

# **The Charleston Restaurant Report**

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The Charleston Restaurant Report is an email newsletter focused on the restaurant business in the Charleston area. The newsletter is intended to inform and enlighten local restaurateurs and stakeholders in the local restaurant economy.

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## **Green Scene – Turning “Green” ideas into Restaurant Profits Waterless Urinals**

Guys, have you ever seen a waterless urinal in a restaurant bathroom? This nifty invention will prevent your restaurant from wasting hundreds, if not thousands, of gallons of water every week! Every flush of a conventional urinal puts about a gallon of water into the wastewater system. Multiply that by the number of male customers flushing urinals in your restaurant on an annual basis and you have a very big number.

Waterless urinals utilize a replaceable filter cartridge that sits in the urinal. The filter contains a gel liquid that captures and neutralizes any unpleasant odors. By employing one of these urinals, you eliminate the flush valve and all the repair headaches associated with conventional urinals. Repair costs alone can add up to hundreds of dollars over the life of a flush valve urinal. The only maintenance required on a waterless urinal is an inexpensive filter cartridge that can be easily replaced (no plumber required) every six or eight months. Waterless urinals conserve our natural resources and at the same time save your restaurant business good money each year from literally being flushed down the drain.

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## **News from the Local Restaurant Scene – Kitty’s Fine Foods**

Kitty’s Fine Foods on Morrison Drive in downtown Charleston is experiencing a re-birth under the auspices of partners Joe Church, Michael Rabin, and Danny Sillivant. They are re-vamping the building interior to include a fully functional walk-in cooler from the 1920’s. The new bar counter and back bar set up came out of an old King Street watering hole. The restaurant will serve beer and liquor in addition to a food menu that is still being tweaked and kept under wraps. Look for the joint to re-open sometime in late Spring.

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## **Restaurant Openings/Closings/Coming Soon in the Charleston area --**

Most folks, including me, will assume the list of restaurant closings would far outweigh the number of restaurant openings over the last several months, but you may be surprised by the number of new restaurant openings in the area. Here is the rundown:

### **Openings –**

Ali Baba (Mount Pleasant)  
Ali Baba (Daniel Island)  
Alluette's Jazz Blues & R&B (Downtown Charleston)  
Amalfi's (Downtown Charleston)  
Athens Express (West Ashley)  
Bambu (Mount Pleasant)  
Blu (Folly Beach)  
Boathouse on Ellis Creek (James Island) – temporarily closed by fire  
Buccaneer (Downtown Charleston)  
Crave (Mount Pleasant)  
Dog & Duck (Mount Pleasant - North)  
East Bay Deli (North Charleston & Mount Pleasant)  
Eddie's Bistro (Daniel Island)  
Farrington's Bistro Pub (Summerville)  
Fatz Café (North Charleston)  
Gilligan's (Downtown Charleston)  
Golden Corral (North Charleston)  
Halls Chophouse (Downtown Charleston)  
Infuzions (Mount Pleasant)  
Jim N'Nick's (North Charleston)  
Montreaux (Summerville)  
Neil Jordan's Steakhouse (Mount Pleasant)  
Oink (Mount Pleasant)  
On The Fly (West Ashley)  
Rendevous (North Charleston)  
Rita's Seaside Grill (Folly Beach)  
Shine (Downtown Charleston)  
Tsunami (West Ashley)  
Wild Olive (Johns Island)

### **Closings --**

Boathouse on East Bay (Downtown Charleston)  
Buddyroe's (Isle of Palms)  
Carey Hilliards (North Charleston)  
Cisco's Café (West Ashley)  
Soda Water Grill (Daniel Island)  
Henry's (Mount Pleasant)  
Iacofano's Deli (West Ashley)  
Just Fresh (Mount Pleasant – Seaside Farms)  
KFC (Mount Pleasant – Johnnie Dodds Blvd)

Kitty's Fine Foods (Downtown Charleston)  
Mama Fu's (West Ashley)  
McGuires Pub (Summerville)  
Meritage (Downtown Charleston)  
Miss Ellie's (Daniel Island)  
Park Circle Coffee & Cream (North Charleston)  
Pasta Grill (Mount Pleasant)  
Rally's (West Ashley)  
Red Pepper (Mount Pleasant)  
Red Sky (Seabrook Island)  
Relish Downtown (Summerville)  
Rutledge Coffee & Cream (Downtown Charleston)  
The Loop (Mount Pleasant)

### **Coming Soon --**

Cork (North Charleston)  
Home Team BBQ (Sullivans Island)  
Juanita Greenberg's (Mount Pleasant)  
Kitty's Fine Foods (Downtown Charleston – Kitty's redesign)  
Liberty Tap Room (Mount Pleasant – TBonz redesign)  
Midtown Grill (Downtown Charleston)  
O'Brion's Pub (James Island)  
Soda Water Grill (Mount Pleasant)  
Taco Boy (Downtown Charleston)  
Wasabi (Daniel Island)

Disclaimer: Please forgive unintentional omissions from these lists.

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### **Available! Restaurant Real Estate in Charleston – Daniel Island**

2,400 square feet of existing restaurant space FOR LEASE on Daniel Island  
180-B Seven Farms Drive – Located directly across the street from the Family Circle Cup Tennis Stadium in the Publix shopping center at Downtown Daniel Island. Two exhaust hoods & fans, water heater, mop sink, handsinks and grease trap already in place. This highly-visible, high-traffic space is ready to roll! Call Four Corners Land & Investment Real Estate for details - 843.884.1104 or visit [www.fourcornersre.com](http://www.fourcornersre.com) .

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### **Ideas from the National Restaurant Scene – Rent Reductions**

Restaurateurs nationwide are reeling from the economic slowdown. Customer traffic counts have been on the slow decline for two years, accompanied by a drop in average check sizes. Restaurateurs are fighting this trend by cutting costs, re-negotiating with vendors, opening their financial books to landlords and asking for rent reductions. Don't expect to go in on your hands and knees and get a rent reduction handout. Show landlords how the cash savings can help

bolster the business plan and encourage leery landlords to grant a temporary reduction. Be willing to give something in order to get something. In exchange for reduced rent this year, be willing to extend your existing lease, increase future rent escalations, or trade out for future services.

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The Charleston Restaurant Report is a quarterly email newsletter produced by Thomas Kennedy and distributed to stakeholders in the Charleston-area restaurant scene. Send comments and suggestions to [thomas@fourcornersre.com](mailto:thomas@fourcornersre.com)

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