



FOR SALE

6072 Rivers Ave North Charleston, SC 29406

BRENT CASE, CCIM, CRE

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LAUREN ANDERSON

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**COLDWELL BANKER
COMMERCIAL
ATLANTIC**



EXECUTIVE SUMMARY



PRICE

\$1,000,000



SIZE

2,267 SQFT



PARKING

30 spaces



TAX DISTRICT

North Charleston



ZONING

City of North Charleston - B-2 -
General Business District



ACRES

0.67



TAX ID

4751600008



YEAR BUILT

1992



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OFFERING SUMMARY

Presenting an exceptional, turnkey investment opportunity in the heart of one of the Charleston MSA's most dominant retail corridors. Located at 6072 Rivers Avenue, this freestanding retail building is currently occupied by a long-term, stable Subway tenant.

Offering unmatched visibility, strong historical tenancy, and a highly accessible location, this asset is a premier choice for passive investors seeking a reliable single-tenant net lease addition to their portfolio, or buyers looking to secure prime real estate in a rapidly growing submarket.

Investment Highlights:

Prime Retail Corridor Location

Excellent Connectivity

Turnkey Passive Income

Strong Real Estate Fundamentals

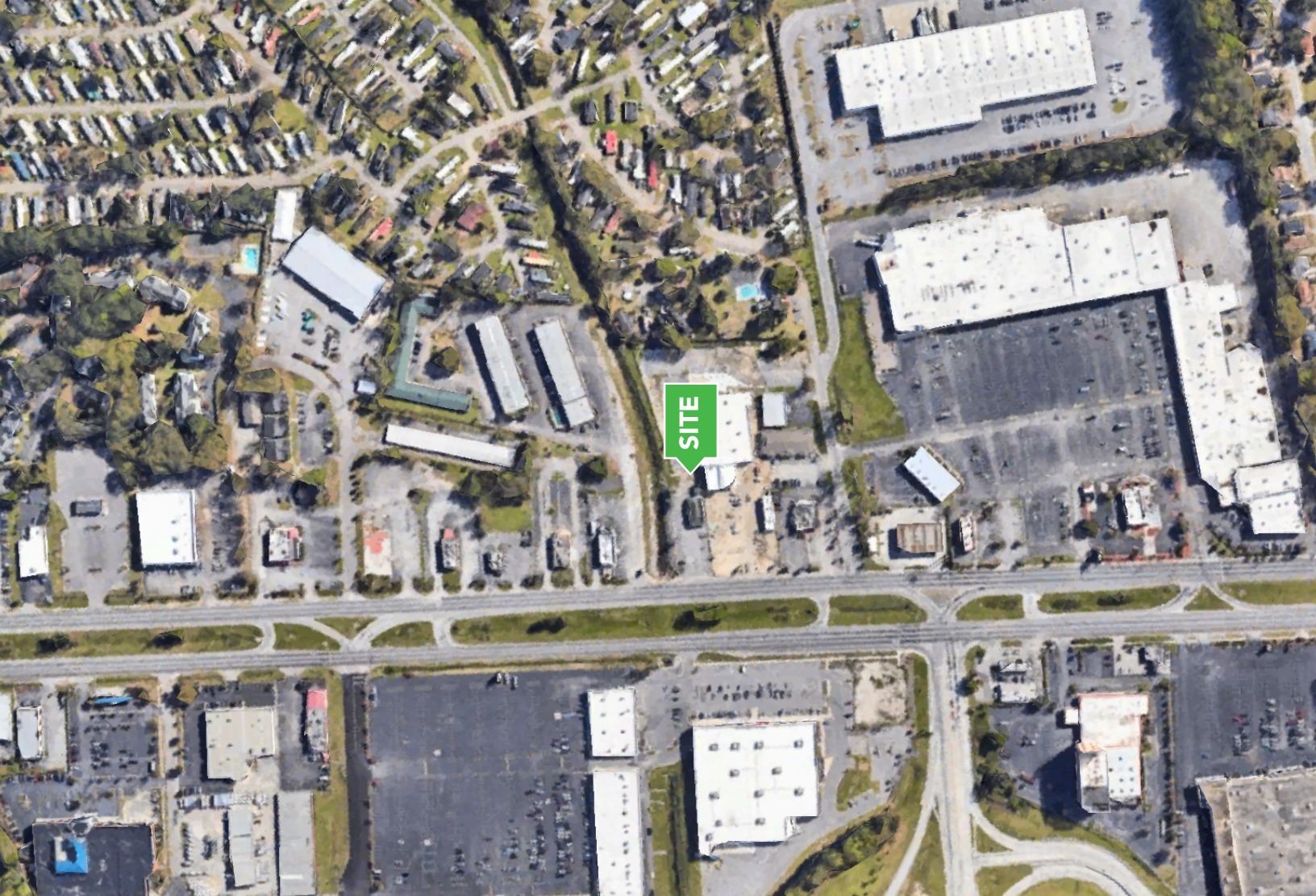
Favorable Zoning: Zoned B-2 (General Business District)



AREA MAP



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