



RETAIL FOR LEASE

6932 Rivers Avenue
North Charleston, SC 29406



COLDWELL BANKER
COMMERCIAL
ATLANTIC

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OFFERING SUMMARY

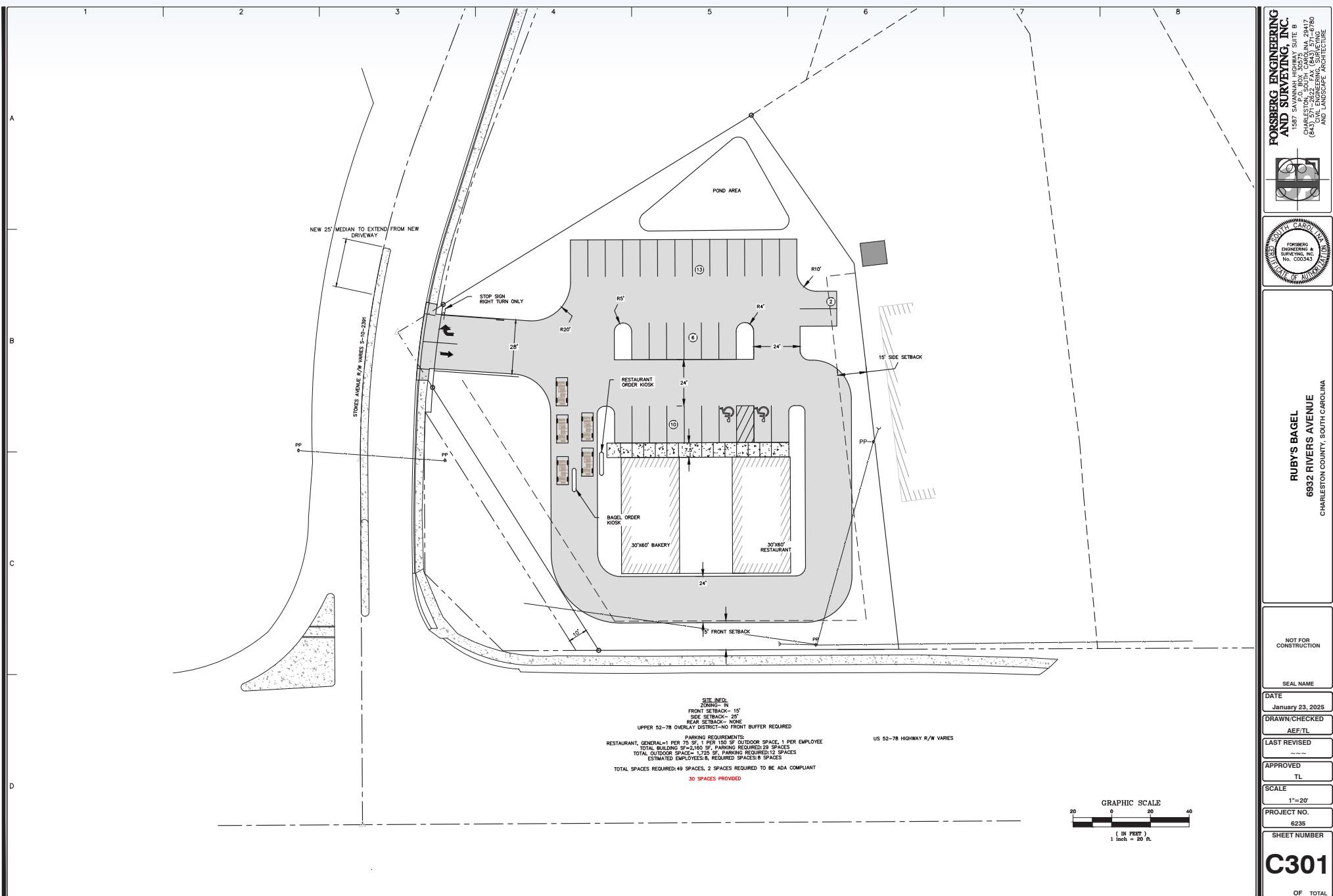
PROPERTY OVERVIEW

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

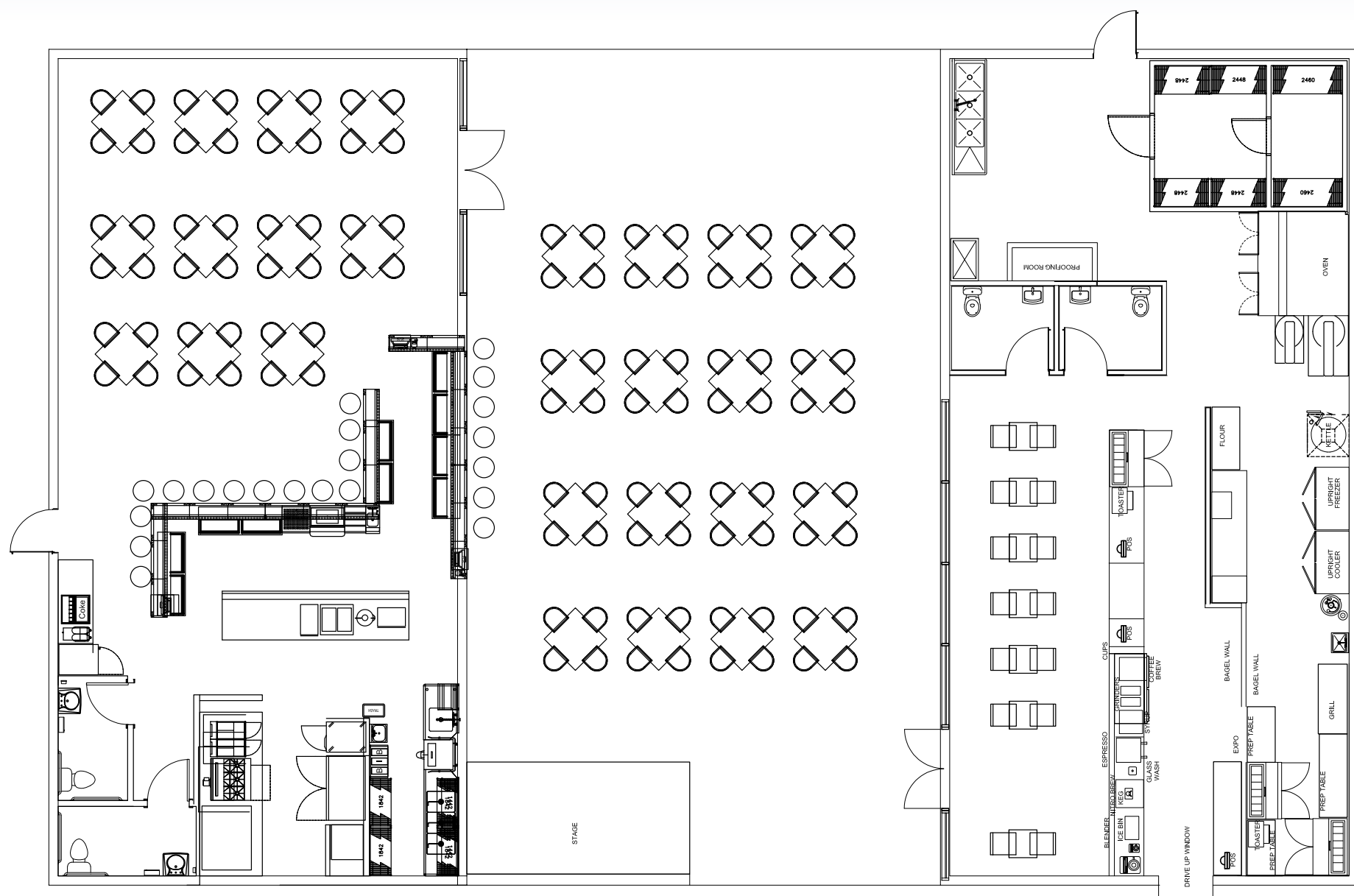
This prime retail space on Rivers Ave offers a unique opportunity with flexible zoning, allowing for a variety of commercial uses not typically permitted in the area. Located in a high-traffic corridor, this property provides excellent visibility and accessibility for businesses looking to establish 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



CONCEPT FLOOR PLAN



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RIVERS AVENUE

STOKES AVENUE

1.06
ACRES

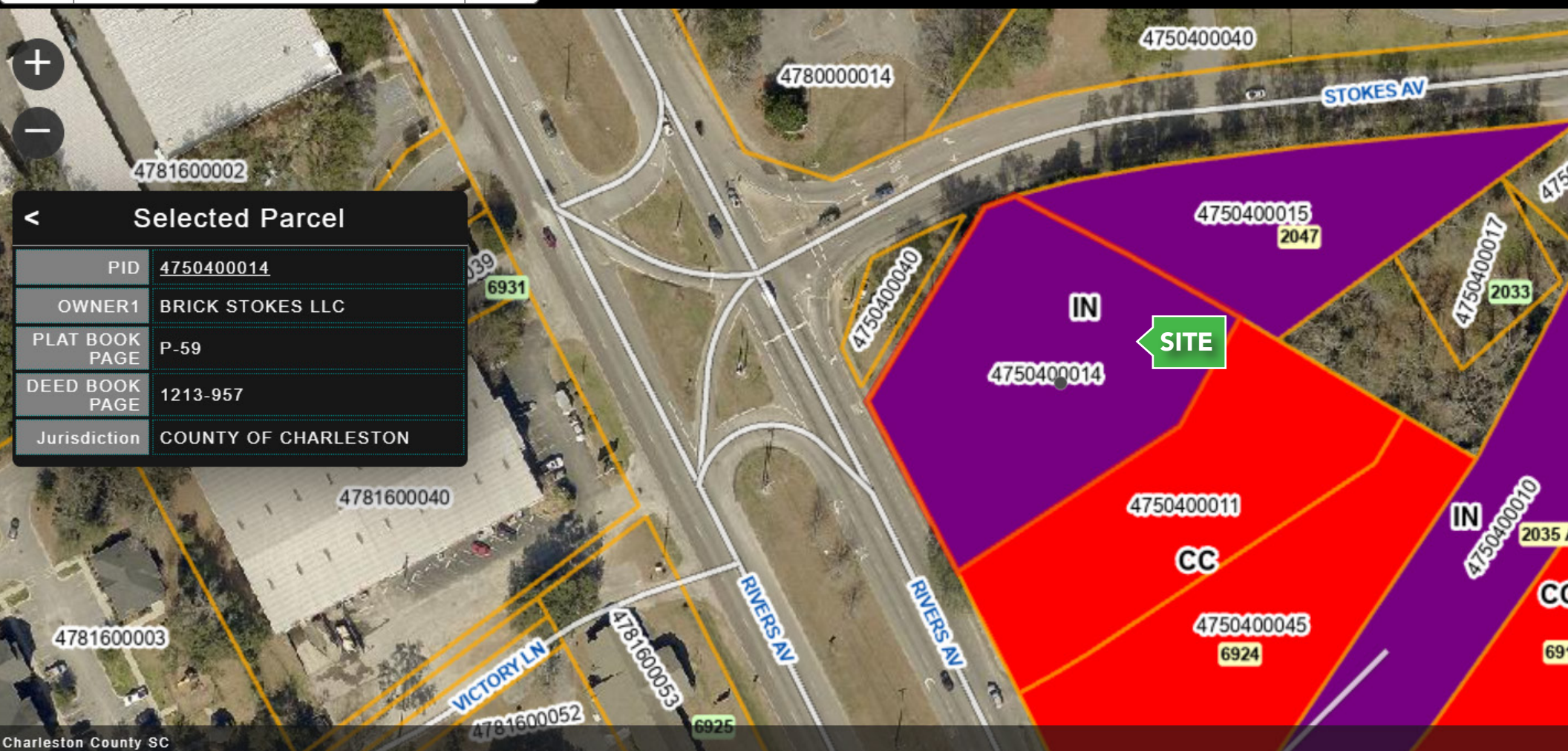


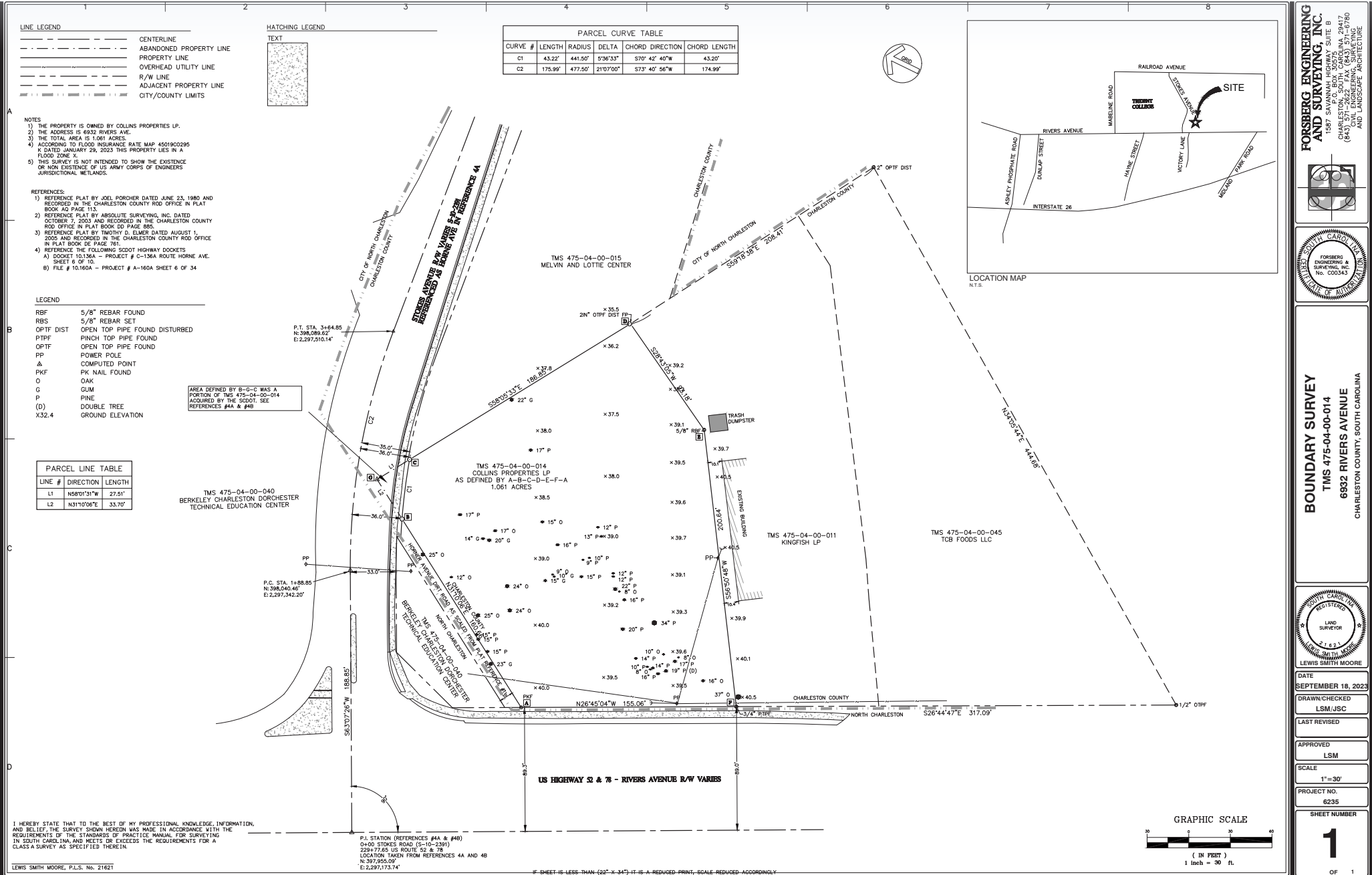
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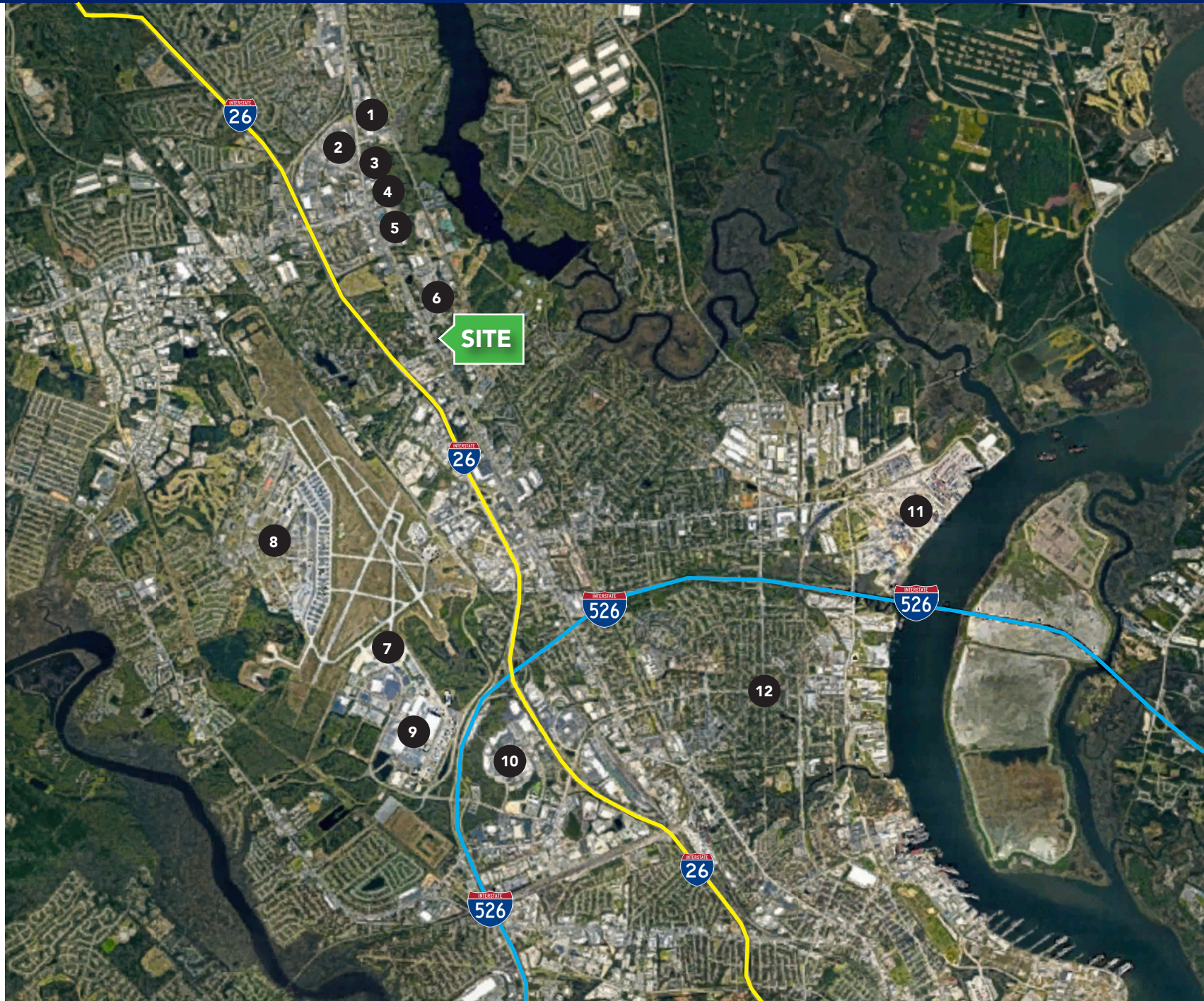
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AREA MAP

- 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



54,800
Vehicles per
Day

Demographics	1 Mile	3 Mile	5 Mile
Total Population:	8,991	56,532	141,831
Total Households:	3,704	22,312	55,843
Average HH Income:	\$52,592	\$75,089	\$77,819

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2023 Average Household Income by Block Groups



All demographics based on Esri forecasts for 2023
SCDOT VPD 2022



5,267

Businesses
within 5 Miles



83,637

Employees
within 5 Miles



141,831

Population
within 5 Miles



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