

5051 & 5045 RIVERS AVE

NORTH CHARLESTON, SC 29406

SUBLEASE OPPORTUNITY

- 3 Buildings +/- 46,621 SF
- Warehouse/ Showroom/ Office/ & Yard Space
- 2 parcels 2.38 Acres
 - TMS# 472-14-00-189, 190
- High Visibility
- Convenient Access & Close Proximity to Major Highways



NORVELL
REAL ESTATE GROUP

CONTACT BROKER FOR PRICING

Drayton Calmes

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✉ draytonc@norvellgroup.com

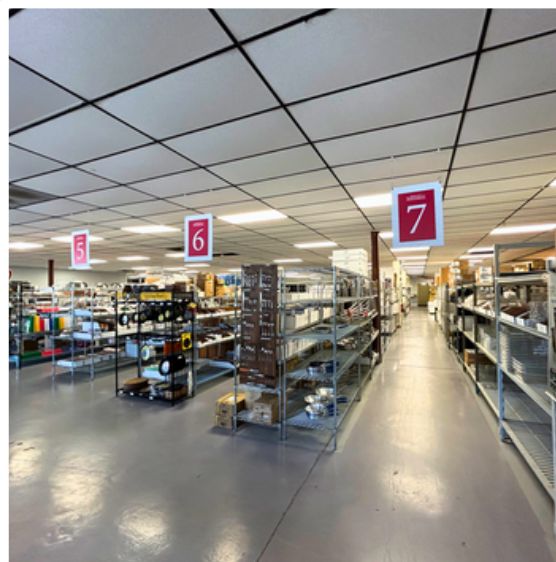
Will Norvell

☎ 843-513-0926

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A - RETAIL/SHOWROOM/OFFICE

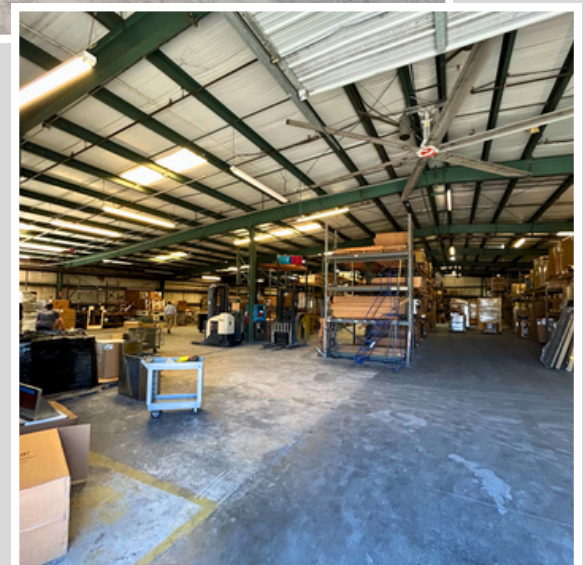
- 15,552 SF
- 10 Private Offices
- Conference Room
- Break Room
- Retail Counter
- Loading Dock Access in Rear
- 3-Phase Power



The information contained herein has been obtained from sources believed to be reliable; however, no warranty or representation, express or implied, is made as to the accuracy or completeness of the information.

B - WAREHOUSE

- 27,440 SF
- Steel Frame Construction
- 5 Roll-up Doors
- Dock-High Loading in Rear
- Split Loading Dock in Front
- Drive-In Access (4)
- Ample Yard Space
- Electric - 3-Phase, 200 Amp



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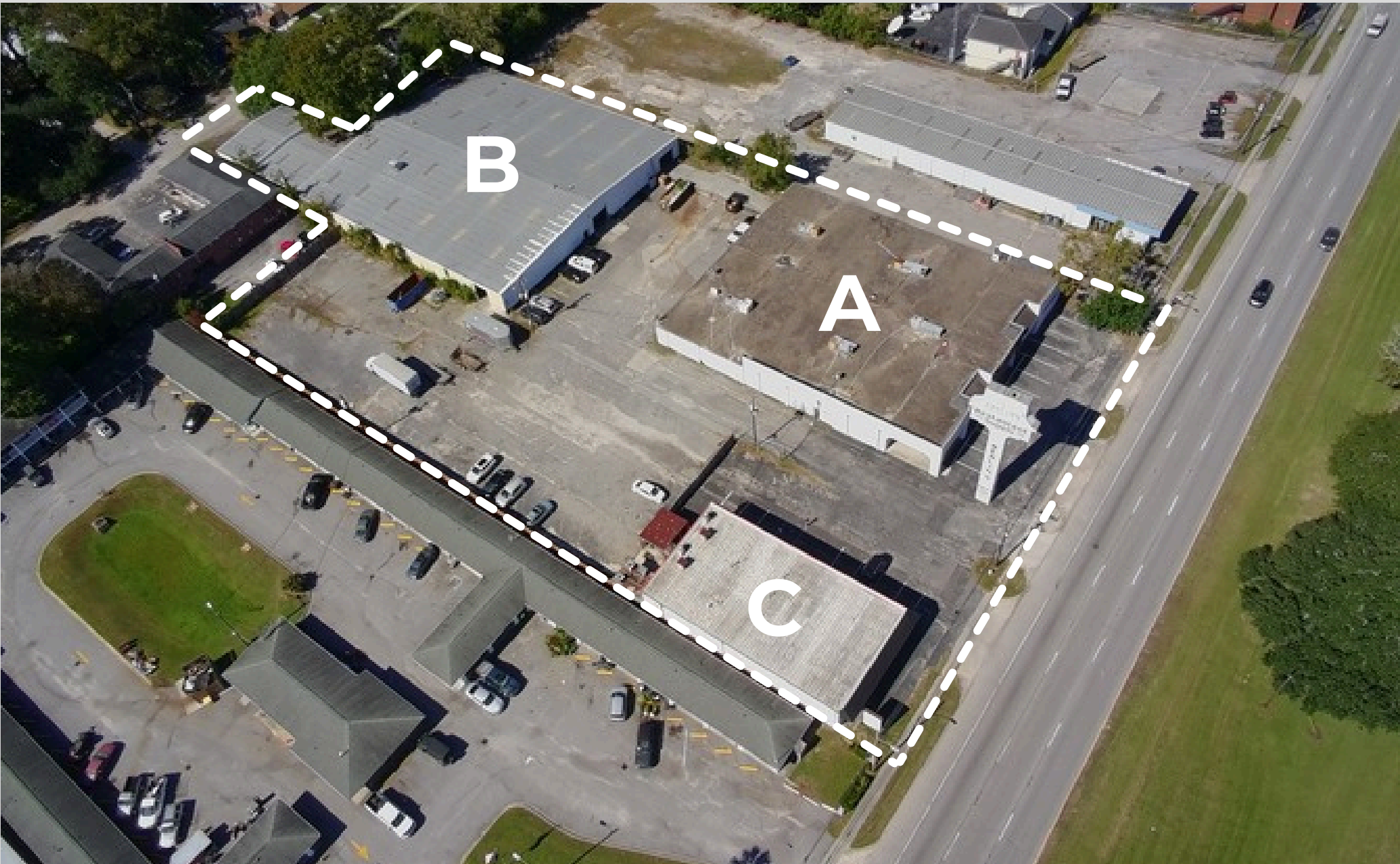
C - MIXED USE BUILDING

- 3,629 SF
- Former Restaurant
- Designated Parking
- High Visibility
- Signage



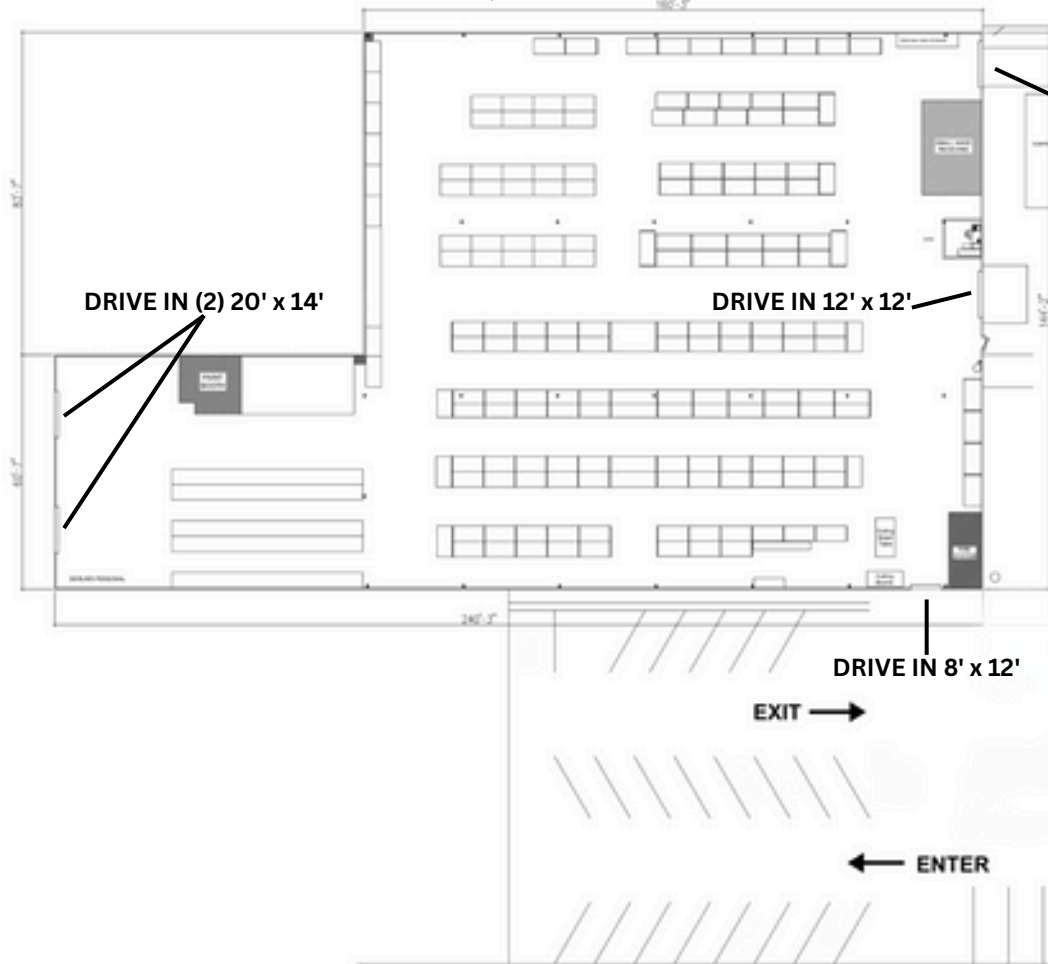
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AERIAL SITE PLAN



SITE & FLOOR PLANS

B - WAREHOUSE (27,440 SF)

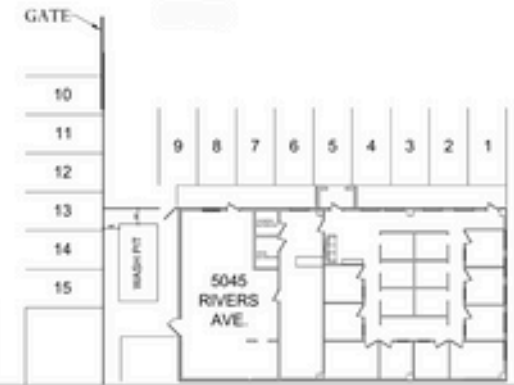


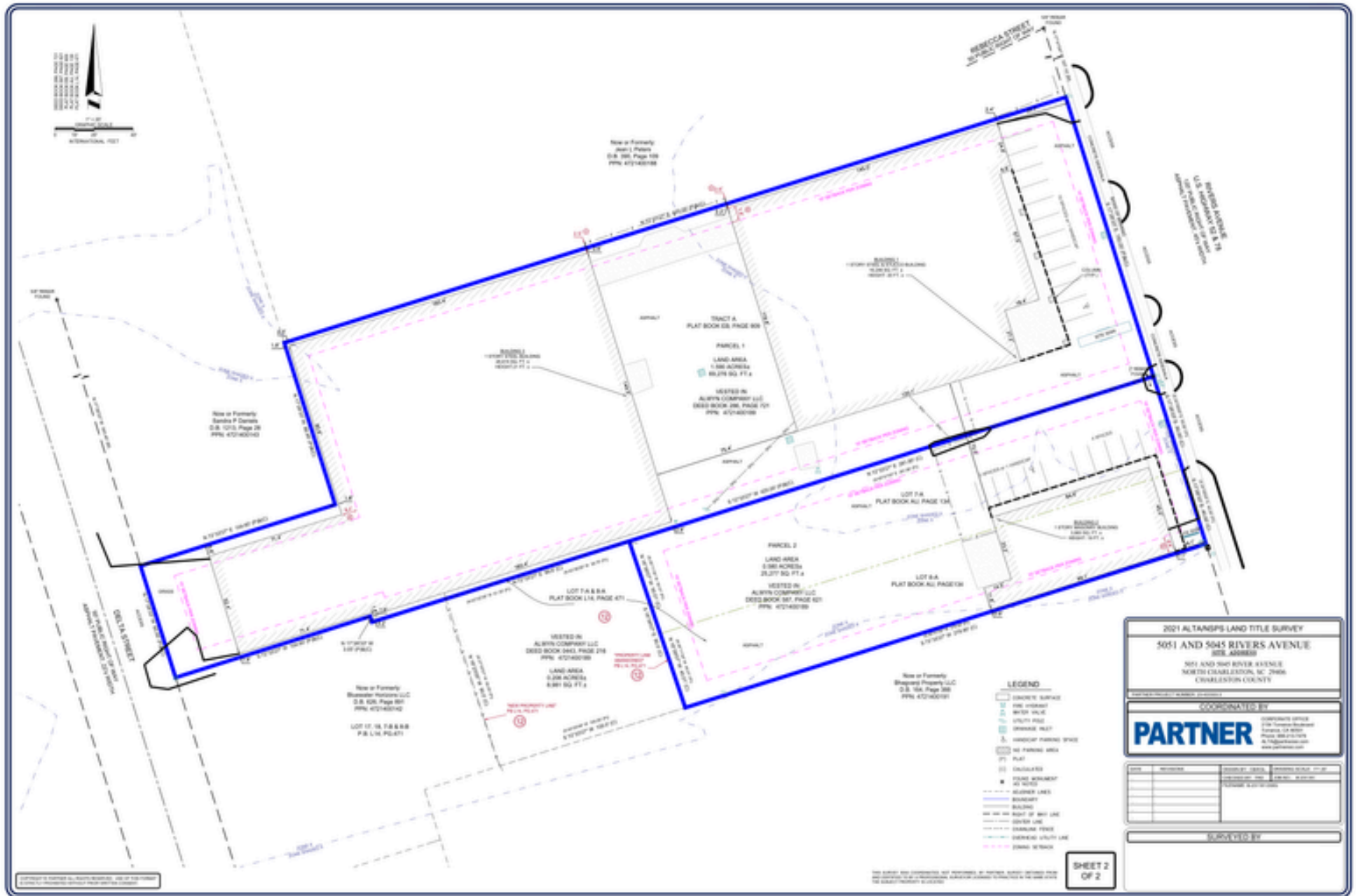
A - RETAIL/SHOWROOM/OFFICE (15,552 SF)

LOADING DOCK
12' x 10"

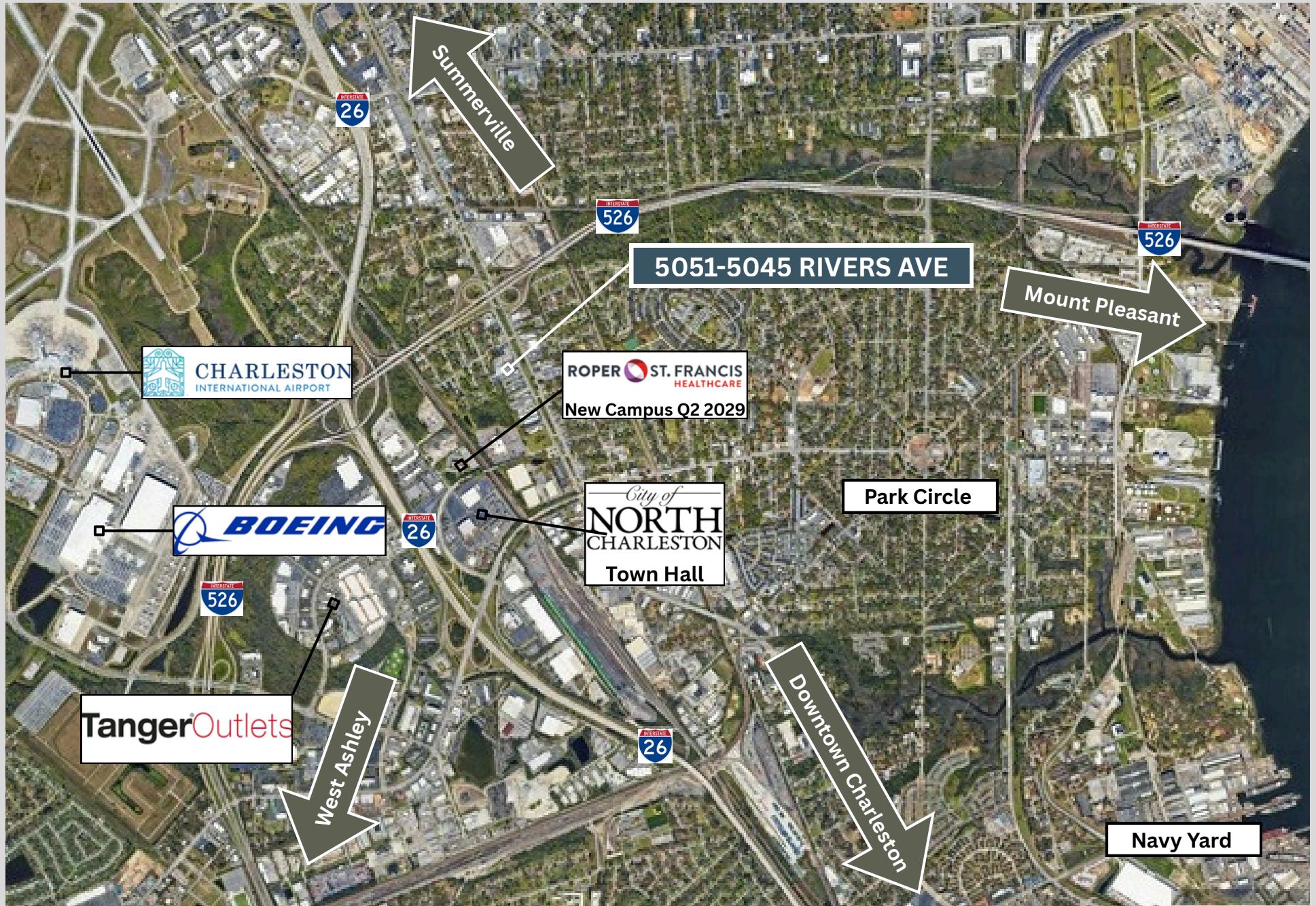


C - MIXED USE/ANCILLARY (3,629SF)





LOCATION OVERVIEW



LOCATION OVERVIEW



DEMOGRAPHICS

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$67,234	\$71,733	\$92,794
Median Household Income	\$54,753	\$54,780	\$70,583
< \$25,000	2,926	11,085	28,603
\$25,000 - 50,000	2,269	10,596	29,158
\$50,000 - 75,000	2,165	8,937	29,166
\$75,000 - 100,000	1,709	6,082	23,298
\$100,000 - 125,000	986	3,499	15,760
\$125,000 - 150,000	515	2,446	10,832
\$150,000 - 200,000	544	2,294	13,010
\$200,000+	260	1,931	13,929

Population

	2 miles	5 miles	10 miles
2020 Population	25,544	111,953	384,967
2024 Population	27,695	115,254	397,921
2029 Population Projection	30,517	125,478	436,352
Annual Growth 2020-2024	2.1%	0.7%	0.8%
Annual Growth 2024-2029	2.0%	1.8%	1.9%
Median Age	36.9	37.5	36.8
Bachelor's Degree or Higher	25%	27%	37%
U.S. Armed Forces	138	1,760	8,766

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Rivers Avenue	Fuller St SE	31,728	2025	0.10 mi
Rivers Ave	Fuller St SE	30,716	2024	0.10 mi
I- 526	Bryant St SW	84,806	2025	0.29 mi
Mall Dr	Lacross Rd SW	5,387	2023	0.35 mi
Mall Drive	Lacross Rd SW	5,395	2025	0.35 mi
Mark Clark Expressway	Highland TerDr W	84,429	2025	0.40 mi
West Enterprise Street	Langley St S	3,599	2025	0.49 mi
Rich Street	Rivers Ave NE	244	2025	0.53 mi
Dorothy Williams Boulevard	Dorothy Williams Blvd E	598	2025	0.53 mi
James Bell Drive	Elder Ave W	615	2025	0.53 mi