive deal' aka you've got kids you need to throw in pool and keep active... Wild Dunes is your friend.

Unless you want to go ham and splurge on a mega beach house. Personally the best way to do IOP is AirBnB/VRBO a beach house near the shops/restaurants. Don't fret if you're not ocean front. It's nice, but if your place comes with a pool, half the battle is being walkable/bikable to things to do.

However, I highly recommend locking this in long in advance if you're planning for summer time and plan for week long minimums

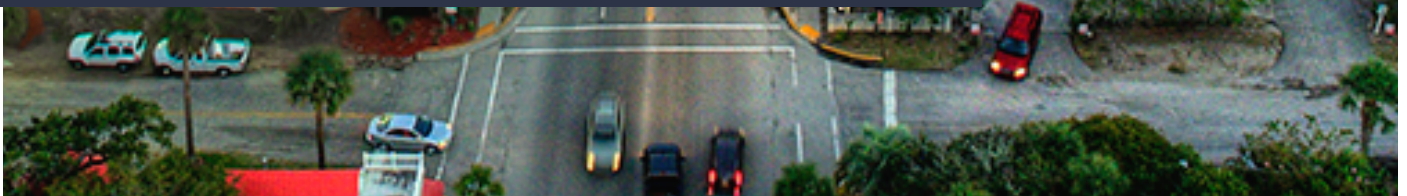


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CHS AREA GUIDE

FOLLY BEACH

Aproximate Population: 2,660+
Median Home Value: \$1,025,000
Population per Sq Mile: 140



FOLLY BEACH

CHS AREA GUIDE



LOCAL SLANT:



Folly Beach, the weirdest and wildest of Charleston's beach towns... But being weird doesn't mean it's not wonderful in its own right. The roughly 6 miles of coast line offer Charleston's only real surf, a County park, hotels, wild beach bars, lazy brunch spots and everything in between.

Most will see the imagery of the iconic Morris Island Light House and Pier in publications, but most know Folly for its lax beach life. Leave your formal attire at home. If you're visiting for the first time or simply going for a beach day as a new local, flip flops are barely required in most spots. While there's certainly a few more tourist traps (think a few shops selling sweat shirts that say 'Folly Beach'), it doesn't mean Folly lacks for good food. A couple of my absolute favorite places (and excuses for visiting Folly) to order the whole menu are right in the heart of Folly

Just expect that a guy in jean shorts that's been pounding Bud Heavys since noon may try to bum a cig mid meal.



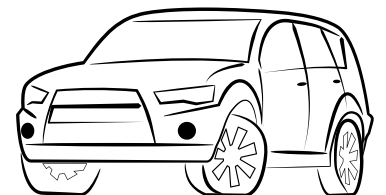
PROS & CONS

Pros: Absolute lax beach life, enough good restaurants/bars so that you never have to leave, the washout & beach park

Cons: tourists and tourist traps. Traffic getting to folly mid summer is the pits

HOW TO GET AROUND

- Mokie
- Beach Cruiser
- Rehabbed Bronco
- Honda Odyssey w/ the turtle top & 4 kids





MUST DO/SEE

- Catch the Sunset at County Park
- Live Music @ Surf Bar
- Surf the Washout
- Hop a boat/jetski @ the Marina
- All Day at the Beach... just pick a spot
- Wild Dunes Yacht Club
- Public Golf: Wild Dunes Links/Harbor Courses

NEIGHBORHOODS TO GET LOST IN

Between
3rd &
10th Streets



EAT/DRINK

Coffee

Center St Cafe
Roasted

Breakfast

Lost Dog
Ritas
Black Magi (James Island)

Lunch

Blu Bar & Grill
Taco Boy

Dinner

Chico Feo
Jack of Cups
Lowlife Bar

Drinks

Loggerheads (Eagles Bar)
Surf Bar
Lowlife
(there are plenty of bars,
but the rest are a tad
touristy IMO)



WHERE TO STAY

The reason Folly has more tourists, is it has plenty of options for out of towners to stay.

There are several hotels, most notably 'The Tides'. Beyond the hotels, and if I was traveling from afar, there are plenty of VRBO/AirBnB options throughout Folly. Everything from beach front condos to mega houses w/ infinity pools to Beach Shacks that might have AC.

If it were me, the further west on the Island (closer to Washout) the quieter the experience. After all Center st can get loud/noisy

CHS AREA GUIDE

"THE SOUTH IS NOT A MONOLITH.
THERE ARE POCKETS OF
WEIRDNESS,
AWESOMENESS
AND THEN,
THERE'S CHARLESTON"

-ANTHONY BOURDAIN

