



RIVERS AVE DEVELOPMENT OPPORTUNITY

5434 RIVERS AVENUE
NORTH CHARLESTON, SC 29406

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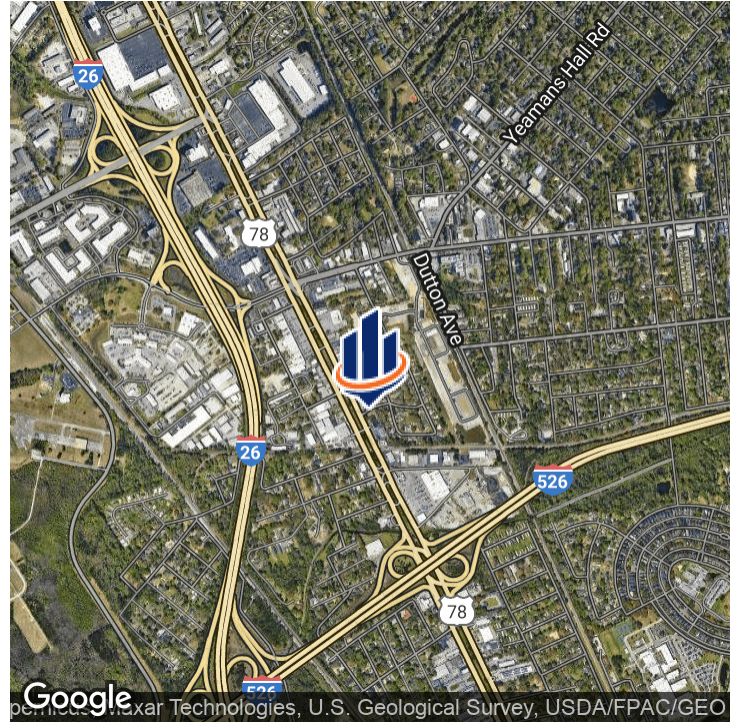
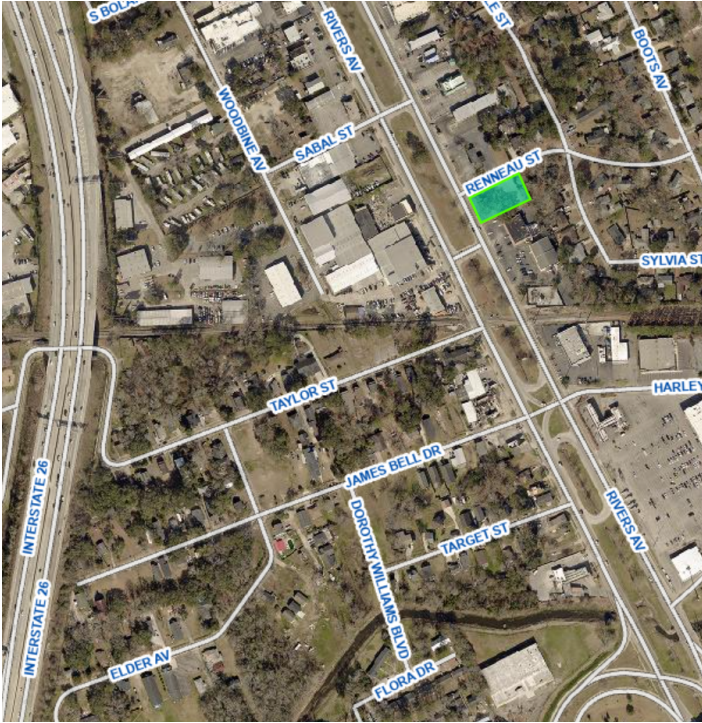
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

1 PROPERTY INFORMATION

5434 Rivers Avenue
North Charleston, SC 29406



5434 Rivers Ave Executive Summary



OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	0.46 Acres
Price / Acre:	\$1,510,870
Zoning:	B-2 General Business
Market:	Charleston
Submarket:	North Charleston
Traffic Count:	33,541

PROPERTY OVERVIEW

SVN is proud to offer prime Commercial real estate in North Charleston, South Carolina surrounded by local, regional, national and international businesses. The property is approximately 0.46 acres, located in a HUB Zone. Sitting on bustling Rivers Avenue with 100 ft of frontage, this site is conveniently located near Boeing, Volvo, Mercedes with great access to all the ports, and historic downtown Charleston. This site offers opportunities for Development and growth. Zoned: B-2 General Business

CONFIDENTIAL DO NOT ENTER PROPERTY WITHOUT BROKER APPROVAL.

PROPERTY HIGHLIGHTS

- Minutes to I-526 and I-26
- Close access to PORTS, Boeing, Volvo, Mercedes and other industries
- Great Development Opportunity on Bustling Rivers Ave
- Historic Downtown Charleston only minutes away
- Growing population for business and work force
- Entitled Land with frontage on Rivers Avenue

5434 Rivers Ave Description



LOCATION DESCRIPTION

This prime commercial property is zoned General Business and located on Rivers Ave in a HUB Zone. Just south of Remount Rd and minutes from I-26 and I-526 this property is ideal for industry and business. North Charleston has been growing steadily in both population and business development, the opportunities appear to be limitless. North Charleston is the third largest city in South Carolina. For those interested in growth and development, South Carolina proudly offers incentives to companies willing to provide jobs. The Charleston market continues to grow with each passing day and is thriving. North Charleston borders the number one tourist destination in the world, Charleston, South Carolina. Also, it is surrounded by multiple International Aerospace, Automotive, the SC Port and other industries including Boeing, Volvo, Mercedes Benz just to mention a few. With opportunity for economic development activity in or near the Charleston area.

SITE DESCRIPTION

Commercial real estate ready for development located in North Charleston in a HUB Zone, within I-526 corridor. It is within close proximity to The SC Ports and several other large corporations and industries. Included is approximately 100 feet of frontage on Rivers Avenue and a total of +/-0.46 acres. Recent traffic counts are an estimate of 33,541 VPD. This is entitled land ready to be built on.



5434 Rivers Ave Highlights



LOCATION INFORMATION

Building Name	5434 Rivers Ave Development Opportunity
Street Address	5434 Rivers Avenue
City, State, Zip	North Charleston, SC 29406
County	Charleston
Market	Charleston
Sub-market	North Charleston
Cross-Streets	Renneau Street
Township	North Charleston
Side of the Street	East
Road Type	Paved
Market Type	Medium
Nearest Highway	US Highway 52 - Rivers Avenue
Nearest Airport	Charleston International Airport

PROPERTY HIGHLIGHTS

- Easy access to I-526 and I-26
- Great access to PORTS, Boeing, Volvo, Mercedes and other industries
- Great Development Opportunity
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- Entitled Land with frontage on Rivers Avenue

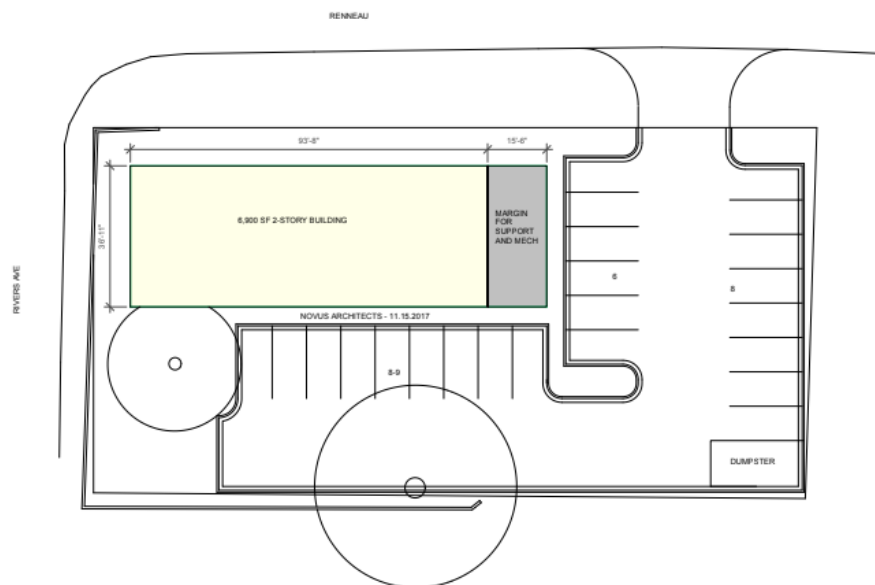
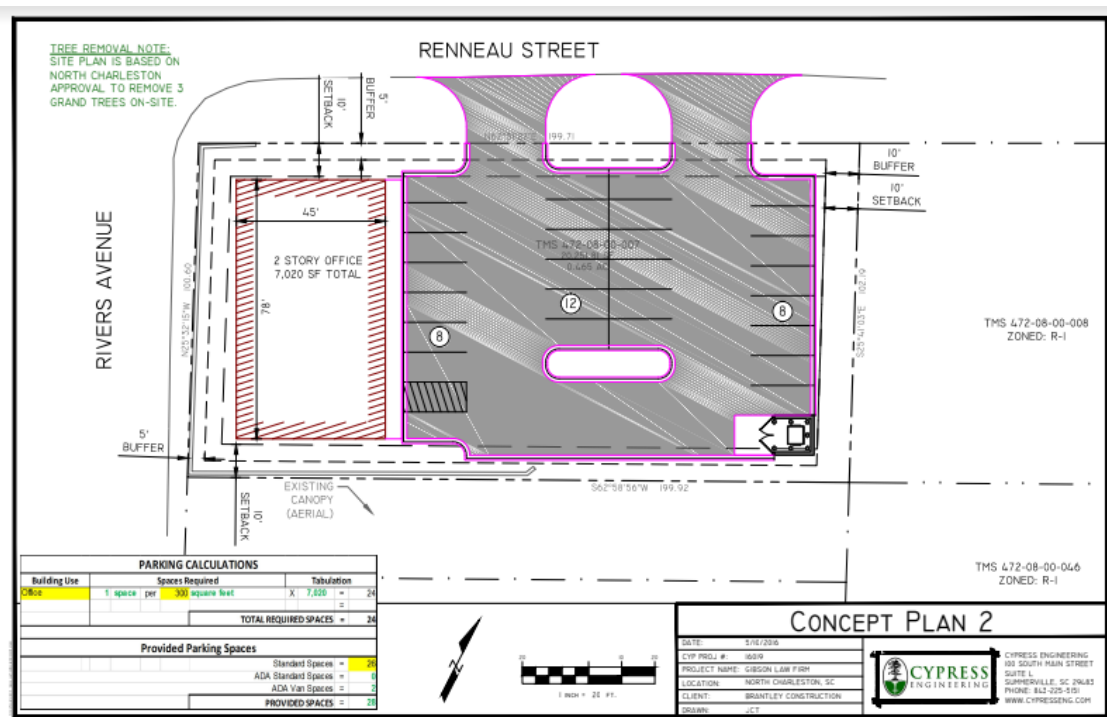


2 LOCATION INFORMATION

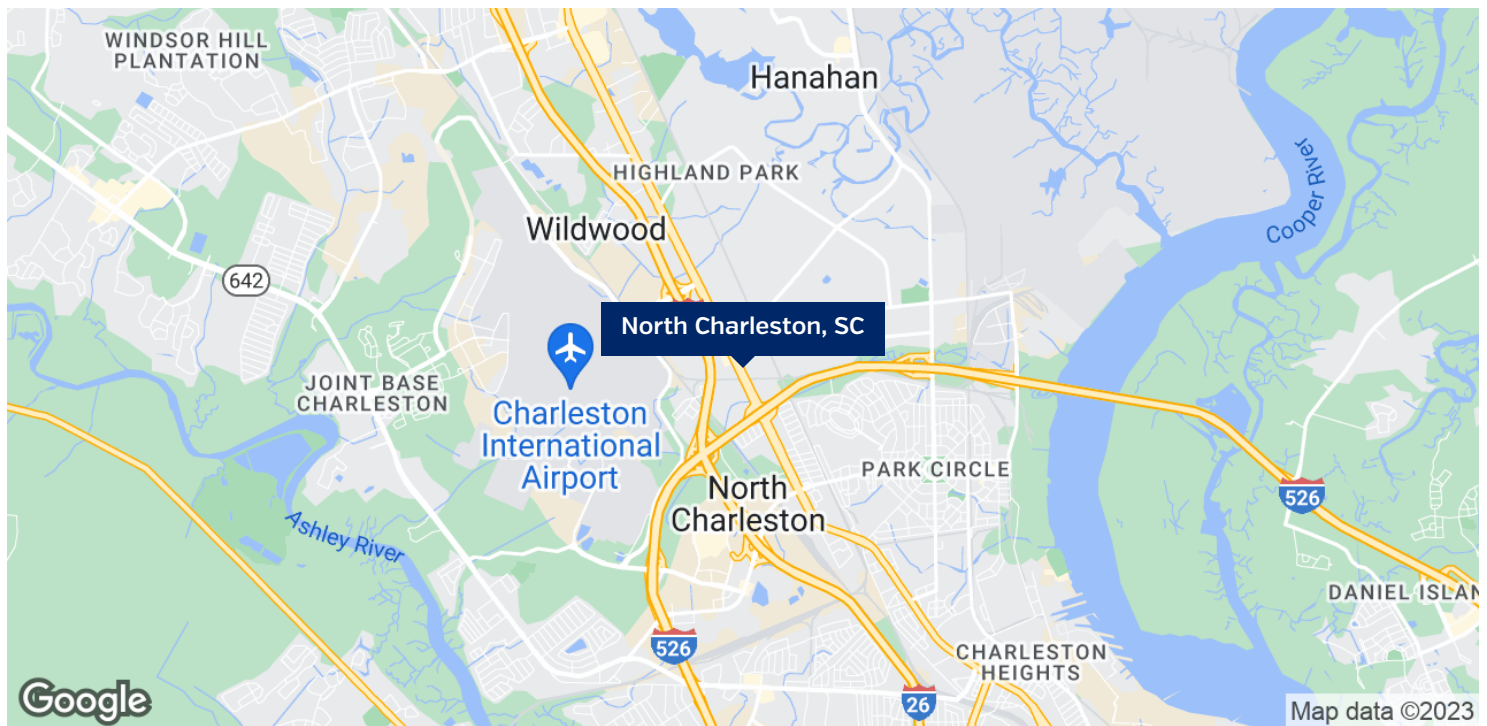
5434 Rivers Avenue
North Charleston, SC 29406



5434 Rivers Ave Potential Site Plans



City Of North Charleston Information



NORTH CHARLESTON, SC

The City of North Charleston continues to drive the State's economy as the epicenter of business development, offering a business friendly community, rich with incentives to allow companies to compete on a global scale. Our young, highly skilled workforce attracts diverse industries, such as aerospace, automotive, aviation, bioscience, defense, renewable energy, financial services, and information technology. North Charleston is where businesses flourish.

North Charleston, the 3rd largest city in South Carolina, is highly accessible and centralized among the region. This City known as the "Hub of the Lowcountry" continues to grow at an extraordinary rate. It is important to note that North Charleston has led the State in retail sales for 21 consecutive year.

Drawing on the strength of increasing numbers of public/private partnerships, North Charleston provides infrastructure, a well-trained work force, support services and financial resources – all which help businesses succeed.

North Charleston is dedicated to establishing an environment where businesses can flourish. Whether an existing business or one looking to relocate, North Charleston's municipal government presents one of the most business friendly environments.

North Charleston's market access is second to none.

North Charleston's close proximity to major roadways, including I-26, I-526, and I-95, rail lines transporting both freight and passengers, an international airport, and the world-class Port of Charleston. The State of South Carolina boasts five interstate

Charleston County Information



CHARLESTON COUNTY HIGHLIGHTS

- Population of approximately 400,000 (over 800,000 in the tri-county region)
- Home to major employers like Boeing, hospitals, and logistics companies
- Hospitality and tourism hub of South Carolina
- Charleston consistently ranked #1 tourist destination in the US by Conde Nast
- Life sciences research hub at Medical University of South Carolina
- Growing tech industry, dubbed "Silicon Harbor" which fosters both key players and startups alike

CHARLESTON COUNTY: THE CLIMATE IS RIGHT FOR BUSINESS AND LIFE

With an average annual temperature of 75 degrees and a business-friendly philosophy, Charleston County has positioned itself as the perfect locale for both individuals and corporations alike to locate.

The recent deepening of the Charleston Harbor to accommodate post-Panamax ships, as well as the burgeoning manufacturing industry in the region has fueled both economic and residential development in the region. Aside from manufacturing, Charleston has a strong life sciences industry with the Medical University of South Carolina's main campus in downtown Charleston, as well as a thriving tech industry with key players like Blackbaud and Benefitfocus locating their headquarters in the area.

The economic drivers of the region have resulted in continuously-improving schools, infrastructure and overall quality of life for both residents and tourists alike.

South Carolina Information



SOUTH CAROLINA

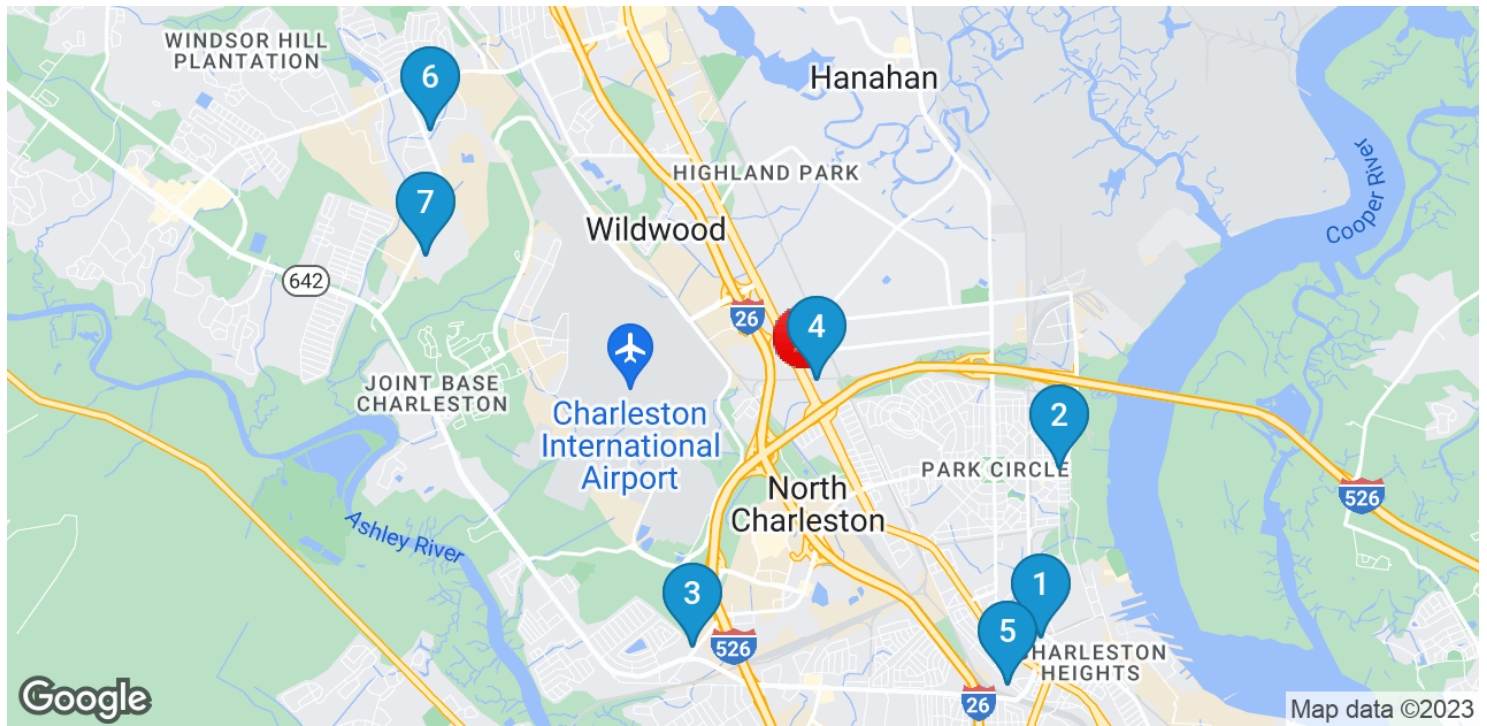
South Carolina is the most hospitable and business-friendly climate. That's not just our opinion. Area Development magazine consistently ranks South Carolina as one of the top five states to do business in the nation. We are proud to offer a good value add to all businesses - enterprise or entrepreneurial. Each year, nearly 100 companies benefit from the skilled individuals trained by readySC™. More than 300,000 individuals strong, this division of the SC Technical College System ensures that companies can depend on a strong, productive workforce. In addition, South Carolina has one of the lowest unionization rates in the country. Uniquely situated halfway between New York and Miami, South Carolina's integral transportation system—interstates, ports and rail—make it easy to reach East Coast markets, as well as markets globally. Strong communities make for a strong economic foundation. The Community Development team works to assist local leaders in the development of industrial product, infrastructure improvement and strategic planning. SC is building Cars, Homes, Airplanes, Chemicals. Many companies have made South Carolina home and enjoy all our state has to offer. Arts. Sports. History. All in a state with an affordable cost of living and a temperate climate. It is not surprising that tourism brings in more than \$23 billion a year as others want to visit what South Carolinians enjoy year round. Knowledge-Based Continual growth requires continual innovation. SC is committed to investing in research and development, SC universities and world-class research facilities. Recognized for achievement in foreign direct investment, South Carolina is home to more than 1,200 operations of international companies. That number continues to grow thanks to our successful track record of helping international companies establish, relocate and expand their business operations. Industrial power rates are 14% lower than the national average. SC is a Right-to-work State.



3 SALE COMPARABLES

5434 Rivers Avenue
North Charleston, SC 29406

Sale Comps Map



SUBJECT PROPERTY

5434 Rivers Avenue | North Charleston, SC 29406



1910 MCMILLAN AVE

North Charleston, SC
29405



1043 E MONTAGUE AVE

North Charleston, SC
29405



3826 W MONTAGUE AVE

North Charleston, SC
29418



2060 HARLEY STREET

North Charleston, SC
29406



3547 MEETING STREET

North Charleston, SC
29405



3285 ASSOCIATE DR

North Charleston, SC
29418



7155 BRYHAWKE CIRCLE

North Charleston, SC
29418

Sale Comps Summary

SUBJECT PROPERTY		PRICE	BLDG SF	LOT SIZE	PRICE/SF
5434 Rivers Ave Development Opportunity					
5434 Rivers Avenue		\$695,000	-	0.46 AC	\$34.68
North Charleston, SC 29406					
SALE COMPS		PRICE	BLDG SF	LOT SIZE	PRICE/SF
1910 Mcmillan Ave					
1	North Charleston, SC 29405	\$1,600,000	13,000 SF	0.94 AC	\$123.08
1043 E Montague Ave					
2	North Charleston, SC 29405	\$1,350,000	1,976 SF	0.05 AC	\$683.20
3826 W Montague Ave					
3	North Charleston, SC 29418	\$1,270,000	2,200 SF	-0.89 AC	\$577.27
2060 Harley Street					
4	North Charleston, SC 29406	\$1,269,999	14,120 SF	1.34 AC	\$89.94
3547 Meeting Street					
5	North Charleston, SC 29405	\$1,100,000	6,260 SF	-0.56 AC	\$175.72
3285 Associate Dr					
6	North Charleston, SC 29418	\$1,100,000	3,750 SF	0.99 AC	\$293.33
7155 Bryhawke Circle					
7	North Charleston, SC 29418	\$1,050,000	5,999 SF	1 AC	\$175.03
		PRICE	BLDG SF	LOT SIZE	PRICE/SF
TOTALS/AVERAGES		\$1,248,571	6,758 SF	0.41 AC	\$184.75

Sale Comps



SUBJECT PROPERTY

5434 Rivers Avenue | North Charleston, SC 29406

Sale Price:	\$695,000	Price / AC:	\$1,510,870
Price PSF:	\$34.68	Lot Size:	0.46 Acres



SVN is proud to offer prime Commercial real estate in North Charleston, South Carolina surrounded by local, regional, national and international businesses. The property is approximately 0.46 acres, located in a HUB Zone. Sitting on bustling Rivers Avenue with 100 ft of frontage, this site is conveniently located near Boeing, Volvo, Mercedes with great access to all the ports, and historic downtown Charleston. This site offers opportunities for Development and growth. Zoned: B-2 General Business

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1910 MCMILLAN AVE

North Charleston, SC 29405

Sale Price:	\$1,600,000	Closed:	12/20/2021
Price / AC:	\$1,702,127	Price PSF:	\$123.08
Building SF:	13,000 SF	Year Built:	1989
Lot Size:	0.94 Acres		



On December 20th, 2021, the 13,070 square foot general retail building at 1910 Mcmillan Ave in Charleston, SC sold for \$1,600,000 or \$122 per square foot.



1043 E MONTAGUE AVE

North Charleston, SC 29405

Sale Price:	\$1,350,000	Closed:	07/12/2022
Price / AC:	\$27,000,000	Price PSF:	\$683.20
Building SF:	1,976 SF	Year Built:	1969
Lot Size:	0.05 Acres		



On July 12th, 2022 3,952 square foot office building at 1043 E Montague Avenue, Charleston, South Carolina was sold for \$1,346,000. The property, built in 1969 and has a class C rating.

Sale Comps



3826 W MONTAGUE AVE

North Charleston, SC 29418

Sale Price:	\$1,270,000	Closed:	07/15/2022
Price / AC:	-	Price PSF:	\$577.27
Building SF:	2,200 SF	Year Built:	2000



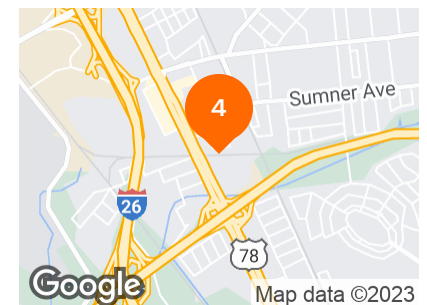
On July 15th, 2022, 2,200 square foot retail building was sold for \$1,495,000 or \$679.55 price per sqft. The property, built in 2000 zoned commercial and has a class C rating.



2060 HARLEY STREET

North Charleston, SC 29406

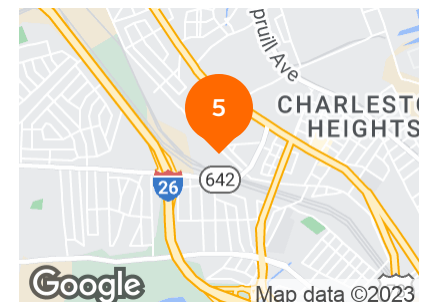
Sale Price:	\$1,269,999	Closed:	02/08/2022
Price / AC:	\$947,760	Price PSF:	\$89.94
Building SF:	14,120 SF	Year Built:	1977
Lot Size:	1.34 Acres		



3547 MEETING STREET

North Charleston, SC 29405

Sale Price:	\$1,100,000	Closed:	07/08/2022
Price / AC:	-	Price PSF:	\$175.72
Building SF:	6,260 SF	Year Built:	1977



On July 18th, 2022, 6,260 square foot office building at 3547 Meeting Street Road, North Charleston, South Carolina was sold for \$1,100,000 or 175.72 price per sqft. The property, built in 1977 zoned mixed use and has a class B rating.

Sale Comps



3285 ASSOCIATE DR

North Charleston, SC 29418

Sale Price:	\$1,100,000	Closed:	10/16/2023
Price / AC:	\$1,111,111	Price PSF:	\$293.33
Building SF:	3,750 SF	Year Built:	1984
Lot Size:	0.99 Acres		



3,750 square feet at 3285 Associate Drive, North Charleston, South Carolina for \$1,100,000 or \$293.33 price per sqft.



7155 BRYHAWKE CIRCLE

North Charleston, SC 29418

Sale Price:	\$1,050,000	Closed:	08/01/2022
Price / AC:	\$1,050,000	Price PSF:	\$175.03
Building SF:	5,999 SF	Year Built:	2017
Lot Size:	1 Acres		



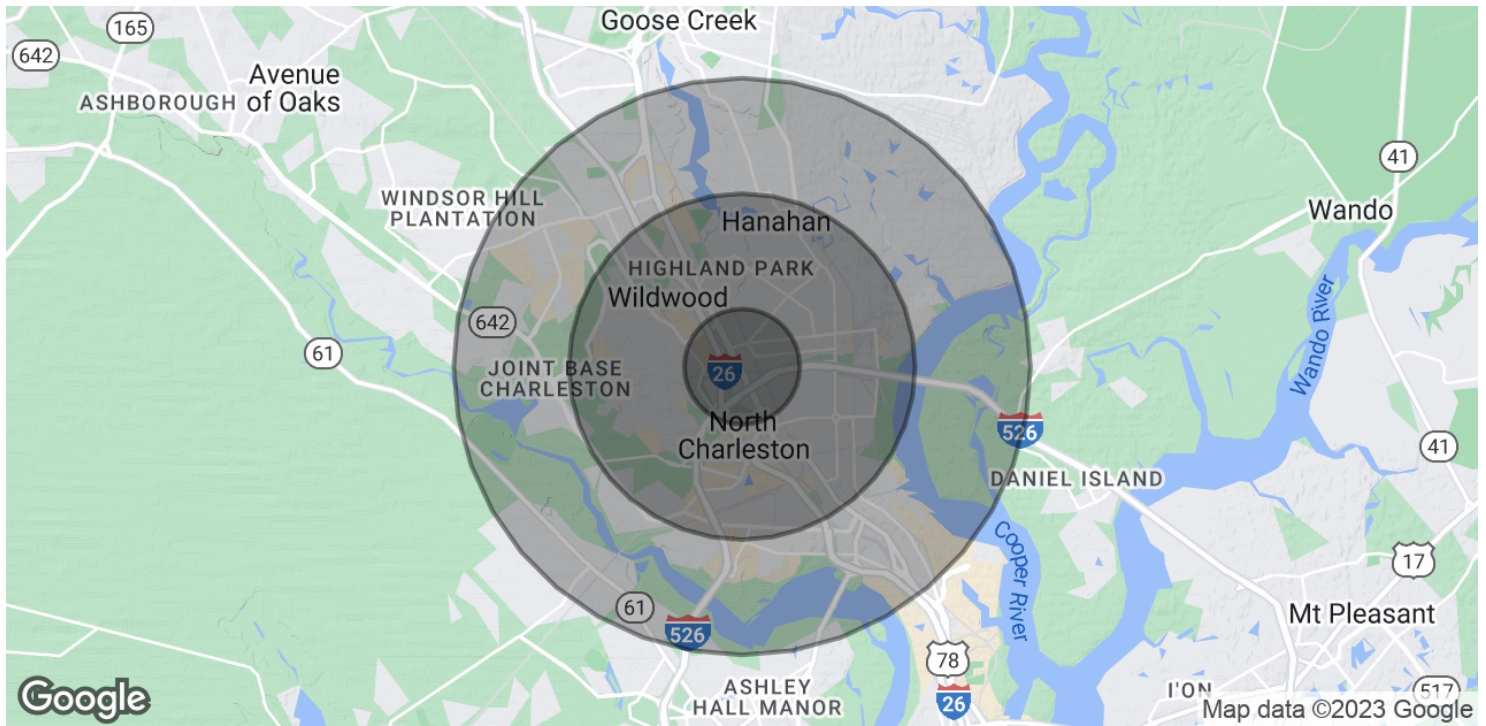
On August 2nd, 2022 the seller sold an 6,000 SF flex property located on 7155 Bryhawke Cir in North Charleston, SC. The class A flex building sold for \$1,050,000 or approximately \$175 dollars per square foot.

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DEMOGRAPHICS

5434 Rivers Avenue
North Charleston, SC 29406

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,973	48,638	120,000
Average Age	31.7	35.6	37.0
Average Age (Male)	31.2	34.2	35.3
Average Age (Female)	30.7	36.4	37.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,516	21,421	51,788
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$46,033	\$52,368	\$59,051
Average House Value	\$102,085	\$148,686	\$163,174

* Demographic data derived from 2020 ACS - US Census



5 ADVISOR BIOS

5434 Rivers Avenue
North Charleston, SC 29406

Senior Advisor



BURT RHODES

Senior Advisor

burtrhodes@svn.com

Cell: 843.557.3939

PROFESSIONAL BACKGROUND

Burt Rhodes serves as a Senior Advisor and Partner with SVN International, specializing in income producing real estate with a focus on Land, Development, and Site selection in South Carolina. Rhodes has 30 years of entrepreneurial, sales, business development, and marketing experience, including construction and development. With a lifelong personal history in the Charleston area, he offers in-depth knowledge and relationships throughout Charleston, the Tri-county, and South Carolina marketplace.

As an active commercial broker, construction executive, and burgeoning developer, Rhodes is affiliated with numerous professional associations including: CID [Commercial Investment Division] of the Charleston Trident Association of Realtors, ULI [Urban Land Institute], SCEDA [South Carolina Economic Development Association], CRDA [Charleston Regional Development Alliance], BOMA [Building Owner and Manager Association], IFMA [International Facility Managers Association], USGBC [US Green Building Council], South Carolina Chamber of Commerce, and AIA [American Association of Architects]. Rhodes is also a candidate for the prestigious CCIM [Certified Commercial Investment Member] designation.

As an active participant in the Charleston area community, Rhodes is a family man, an involved member of his local church, a former board member of the local YMCA, serves on the Board of Visitors of Charleston Southern University, and a youth baseball coach.

Rhodes is a recipient of the Low Country Homes and Interiors' People's Choice Award and an award-winning top sales producer of a Fortune 500 company.

Rhodes' educational background includes undergraduate studies in business administration and numerous industry-specific certifications.

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843.816.7191