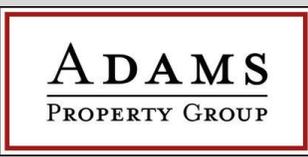


MEDICAL SPACE FOR LEASE IN ICONIC GAS LITE SQUARE

5601 Rivers Avenue
North Charleston, SC

PROPERTY HIGHLIGHTS

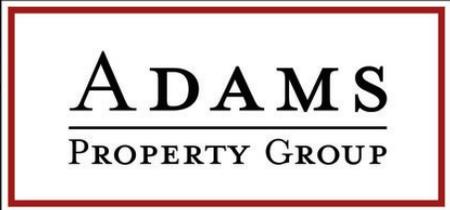
AVAILABLE SF	4,450 SF
LEASE RATE	From \$20 PSF
ESTIMATED NNN'S	\$4.98 PSF
	Former dental office



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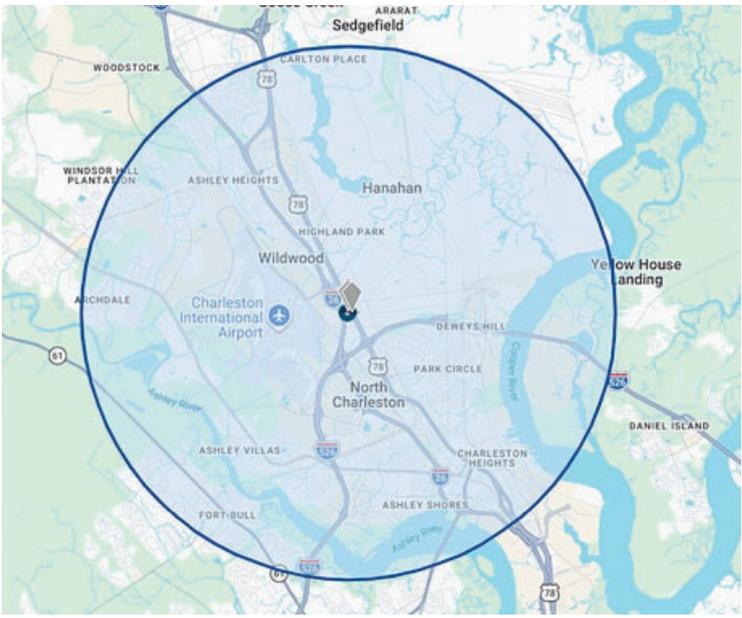


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5601 Rivers Avenue
North Charleston, SC

MEDICAL SPACE FOR LEASE IN ICONIC GAS LITE SQUARE



DEMOGRAPHICS (5 mile)

POPULATION	119,739 (2024)
AVG HHI	\$70,081
POPULATION GROWTH PROJECTION	130,870 (2029)
MEDIAN AGE	36.7 years



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