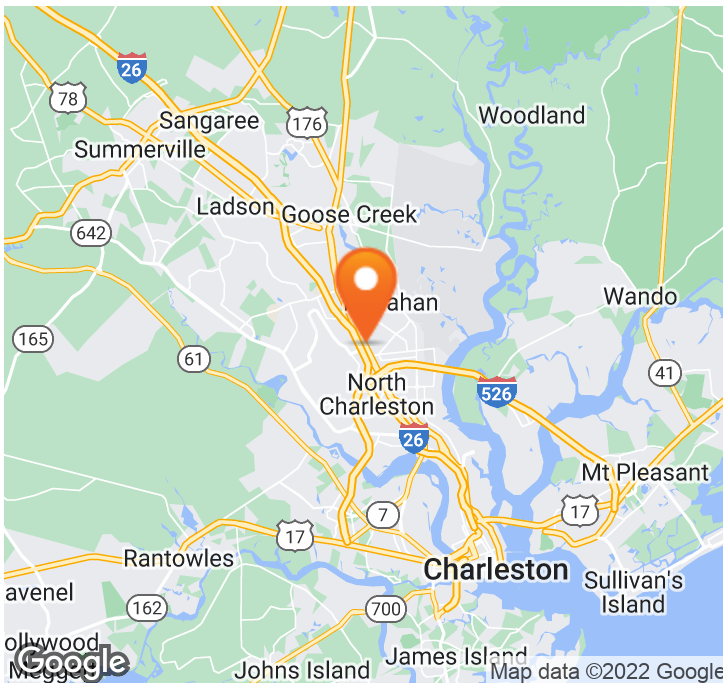


# NORTH CHARLESTON CENTER

5900 Rivers Avenue, North Charleston, SC 29406

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

This center is located on the prime retail corridor of Rivers Avenue in N. Charleston, SC. It has lighted access from Rivers Avenue, is located less than 5 miles from Boeing's new 381,000 SF aircraft manufacturing facility, and sees an average of 54,000 vehicles per day annually.

## PROPERTY HIGHLIGHTS

- Shopping Center Size: 235,094 SF
- Anchor: Northern Tool, Badcock Furniture, dd's Discounts, and Dollar Tree
- Traffic Count: Rivers Ave - 36,200 AADT; Aviation Ave - 16,600 AADT

## DEMOGRAPHICS

|                         | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------------|----------|----------|----------|
| 2022 Population Density | 6,972    | 47,344   | 131,338  |
| 2022 Daytime Population | 7,265    | 50,786   | 93,087   |
| 2022 Average HH Income  | \$60,585 | \$73,755 | \$74,935 |

## EXCLUSIVE AGENT(S)

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## SITE PLAN



| SUITE | TENANT NAME                   | SPACE SIZE | SUITE | TENANT NAME                | SPACE SIZE | SUITE | TENANT NAME       | SPACE SIZE |
|-------|-------------------------------|------------|-------|----------------------------|------------|-------|-------------------|------------|
| 2     | Twelve Tailoring              | 1,250 SF   | 12    | Citi Trends                | 12,922 SF  | 23    | Davita Dialysis   | 12,060 SF  |
| 3     | Available                     | 1,250 SF   | 15    | Palmetto Hot Tubs          | 11,497 SF  | 25    | Mattress Dealz    | 3,200 SF   |
| 4     | Mexican Grocery               | 2,500 SF   | 16    | Up Cuts                    | 5,900 SF   | 25A   | Credit Central    | 1,860 SF   |
| 6     | Covington Credit              | 1,250 SF   | 17    | Beauty Supply              | 3,000 SF   | 25B   | Available         | 1,543 SF   |
| 7     | Northern Tool & Equipment Co. | 31,638 SF  | 18    | Rent A Center              | 4,042 SF   | 25C   | Metro PCS         | 1,950 SF   |
| 9A    | El Molino Supermercado        | 35,971 SF  | 20    | Mr. Hibachi Japanese Grill | 2,400 SF   | 25D   | Papa John's Pizza | 1,600 SF   |
| 9B    | Strouds Building Supply       | 26,554 SF  | 21    | Badcock & More             | 17,400 SF  | 26    | McDonald's        | 3,562 SF   |
| 11    | dd's Discounts                | 25,217 SF  | 22    | Dollar Tree                | 12,960 SF  |       |                   |            |

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