



## RETAIL FOR LEASE

6932 Rivers Avenue  
North Charleston, SC 29406



**COLDWELL BANKER  
COMMERCIAL  
ATLANTIC**

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## OFFERING SUMMARY

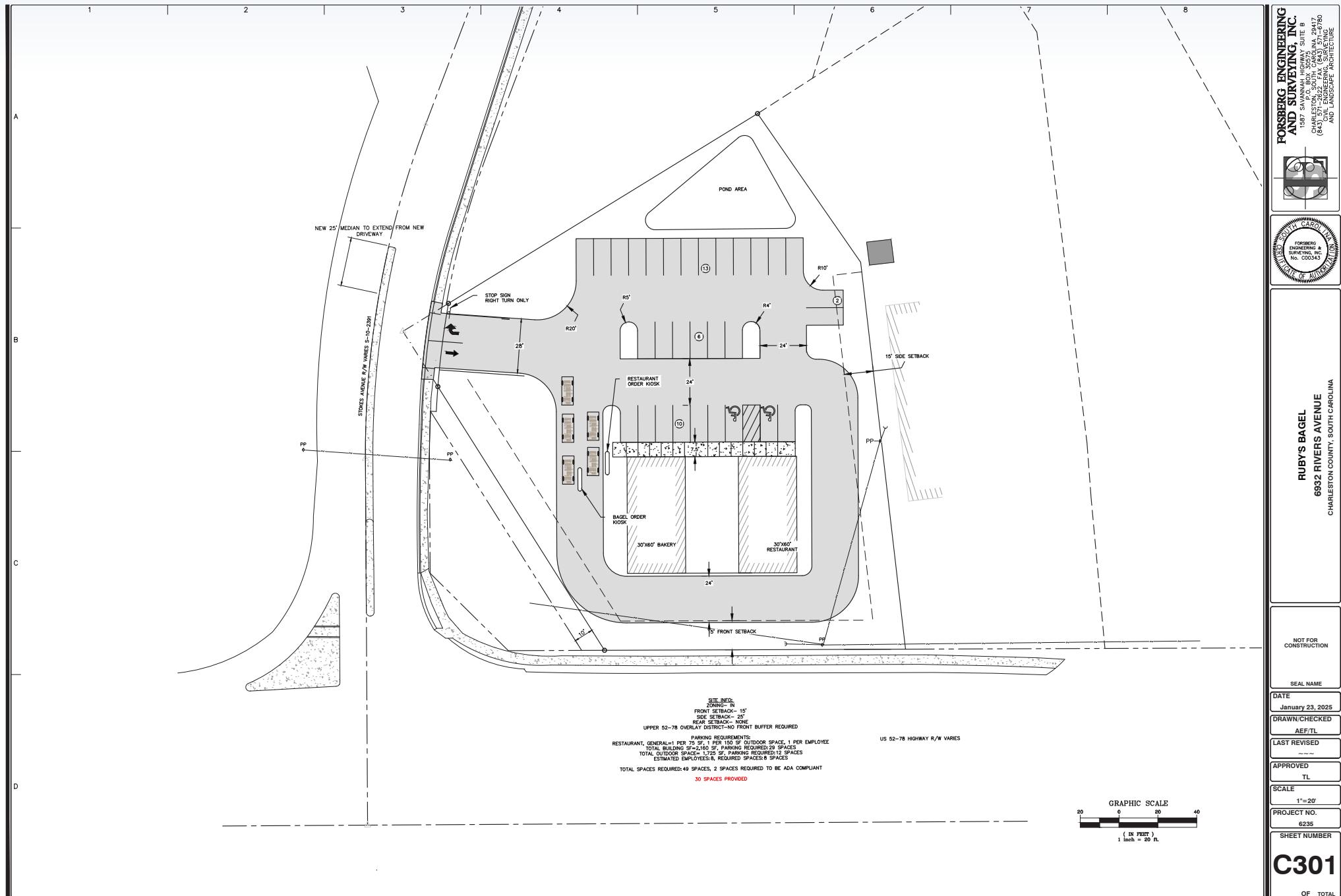
Lease Rate:	\$42 PSF NNN
SF Available:	3,600 SF
Tax ID:	475-04-00-014
County:	Charleston County
Zoning:	Industrial in Charleston County

## PROPERTY OVERVIEW

This prime retail space on Rivers Ave offers a unique opportunity with flexible zoning, allowing for a variety of commercial uses not typically permitted in the area. Located in a high-traffic corridor, this property provides excellent visibility and accessibility for businesses looking to establish or expand their presence. The owners are open to both short- and long-term lease options. Prospective tenants are encouraged to verify zoning allowances for their specific use. Don't miss this rare leasing opportunity in North Charleston!

Traffic count: 54,800 VPD 2022

## CONCEPT SITE PLAN

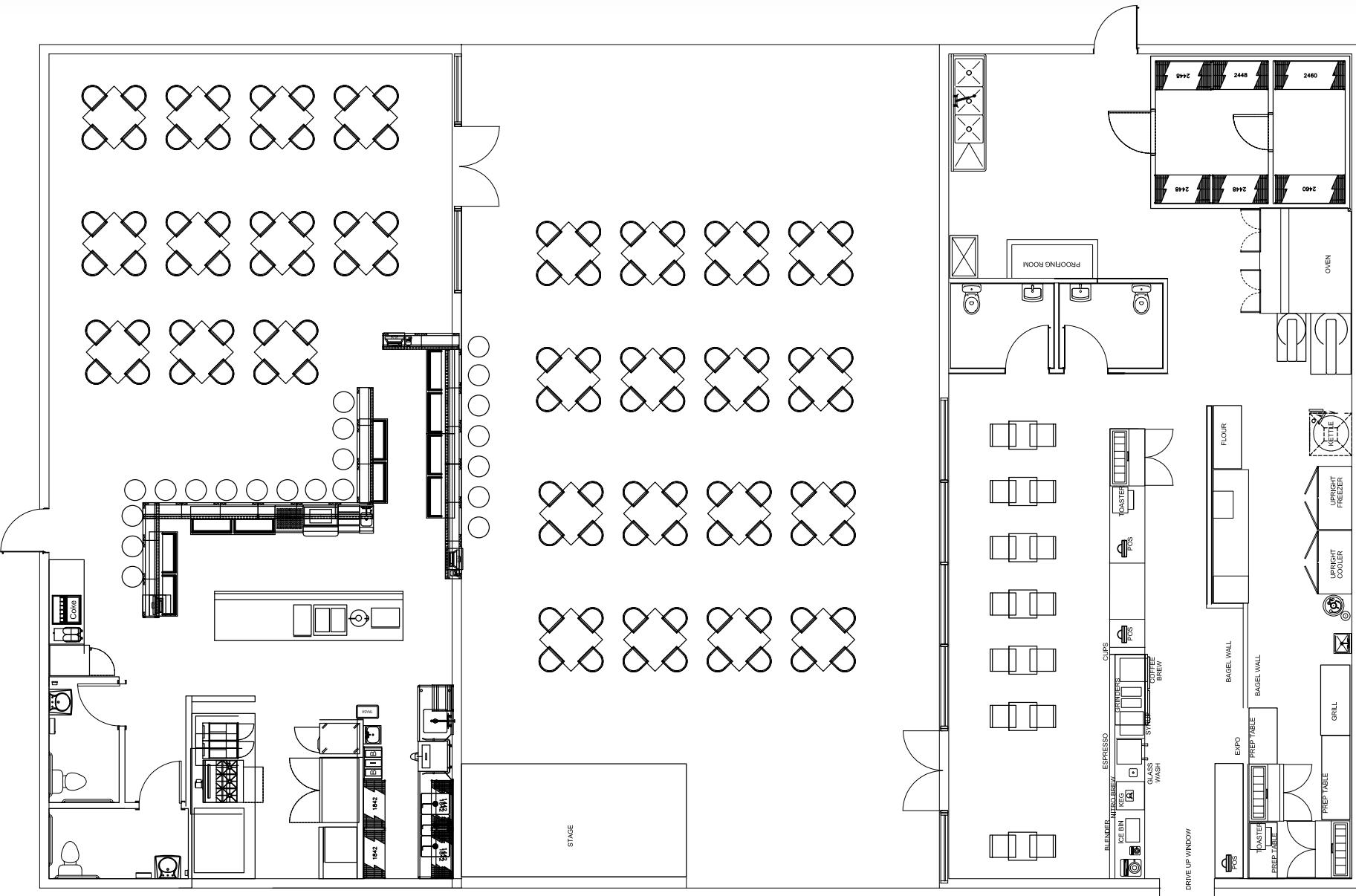


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# CONCEPT FLOOR PLAN



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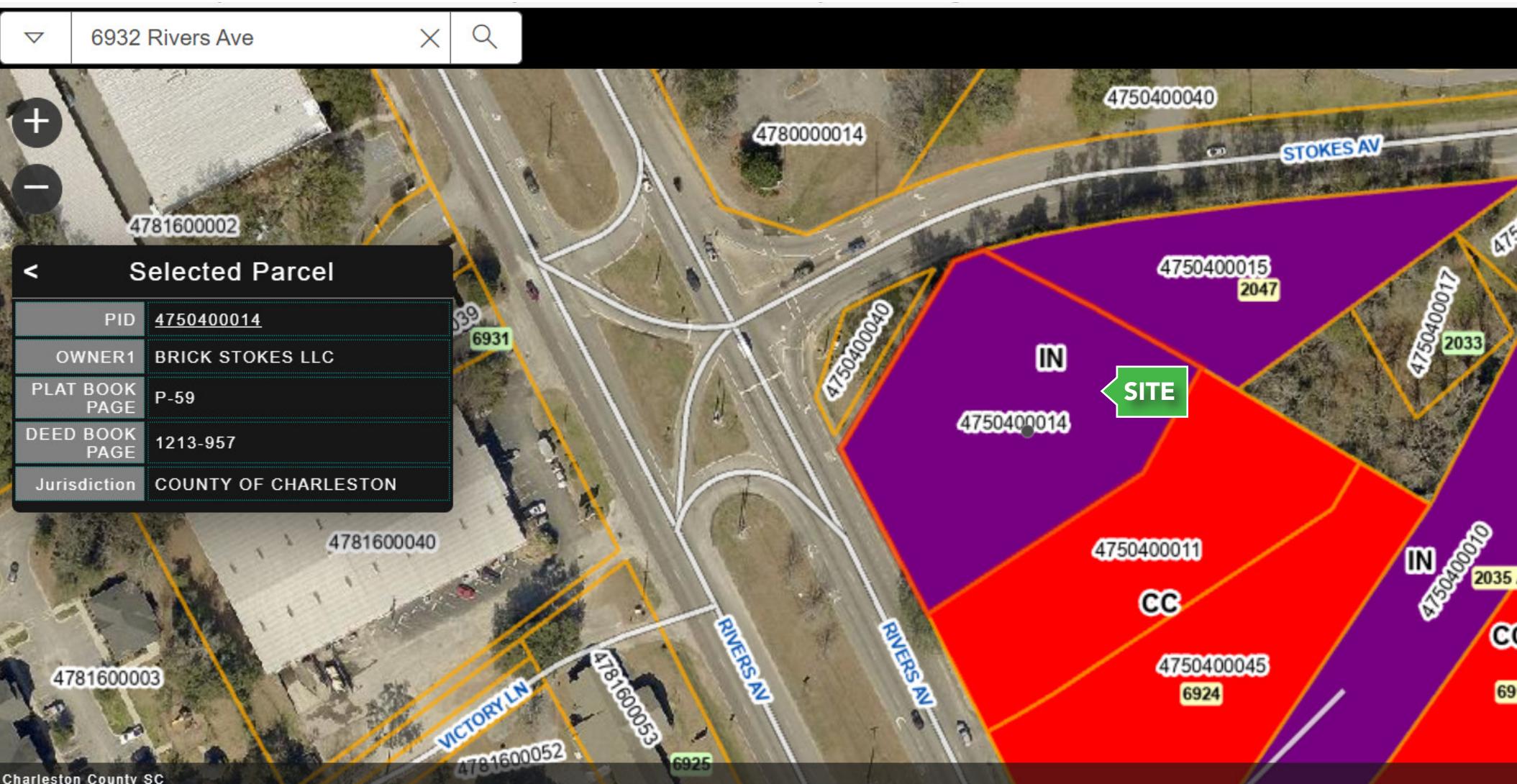
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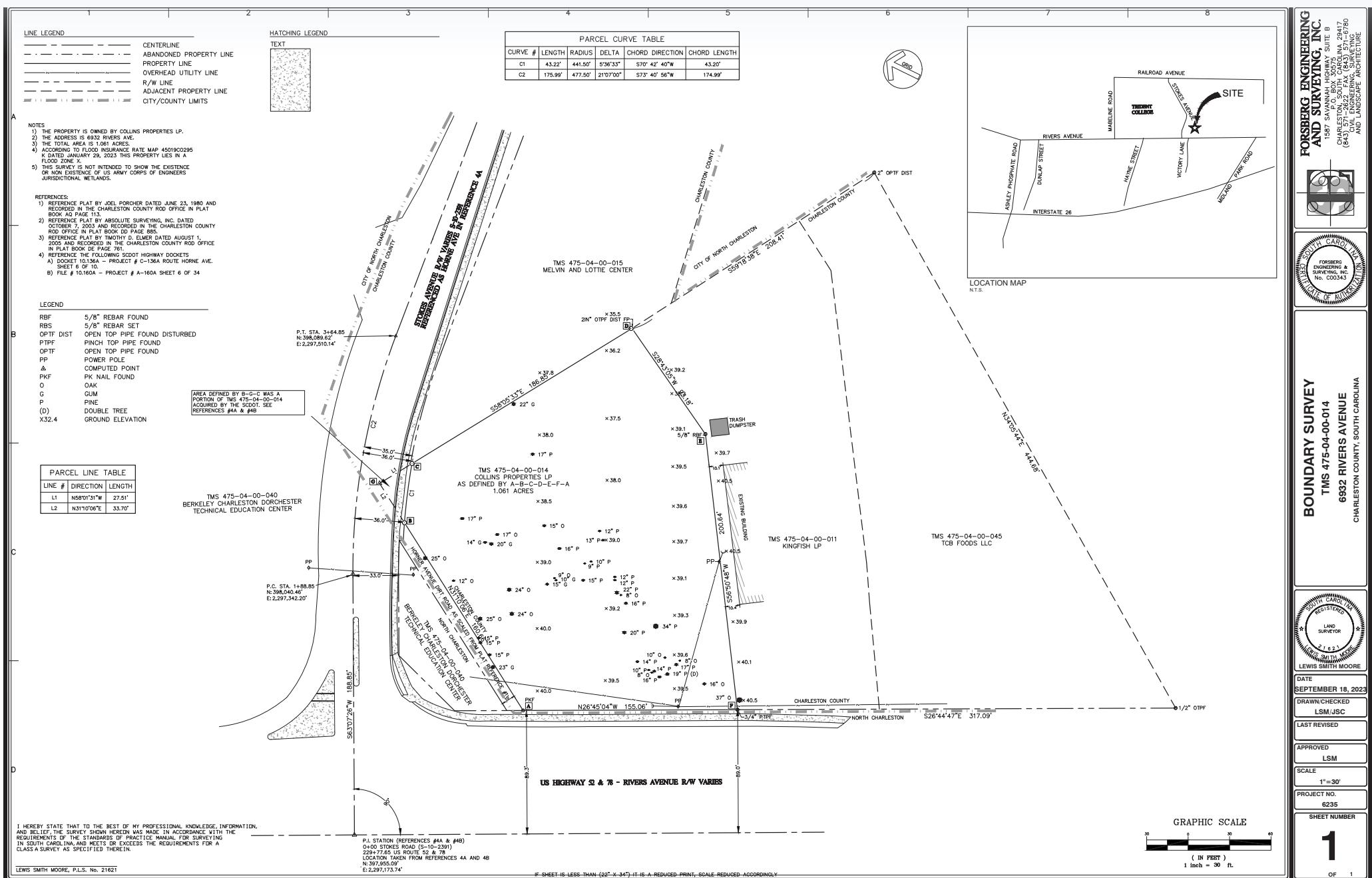


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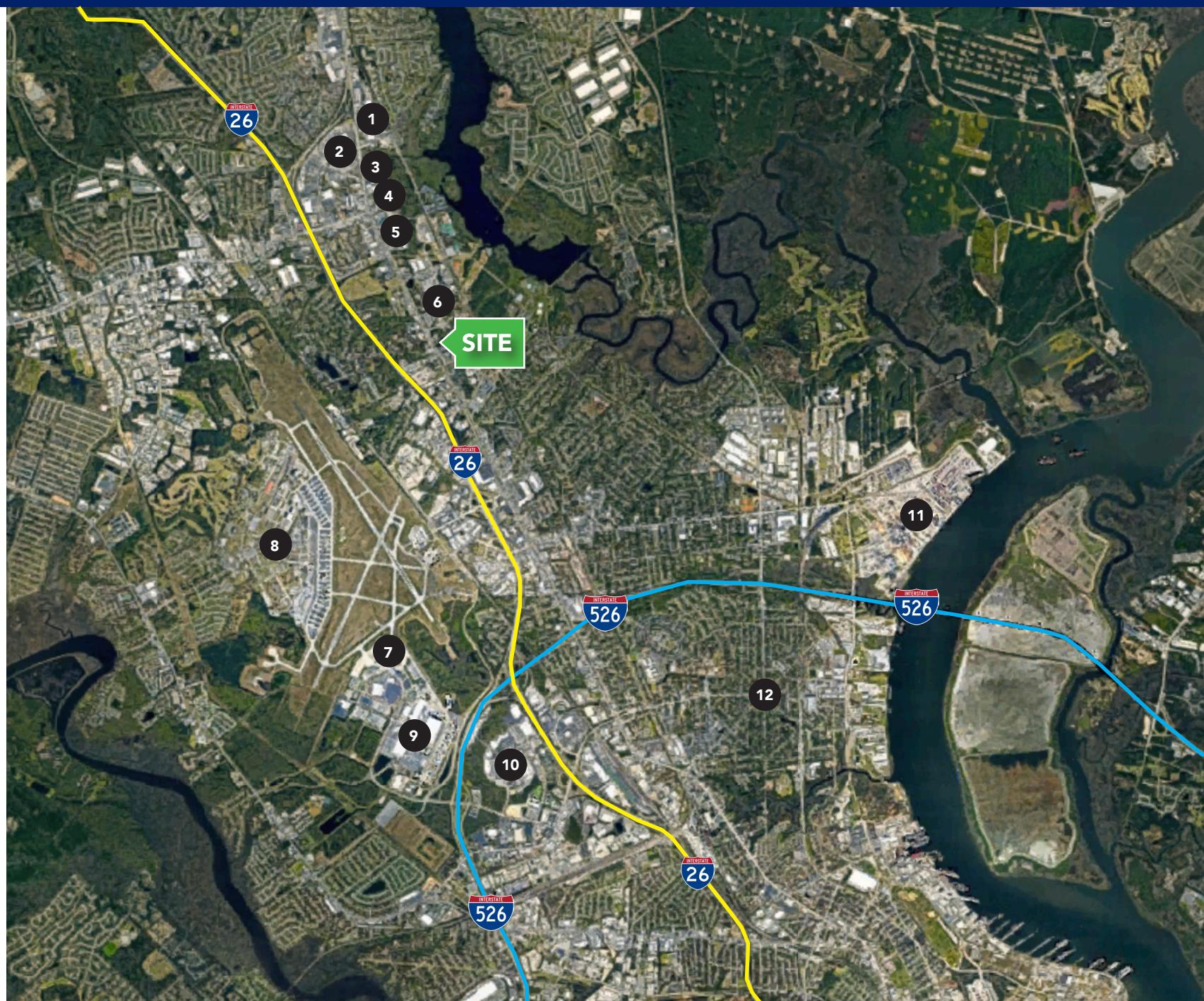
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# AREA MAP

- 1 The Promenade at Northwoods  
Hobby Lobby  
Ollie's Bargain Outlet  
Party City  
Plato's Closet  
Moe's Southwest Grill  
Boxcar Betty's  
Sno DASH Frozen Treats
- 2 Northwoods Mall
- 3 Northwoods Marketplace  
Aldi  
PetSmart  
Michaels  
Guitar Center  
Big Lots  
Old Navy  
Best Buy  
Shoe Carnival  
BURNIN99  
Poke Cafe  
Rooms To Go
- 4 North Pointe Plaza  
Walmart  
Rooms To Go Kids  
Dollar Tree  
Subway
- 5 North Rivers Towne Center  
Target  
Ross Dress for Less  
LongHorn Steakhouse  
Five Guys  
Cold Stone Creamery
- 6 Trident Technical College
- 7 Charleston International Airport
- 8 Joint Base Charleston
- 9 Boeing
- 10 Tanger Outlets
- 11 North Charleston Terminal
- 12 Park Circle

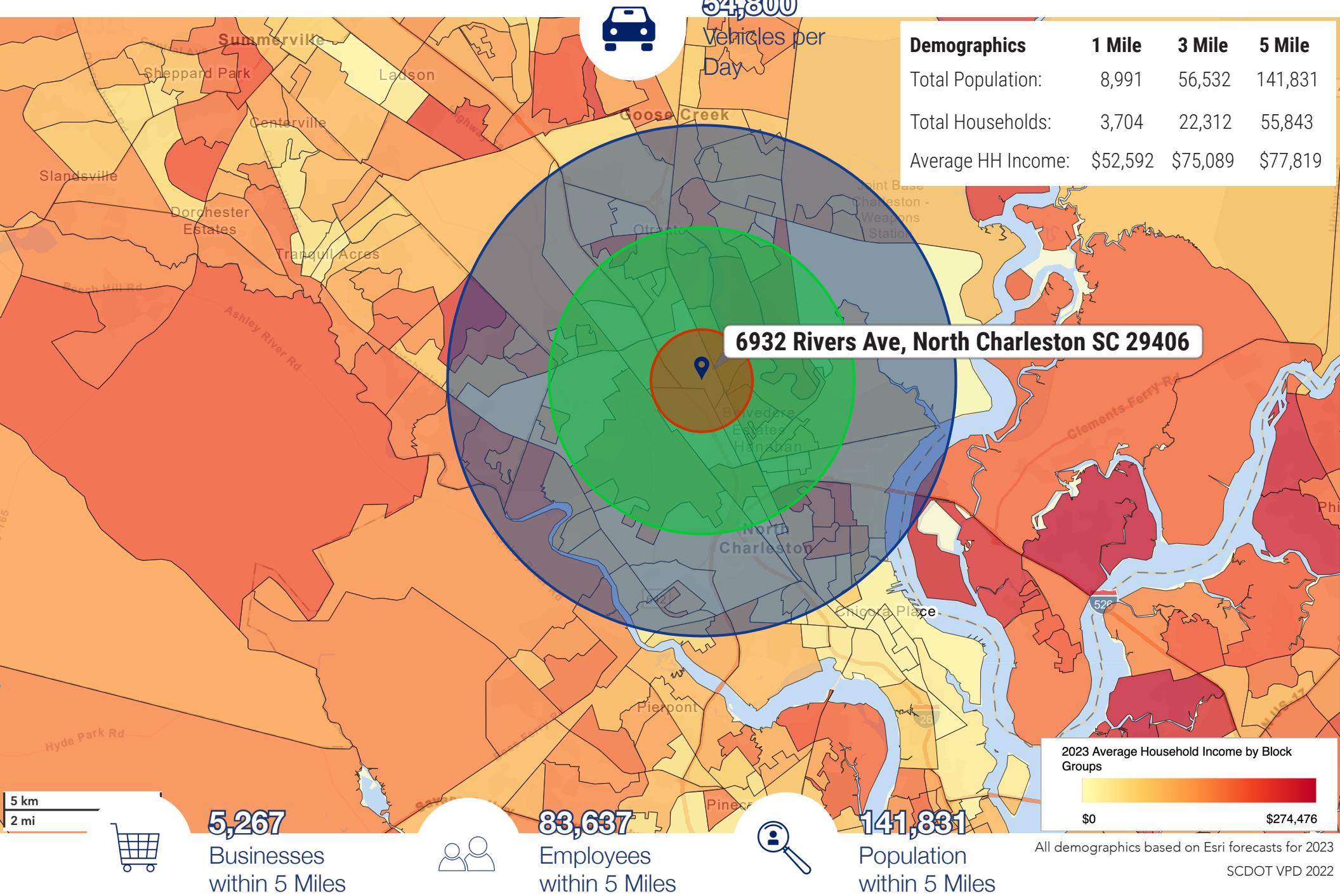


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# DEMOGRAPHICS



All demographics based on Esri forecasts for 2023

SCDOT VPD 2022

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A high-angle, aerial photograph of a modern commercial building complex. The main building is a two-story structure with a light-colored facade and a dark, textured roof. A large glass-enclosed entrance is visible on the right side. To the left, there is a lower building with a similar design. In front of the buildings is a paved parking lot with several cars parked. A paved walkway leads from the parking lot towards the buildings. The surrounding area includes some greenery, including small trees and flower beds. The overall image has a slightly blue-tinted, architectural rendering-like quality.

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