



Lively
CHARLESTON

SPRING/SUMMER 2024

MAGAZINE



FEATURE STORY

Meet the Man Building Tomorrow's Leaders

FOOD & DRINK

**Charleston's
Best Margaritas**

REAL ESTATE

**Agent Spotlight:
Amanda Young**

“Charleston is a city where the streets are lined with history, the food is cooked with love, and the scenery is simply breathtaking.”

— *Anthony Bourdain*



From The Publisher

Dear Reader,

It's our pleasure to introduce the Spring/Summer 2024 edition of Lively Charleston Magazine!

Every spring Charleston dusts off a heavy blanket of pollen to unveil hot pink azaleas, purple wisteria, and beautiful white dogwoods. This issue of the magazine delves into the Holy City's rich history, the lively experiences it offers, its vibrant culinary scene, and the incredible stories of Charleston locals.

This issue highlights local Charleston entrepreneur, Donovan Rider. We were lucky enough to sit down with Donovan and discuss his journey to success as a business owner,

husband, and father. The businesses he's built - Charleston Taekwondo and Kids That Win Academy - serve kids around the city and are proof of his steadfast commitment to creating a community that builds confident leaders for the future. His entrepreneurial approach serves as a reminder that staying true to your values and goals can lead to both personal and professional growth. His dedication to making a positive impact in the world is palpable in all of his endeavors, and it's clear that his success will only continue to flourish - which is a great thing for Charleston.

I'd like to proudly recognize our amazing team and local partners whose hard work and ded-

ication bring this magazine to life. A special thank you to our talented group of writers, editors, and designers, Crystal Bryant, Marissa Trudo, Tre Manchester, and Kyle Blankenship.

We sincerely hope that this issue inspires both locals and tourists to explore the vibrant culture and rich history of Charleston. It's our privilege to be your guide to the Lowcountry.

Cheers!



Jeremy Feldman
Publisher

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CULTURE

The Walled City of Charles Town

By Crystal Bryant

The City of Charleston is a treasure trove of history and culture, with a rich and diverse heritage dating back to the 17th century. One of the most fascinating aspects of Charleston's history is the Walled City of Charles Town, a fortified settlement built in the early 18th century to protect the town.

The Walled City of Charles Town was established in 1680 by English settlers who arrived on the coast of South Carolina in search of new opportunities. The original settlement was located at Albemarle Point on the Ashley River but was later moved to its current location on the peninsula. As the town grew and prospered, it faced various threats and challenges, including attacks by pirates, Spanish invaders, and Native American tribes.

In response to these threats, the settlers built a wall around the town to help protect it. Construction began in 1701 and was completed by 1720. The wall was made of hand-made bricks 8-10 feet high, and it encircled about 62 acres of the town. The wall had ramparts and bastions at regular intervals used for defensive purposes.

The walled City of Charles Town was a marvel of engineering and architecture and served its purpose well. The wall protected the town from various attacks, including a major siege by the British in 1780 during the American Revolution. The British forces failed to breach the wall and eventually withdrew.

Despite its success, most of the walls were demolished by the 1730s to make way for the development of new areas. However, the harbor-side fortifications remained intact through the American Revolution and continued to serve their purpose. In 1784, the city listed the small forts from the corners of the wall for sale at public auction. The new owners demolished the aboveground portions of the fortifications to make way for the expanding commercial waterfront.

Today, the walled City of Charles Town is no more, but

its legacy lives on in the history and culture of Charleston. The wall was a testament to the ingenuity and resourcefulness of the early settlers, and it remains a symbol of the city's resilience and determination in the face of adversity.



CULTURE

5 Free Ways to Explore Charleston

By Jeremy Feldman

Are you visiting Charleston and looking for some adventure? Maybe you're a resident looking to shake things up and reconnect with your city. Here are five free things you can do to explore the Lowcountry.

1. MACE BROWN MUSEUM

The first stop on our list is the Mace Brown Museum of Natural History at the College of Charleston. This public natural history museum on the college campus is home to over 15,000 fossils from around the globe, including species native to the Carolinas.

The museum is a great place for anyone with a budding interest in archaeology or history and supports the internationally respected research at the College of Charleston. Of course, it's free to visit, but donations are welcome.

2. UNITARIAN CHURCH CEMETERY

Keeping with the historical theme, visiting the second oldest cemetery in Charleston, The Unitarian Church Cemetery, will lend a unique glimpse into the city's colorful past. This cemetery is believed to be the basis for Edgar Allen Poe's poem, Annabel Lee.



Unique in its appearance, it features well-maintained walking paths surrounded by plots that are overgrown with vines and wildlife. The Unitarians believe that this represents a giving back to nature after death. Regardless of the stories and tales of spooky ghost sightings, a walk through the Unitarian Cemetery will connect you to Charleston's rich history in a special way.

3. RAVENEL BRIDGE

Maybe spooky graveyards and fossils aren't your thing. In that case, we recommend a stroll along the Ravenel Bridge. Completed in 2005, this cable-stayed bridge is the third largest in the Western Hemisphere, spanning 1,546 feet.

With walking and biking lanes, a trek across this engineering marvel will offer breathtaking views of the Charleston harbor and downtown. Of course, snapping a few pictures from the banks of Waterfront Park or Patriots Point isn't a bad idea, either.

4. CHARLESTON BATTERY

To further enjoy the beautiful weather, walking along The Battery is a great way to spend

"WITH VIEWS OF THE CHARLESTON HARBOR, CASTLE PINCKNEY, AND FORT SUMTER, IT'S PERFECT FOR A PANORAMIC LOOK AROUND THE PENINSULA."

an afternoon in the sun. This landmark defensive seawall, aptly named for the cannon batteries entrenched here during the Civil War, is famously flanked by massive antebellum homes.

With views of the Charleston Harbor, Castle Pinckney, and Fort Sumter, it's perfect for a panoramic look around the peninsula. A walk through White Point Gardens is a bonus for a stroll underneath the trees.

5. ANGEL OAK

Speaking of trees, last on our list is one of the oldest living things in the country, the Angel Oak. Estimated to be 400-500 years old, the Angel Oak stands over sixty feet tall and measures roughly 28 feet in circumference, with the longest branch measuring 187 feet long. An absolute must-see for anyone visiting Charleston, we recommend bringing food and setting up a picnic at this iconic location on Johns Island.

There you have it, our list of five free things to do in Charleston. If you're visiting or simply looking to reconnect with the city you call home, we hope you found something in this list helpful!

CULTURE

The History of Pluff Mud

By Kyle Blankenship

Have you ever been walking near the marsh, and suddenly, you get a whiff of something resembling rotten eggs? Don't worry. You didn't get crop-dusted by the person walking in front of you (😬). You're just smelling a staple of Charleston's culture: Pluff Mud. If you've never heard this term, you're in for a treat. Let's explore what Pluff Mud is, how it's formed, and why it's so crucial to Charleston.

The name Pluff Mud originated in the early 1800s when coastal planners began using the nutrient-rich substance as a fertilizer and plowed it into fields. It's unclear when the spelling changed from the original "plow" to its current form of "pluff."

The mud is a dark, sticky mix of algae, decaying animal and plant matter, and sediment bacteria that feed on the dead and decomposing organic matter that lives within it. It breathes without oxygen, removing sulfate from the water and releasing hydrogen sulfide into the mud. This process is where that famous rotten egg smell comes from.

How exactly is this mud formed? Well, it all starts with the tides. Twice a day, the tides in Charleston's estuaries bring in a large amount of water from the ocean. This water then floods the surrounding marshes, carrying sediment and organic matter. When the tide goes out, the sediment and organic matter settle on the marsh floor, forming a layer of mud. Over time, this layer becomes thicker and thicker, eventually reaching depths of up to 15 feet.

But why is Pluff Mud so important to the city of Charleston? For one, it's a window into the city's rich history. The mud is preserved artifacts from centuries ago, giving us a glimpse into what life was like in Charleston during that time. As the mud gets deeper, it becomes more anaerobic (meaning it contains less oxygen), which creates the perfect condition for preserving artifacts. The lack of oxygen prevents the growth of bacteria and fungi that typically break down the organic material.

However, it's not just a matter of historical significance. The mud also plays a vital role in the city's ecosystem. It provides essential nutrients that support an ecosystem of plants and animals in the Lowcountry. Pluff Mud sustains many creatures that can live in a low-oxygen environment, including fiddler crabs, clams, and worms. Larger animals, such as birds, raccoons, and fish, then come to feed on these creatures. This plays a massive role in the salt marshes and its intricate food web.

Next time you pass by that familiar smell, take a closer look at the mud. You never know what secrets might be hiding in it.



Mahi Mahi Tacos

These Mahi Mahi Tacos are a delicious and healthy meal packed with flavor. The combination of fresh fish, perfectly seasoned spices, and sweet pineapple salsa is a match made in heaven. Whether you're hosting a dinner party or just want to enjoy a delicious meal at home, these tacos will impress your guests and leave them wanting more.

Ingredients

For the Pineapple Salsa:

2 cups pineapple, chopped
1/2 medium white onion,
thinly sliced
1 jalapeño, thinly sliced
1 tbsp. fresh cilantro,
finely chopped
1/4 cup apple cider vinegar
2 tbsp. extra-virgin olive oil

For the Mahi Mahi Tacos:

1 tsp. smoked paprika
1/2 tsp. garlic powder
1/2 tsp. onion powder
1/2 tsp. kosher salt
1/4 tsp. oregano
1/4 tsp. freshly ground
black pepper
1/4 tsp. cumin
Pinch cayenne (optional)
1 tbsp. mayonnaise
1 lb. mahi mahi fillets, sliced
into 6 taco-size portions
Corn tortillas
Fresh cilantro, for serving
Lime wedges, for serving

Recipe

Make the pineapple salsa:

In a large bowl, combine pineapple, onion, jalapeño, cilantro, vinegar, and oil. Toss to coat, cover with plastic wrap and refrigerate for 30 minutes, or up to 2 hours. In a small bowl, combine paprika, garlic powder, onion powder, salt, oregano, pepper, cumin, and cayenne.

Pat mahi mahi dry and transfer to a large bowl. Spoon over the mayo and sprinkle with the spice mixture. Toss fish until completely coated and refrigerate for at least 20 minutes, or up to 1 hour.

Preheat grill to medium high for 3 minutes.

Grill fish until charred and fully cooked through, 6 to 8 minutes, flipping halfway through.

In the last minute of cooking, add tortillas to the grill until pliable and slightly charred on both sides.

Assemble tacos with a piece of fish, a bit of pineapple salsa, a sprinkle of cilantro, and some lime wedges.

Serve with toasted baguette rounds.

Recipe by Justin Sullivan at Delish.com.

Photo by Andrew Bui.

Food Styling by Spencer Richards.

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Watermelon Daiquiri

Cool off this summer with a refreshing Watermelon Daiquiri! This easy-to-make frozen cocktail is the perfect blend of bright citrus flavors and the perfect addition to your next party. There's even a non-alcoholic variation to whip up a fantastic mocktail!

Ingredients

4 cups frozen seedless watermelon cubes
4 oz. light rum (½ cup)
2 oz. fresh lime juice (¼ cup)
2 oz. orange juice (¾ cup)
1-2 tbsp. simple syrup*

Recipe

Mix frozen watermelon cubes, rum, lime juice, orange juice, and simple syrup in a blender until smooth. Start with 1 tablespoon of simple syrup and add additional, to taste. Stop to scrape the sides of the canister occasionally if not using a high speed blender.

Serve immediately, garnished with a wedge of lime.

*To make simple syrup, combine equal parts water and granulated sugar in a saucepan. (1 cup water to 1 cup sugar). Heat, stirring, until sugar is dissolved and small bubbles begin to form around the side of the pan. Remove from heat and let cool to room temperature. Store in an airtight container in the refrigerator for 3-4 weeks.

Non-Alcoholic Variation

Omit rum and increase orange juice to ½ cup, adding a bit of water to the blender to thin the mixture, as needed.

Recipe & photo from Striped Spatula with Amanda Biddle.

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FEATURE STORY

Meet the Man Building Tomorrow's Leaders

By Crystal Bryant

In the world of after school programs, summer camps, and kids activities, there is one entrepreneur who is making waves with his growing empire of martial arts schools. Meet the founder of Charleston Taekwondo, Donovan Rider. Running multiple businesses while keeping a healthy work-life balance is no easy feat. But for this Charleston entrepreneur, it's all about finding the right team and prioritizing family.

Charleston Taekwondo is a martial arts school focused on building confidence, increasing strength and agility, and teaching essential life skills such as persistence, determination, and discipline. Offering martial arts classes, after school programs, summer camps, day camps, and even birthday parties, the school thrives because of its welcoming community, value-oriented programs, and fantastic team of instructors.

It has been a non-stop adventure for the Charleston Taekwondo team since its opening in 2012. There are currently two Mount Pleasant locations, two Summerville area locations, and one in Hanahan. They are currently building out another location at Carnes Crossing in Goose Creek and are actively shopping for a location in West Ashley.

Their sister school, Kids That Win Academy, was established in 2022. Kids That Win offers the same confidence-building after school programs and summer camps as Charleston Taekwondo, only without martial arts. They have one location in Charleston and one in Mount Pleasant.

A crucial component of Donovan's success can be credited to his amazing leadership team. "Over the last couple of years, we have brought a lot of talent onto the team. Just great human beings that have bought into the mission and are working together to achieve the ultimate vision of what we're trying to create," he said. Donovan is excited about the behind-the-scenes development they are doing to expand the business.

"Our goal is to get to 25 locations in the next five years. To do that, we obviously have to expand outside of Charleston. We have aspirations of expanding throughout South Carolina and then into the southeast as well."

All the instructors at Charleston Taekwondo and Kids That Win are intentional when interacting with their students. They use words and body language that build the children's confidence instead of putting them in situations where they can judge themselves. "We want to make sure that we're building a positive inner dialog for the future children of Charleston and hopefully the country as well."





Each location proudly displays six core values on its walls: honesty, courtesy, perseverance, discipline, self-control, and confidence. “These are not really common terms that schools use. They’re not necessarily talking about leadership or self-control. So we want to ensure that we actively present these positive traits to the children.” They focus on one of the core values each week by discussing the definition and how to apply it inside and outside the facility.

Their students are developing as community leaders and taking advantage of opportunities within the schools as they age. “We’ve been fortunate enough to build a solid base of students, and it’s awesome to see some of them join the team as part-time staff or instructors and leaders inside of our facilities. Because they’ve gone through our program, they

know what success looks like, and they can really relate to the other children and explain both the benefits and the fun parts of what we’re doing,” Donovan said. “Most of our staff that run the summer camp programs are previous students who now want to be a part of that vision and mission of helping the next generation of students.”

Donovan is exceptionally proud of the leadership teams they’ve built over the years and all the students they’ve had the opportunity to shape. “We’re just a group of people who aligned with the vision of creating confident kids and we’re all really passionate about it because, let’s face it, these are the future leaders for our community.”

Another recent professional accomplishment was the launch of High



“WE’RE JUST A GROUP OF PEOPLE WHO ALIGNED WITH THE VISION OF CREATING CONFIDENT KIDS, HELPING OUT THE FUTURE, AND CREATING CONFIDENT LEADERS FOR OUR COMMUNITY.”



“As my daughter’s growing up, getting more mature and getting older, she’s five and a half now, it’s been really fun to watch her personality bloom and for her to become her own person and have her emotions and her own interests.” Although she hasn’t gotten into martial arts, she loves visiting her dad at Charleston Taekwondo. “I think it’s cool for her to grow up in an organization, to meet a lot of people, to make friends, and to grow her confidence and get out of her shell.”

Donovan prioritizes making core memories with his family. “Some of my favorite memories as a kid are the trips I went on with my parents when I was going to competitions. Those conversations on the road are memories that will stay with me for the rest of my life. That’s how I remember my father now, through those conversations in the car. It’s important to me that I’m giving Olivia the same opportunities. Because eventually, when I’m not here, those will be the memories that last.”

Donovan Rider’s success with Charleston Taekwondo and Kids That Win is a testament to his unwavering commitment to creating a welcoming community and building confident leaders for our future. His approach to entrepreneurship is a reminder that you can achieve both professional and personal growth by staying committed to your values and goals. Donovan’s passion for creating positive change in the world is evident in all that he does, and it’s clear that his success will only continue to grow.

Follow Donovan’s journey on Facebook and Instagram at @DonovanRider.

Value Leader with partner Jeremy Feldman. High Value Leader is a community of like-minded entrepreneurs and business owners who share the highs and lows of running an organization. He believes that being part of this community is helping him become a better person and leader. “I really enjoy the weekly calls with other entrepreneurs and intrapreneurs,” he said. “And chatting about what it’s like to run an organization on a day-to-day level, it’s a lot of fun to be involved with that.”

Apart from his professional achievements, Donovan is most proud of his family. “I love being a dad. I love being a husband. I love my family. They are the reason I do all of this,” he said.

FOOD & DRINK

Charleston's Best Margaritas

By Kyle Blankenship

Cinco de Mayo and beyond! No matter what day it is, if the sun is shining outside, the Mexican restaurants in Charleston are full of people enjoying a refreshing margarita! Let's take a look at some of our favorites around town.

TACO BOY

The first on the list has to be Taco Boy. Since its opening in 2009, Taco Boy has been a staple of the Mexican food scene in Charleston. With 3 locations – downtown, Folly Beach, and Summerville – there are multiple options for you to get your margarita fix! With nine different varieties of margaritas, frozen drinks, and custom-made cocktails, there is bound to be a drink for everyone in the crowd to enjoy. Go check them out on Tuesdays for \$5 margaritas all day!



MEX 1

Mex 1 Coastal Cantina is named after Mexico 1, the Mexican Federal Highway that runs the length of the Baja California Peninsula from Tijuana down to Cabo San Lucas. The highway is known for its epic surf spots and authentic taco joints.

With 3 locations, this restaurant has plenty of choices for you to see why it has been voted Best Mexican Restaurant and Best Margarita in Charleston. They only use 100% agave tequila, and all their margaritas are made with freshly squeezed juices. Mex 1 has an extensive tequila, rum, and mezcal selection and offers several house-infused tequilas, including pineapple habanero, strawberry cucumber, and jalapeno.

SOL SOUTHWEST KITCHEN

One of my personal favorites is SOL Southwest Kitchen. They have nearly 70 premium tequila selections for you to choose from. From fine aged tequilas meant for sipping to premium Milagro tequila that you can find in most of their house margaritas, you'll taste the difference a good tequila makes.

They use freshly squeezed citrus juices, homemade sour mix, and delicious ingredients to ensure you get the most natural-tasting margarita possible! You can check out these incredible drinks at one of their 2 locations in Mount Pleasant and Summerville.

RANCHO LEWIS

Rancho Lewis's food and drink menu is a nod to Pitmaster John Lewis's Texan roots in El Paso and Austin, which means lots of green chiles. The chiles star in the ever-popular spicy margaritas at this downtown restaurant, and the most unique way to taste these chiles is in the frozen margarita. Fresh Hatch Green Chile juice adds a kick to a margarita on the rocks or the Mexican martini, but the frozen margarita gets its own special treatment. After a little trial and error, they decided on a candied green chile jam that adds a hint of sweetness to the drink and complements it perfectly. Check out these drinks any day of the week, or if you want a great deal, stop by for happy hour from 4 - 6 pm, Monday - Friday for half-priced drinks and appetizers.

EL PINCHO TACO

There is no shortage of unique margaritas at this hidden gem downtown on Meeting Street. Between the restaurant's Pincho Drinks and its new Mexico City Collection, it serves more than 30 varieties of margaritas. What happens if you can't decide on just one? Don't worry. You can sample four different margaritas on their margarita flight!

So there you have it! Those are a few of my favorite spots to find a refreshing margarita after a long day in the sun! Don't forget the chips and queso too.



WELLNESS

5 Ways to Beat the Holy City Summer Heat

By Jeremy Feldman

With a city as desirable as Charleston, sometimes it's easy to forget that even the best places to live and visit always have a 'flipside.' And as many locals will tell you, the flipside in Charleston is the summer heat!

Charleston lies deep in what's known as the subtropical zone, and June through August can make it feel like the polar opposite of a Holy City.

So whether Charleston is home base or you're just popping in for a summer escape, here are our top 5 ways to beat that holy heat this summer.

THE BEACHES

As a coastal city, one of Charleston's greatest allures is its proximity to world-class beach destinations along South Carolina's coast. Charleston proper features five beautiful beach towns: Folly Beach, Sullivan's Island, Isle of Palms, Seabrook Island, and Kiawah Island.

Each destination brings its own unique pace and personality, but whatever your vibe, South Carolina summers are always more bearable by the water. Whether you want to enjoy the natural beauty, fine dining, nightlife, or a kid-friendly experience, you'll find it at one of Charleston's beaches.

Traffic can get hairy, especially during the summer, so we suggest starting your day early. Parking rules differ at each location, but you'll generally never spend more than \$15 for the day. Just make sure you check out the beach town's website for rules and regulations before you hit the road.

WATER SPORTS & TOURS

There aren't many finer pleasures in life than a day sitting on the beach looking out at the ocean, but if you're like us, you like to get involved. Why just look at the water when you can be one with it?!

Charleston was one of America's first major seaports and still is, for good reason. It's a boat and watercraft lover's delight. Nowadays, there are plenty of day recreation rentals and touring options to set sail amongst

those cruise ships and freighters.

We suggest renting a kayak, paddle board, or booking a tour at Charleston-based Nature Adventures. They offer guided tours for you or the whole gang; and who knows, you might even get to meet one of Charleston's official ambassadors.

MUSEUM MILE

Indulge your curiosities, peruse some of this country's greatest art collections, and maybe learn a thing, or 10, all in the sweet embrace of modern-day air conditioning.

While we can't get behind spending your entire Charleston existence inside, if you have to beat the heat with some indoor refuge, Charleston's storied museum mile along Meeting Street will keep you covered and cool. With six museums and five nationally registered historic houses, you'll only have to step outside for mere minutes before you find your next stop.

If you have kids, it might seem like a hard sell at first, but I promise they will never forget a day spent at the Children's Museum of the Lowcountry. Parents will love the free admission for anyone under one. But sorry Mom and Dad, we can't help you once you pass the gift shop.

THE SOUTH CAROLINA AQUARIUM

Who needs a zoo when you have a world-class aquarium? The South Carolina Aquarium is an AZA-accredited facility located right on the Charleston Harbor. It features almost 7,000 aquatic animals and gives you an up close and personal experience with the plethora of native wildlife and environments found in South Carolina.

The aquarium often features rotating exhibits from more exotic places. Kids and adults alike will have a blast at the touch tank, and be sure to say 'What's up?' to our friend, Liberty, an American Bald Eagle rescued from Florida who now lives the luxurious life as the matriarch of the aquarium.

SHEM CREEK

Shem Creek is a direct tributary where the Cooper River widens into the Charleston Harbor. It's also a direct tributary to a good time! It is one of the area's most picturesque and best-eating locales. When it comes to a summer's night out in Charleston, there might not be a better place than Shem Creek.

Shem Creek was originally a major shrimping and fishing industry hub, and we've yet to have had or heard about a bad seafood dish. To start, check out Saltwater Cowboys, one of our favorite places for great seafood. For all of the land food lovers in your crew, they also have great Carolina BBQ, specialty cocktails, and beers on tap.

We could go on and on, but that will have to do for this edition of ways to beat the heat in Charleston this summer!



REAL ESTATE

Agent Spotlight: Amanda Young



Every issue of Lively Charleston Magazine features an interview with a real estate agent from the Lively Charleston Properties team. This Spring, we sat down with the incredible Amanda Young to learn about her rise to success as a Realtor in Charleston.

Amanda grew up on Long Island, New York, and studied Psychology at SUNY Geneseo. She loves helping others understand and achieve their goals. Amanda continues to use the theories and concepts she's learned to advocate for people around her. Her core values are centered around dedication, communication, and authenticity. Making people feel comfortable, cared for, and valued is key to her success in real estate.

Why did you decide to pursue a career in real estate?

Initially, I chose to go into the real estate industry because of my love for architecture and design, and the flexibility I would have compared to a typical 9-5 job. However, as I started gaining experience in the real estate field, I found that working with people is what I enjoy. Getting to know all of my clients, building rapport, and earning their trust and business is what I love most. It really is a people-person industry that requires a variety of skills. I enjoy working with people from different backgrounds who have different needs, interests, and different levels of income. Seeing people find their dream home and making it a reality for them gives me genuine satisfaction from what I do.

What is one of the biggest challenges you face in the industry?

One of the biggest challenges I face in the industry is not being able to control the market. The market constantly fluctuates, and that is something that is out of our control. When people ask where the market is going or what I expect to happen over the next couple of months, that is a tough question to answer because, even in 2024, we don't have a crystal ball.

You've had a GREAT year.

What's your secret to success?

The key to a successful real estate career is being determined and invested in your success. Persistence is so important to have, especially at the beginning of your career. A good friend reminded me not to give up just because it's hard, and I would tell a friend the same thing!

Do you have a mantra or quote you live by?

"It all begins and ends in your mind. What you give power to, has power over you, if you allow it". Believing in yourself is #1, and if you don't, nobody else will either! Think positive, and you will have positive results."

What's your favorite thing about living in Charleston?

One of my favorite things about Charleston is living so close to the beach and, of course, all of the history that comes with it! There is always something to do in Charleston, no matter the time of year.

Any tips for new real estate agents or people considering a career in real estate?

I think finding a team that is able to support you and help you learn about the industry at the beginning of your career is important for new agents. Having a mentor and someone who can give you advice and feedback is something that helped me a lot. The biggest thing I'd say is perseverance, continuing to work hard, and the results will pay off in the long run! Just because you don't see the outcome of your work tomorrow doesn't mean you should give up!

Goals for the next year?

My goals for the next year are to continue to help people find their dream homes and to be a resource for anyone who has questions about the home-buying process. They say you learn something new every day, and the same goes for real estate, so continuing to grow as a person and sharpening my skills will always be a yearly goal!

Featured Listing



169 COOPER RIVER DRIVE
Mount Pleasant
3 Bed, 3 Bath
2,655 Sq Ft

Welcome to 169 Cooper River Drive, a magnificent penthouse located in the highly sought-after Tides Condominiums in Mount Pleasant, SC. This luxurious condo is just a 10-minute drive over the Ravenel Bridge to downtown Charleston and offers breathtaking views from all main rooms. The penthouse spans over 2,655 sq ft and features three spacious bedrooms, three bathrooms, and a large balcony off the living room.

In addition to its main living space, the penthouse also offers another 1,200 +/- square feet of entertaining space, perfect for hosting guests or relaxing in style. Imagine sipping a cup of coffee in the morning or enjoying a glass of wine as the sun sets from your own private oasis. The living room boasts a cozy fireplace and a separate dining area, perfect for entertaining.

The primary suite offers stunning panoramic views from three angles and

features a luxurious bathroom with double sinks and a large shower with seating. On the other side of the condo, you'll find another spacious master suite with a huge bathroom. With amazing views from all the main rooms, this home is truly one-of-a-kind.

Being a corner unit, this penthouse allows for extra windows and views, making it a rare opportunity to own one of the most coveted units in the Tides Condominiums. The building itself is well-known for being one of the first luxury condominiums offering stunning views of the Ravenel Bridge and Charleston, SC. In addition, residents can enjoy the state-of-the-art gym, sauna, steam room, and BBQ area with a nice social life offered by the amazing clubhouse.

Don't miss this once-in-a-lifetime opportunity to own this stunning penthouse in the Tides Condominiums.

LISTED BY PAUL LINDEMANN, REAL BROKER, LLC
PHOTOS BY KEEN EYE MARKETING





REAL ESTATE

The Impact of Tourism on the Charleston Housing Market

By Marissa Trudo

For several years, Charleston, South Carolina has been named one of the best places to visit in the US, and it's no wonder. It's not only an incredible place to live (slight bias here), but Charleston is also a popular destination for tourists seeking history, culture, and southern charm. And did you know that tourism has a significant impact on the city's housing market? From rising home prices to increased demand for short-term rentals, here's how tourism is affecting Charleston's real estate landscape.

RISING HOME PRICES

As more visitors flock to Charleston, demand for housing increases. This increased demand has led to rising home prices, with the median home value in Charleston currently sitting at approximately \$426,000. In fact, Charleston has one of the highest median home prices in the state of South Carolina.

While rising home prices can be good news for homeowners looking to sell, it can make it more difficult for locals, as well as out-of-state movers, to afford to buy a home here in the lowcountry. This has led to concerns about gentrification and displacement of long-time residents.

INCREASED DEMAND FOR SHORT-TERM RENTALS

Charleston's popularity as a tourist destination has also led to increased demand for short-term rentals. Platforms like Airbnb and VRBO have made it easier than ever for homeowners to rent out their properties for a few nights at a time, often at a premium price.

While short-term rentals can be a lucrative source of income for homeowners, they have also led to concerns about the availability of long-term rental housing for locals. Some argue that the proliferation of short-term rentals has driven up the cost of long-term rentals, making it difficult for Charleston residents to find affordable places to live.

IMPACT ON THE LOCAL ECONOMY

Despite these concerns, there's no denying that tourism has a significant positive impact on Charleston's economy. In 2019, Charleston visitors spent over \$8 billion on lodging, food, and entertainment, supporting thousands of jobs in the hospitality industry.

This influx of tourist dollars has also led to increased investment in Charleston's real estate market. Developers are building new hotels and vacation rental properties to accommodate the growing number of visitors, and some are even converting historic buildings into boutique hotels.

LOOKING TO THE FUTURE

As Charleston continues to grow as a tourist destination, it's likely that tourism will continue to have a significant impact on the city's housing market. While this can be a double-edged sword, there are steps that can be taken to mitigate the negative effects of tourism on the local community.

For example, some cities have implemented regulations on short-term rentals to ensure that they don't contribute to a shortage of long-term rental housing. Others have explored ways to encourage developers to build more affordable housing for locals.

Ultimately, the key is to strike a balance between the benefits of tourism and the needs of the local community. With careful planning and collaboration between stakeholders, Charleston can continue to thrive as both a tourist destination and a place that residents are proud to call home.

If you have any questions about buying, selling, or investing in the Charleston area, or you're just curious to learn more about the real estate market here, reach out to the Lively Charleston Properties team! We'd love to be your local Charleston resource.

"Lively Charleston is the complete package. From beginning to end we felt comfortable and secure with our home buying journey. Jeremy, Amanda, Tre, and the rest of the Lively team are a well oiled and incredibly efficient machine. At no point in the process did we feel lost or like we weren't being taken care of to the utmost degree..."

"Susie Hummer was one of the best realtors we have had. She made the process of looking for houses easy and enjoyable. I couldn't have asked for a better realtor who really listened to what I wanted in a house."

"We had an absolutely wonderful experience with Marissa. She helped us find the perfect home and was great about showing us many homes before finding the one that worked best for us."

"Amanda Young was absolutely wonderful in assisting us and walking us through every step of the way in this process. She was very polite, professional and transparent throughout the time we worked with her. I would 100% recommend her as your realtor especially if you're looking for your first home like we were. She's awesome!"

"As a first time home buyer, I was so thankful to have Kyle there to help us through the home buying process as our Real Estate Agent. He was always there to answer all of our questions, and made the whole process so easy! I would recommend him to anyone looking for a real estate agent in the Charleston area."

"Ellie was the best!! She was very knowledgeable about each house we looked at and was always available at any time!! Highly recommend!"

"Everything about Lively makes the house buying process feel comfortable! They are all such wonderful people who makes you feel so at ease figuring out what you are looking for in a forever home. Tre was there every step of the way with so much support from the whole Lively team. If you are looking for the perfect forever home to cozy up in, I can't recommend Lively Charleston enough!"

"Selling a house is sure to come with a few challenges but working with Scott made the process less painful. He was attentive, proactive and always willing to help work through anything that arose. We had a great experience with the support team as well and would choose to use them again in the future!"



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SMALL BUSINESS SPOTLIGHT

Noah's Space Ark

By Crystal Bryant

Alejandro Avendano's story is one of passion, creativity, and hard work. He's not only an engineer but also an entrepreneur and the author of a bilingual children's book.

Alejandro's journey to Charleston started back in 2010 when Boeing began to increase its presence in the area. He had the opportunity to come to Charleston for the first time on an assignment and fell in love with the beach and the city's charm. In 2015, he moved to Charleston full-time and met his wife.

Alejandro's entrepreneurial spirit came to fruition not long ago. With a passion for production and media creation, he pursued his dreams and founded a media production company while still working at Boeing. With an engineering background, he had the skills to take on this new venture and make it a success. Self-publishing his first children's book, "Noah's Space Ark," was the culmination of this hard work and creativity.

"Noah's Space Ark" is a bilingual children's book about a boy named Noah who dreams of creating a new world in space with his animal friends. The main character's namesake is Alejandro's son Noah, and each animal and accompanying life lesson is inspired by others in his life. Each lesson is meant to encourage strength and bravery to carry on the mission. It's about pursuing your passion and never giving up. Alejandro hopes that

his book will inspire children to explore their interests and chase their dreams.

After going through open-heart surgery when he was only 27 years old, Alejandro was instilled with a sense of urgency to make every moment count. After starting a family, this sense of urgency was directed toward teaching his son all the life lessons he's learned throughout his journey.

Bringing this book to life was not an easy feat, but Alejandro was happy to take on the challenge. He's learned so much about the publishing industry and hopes to continue writing and releasing books for his son and children everywhere.

The book reads in English and Spanish, and it's perfect for children who want to learn a new language or for bilingual families who want to reinforce their heritage.

Alejandro's story is an inspiration to anyone who wants to pursue their passion. His career and life experiences gave him the skills and courage to take on a new journey and turn his dreams into a reality.

Visit LinkPop.com/NoahsSpaceArk to connect with Alejandro or to purchase your own copy of "Noah's Space Ark!" \$1 of every book sold goes to St. Jude Children's Hospital.



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