



## RETAIL/INDUSTRIAL FOR GROUND LEASE

6932 Rivers Avenue  
North Charleston, SC 29406



**COLDWELL BANKER**  
**COMMERCIAL**  
ATLANTIC

Brent Case, CCIM  
(C) 843.270.4192  
[bcase@cbatlantic.com](mailto:bcase@cbatlantic.com)





## OFFERING SUMMARY

Lease Rate: \$7,000/month gross  
Acres: 1.06 Acres  
Tax ID: 475-04-00-014  
County: Charleston County  
Zoning: Industrial in Charleston County

## PROPERTY OVERVIEW

This site is a unicorn on Rivers Ave. It is zoned Industrial which allows for many uses not allowed on Rivers Ave by the City of North Charleston. For example, trailer parking, car dealership, car wash, used car lot, mobile home sales, adult orientation, automotive repair, cement plant etc. Please check the county zoning for all additional uses. Owners will do short or long term leases.

Traffic count: 54,800 VPD 2022





1.06  
ACRES

STOKES AVENUE

RIVERS AVENUE



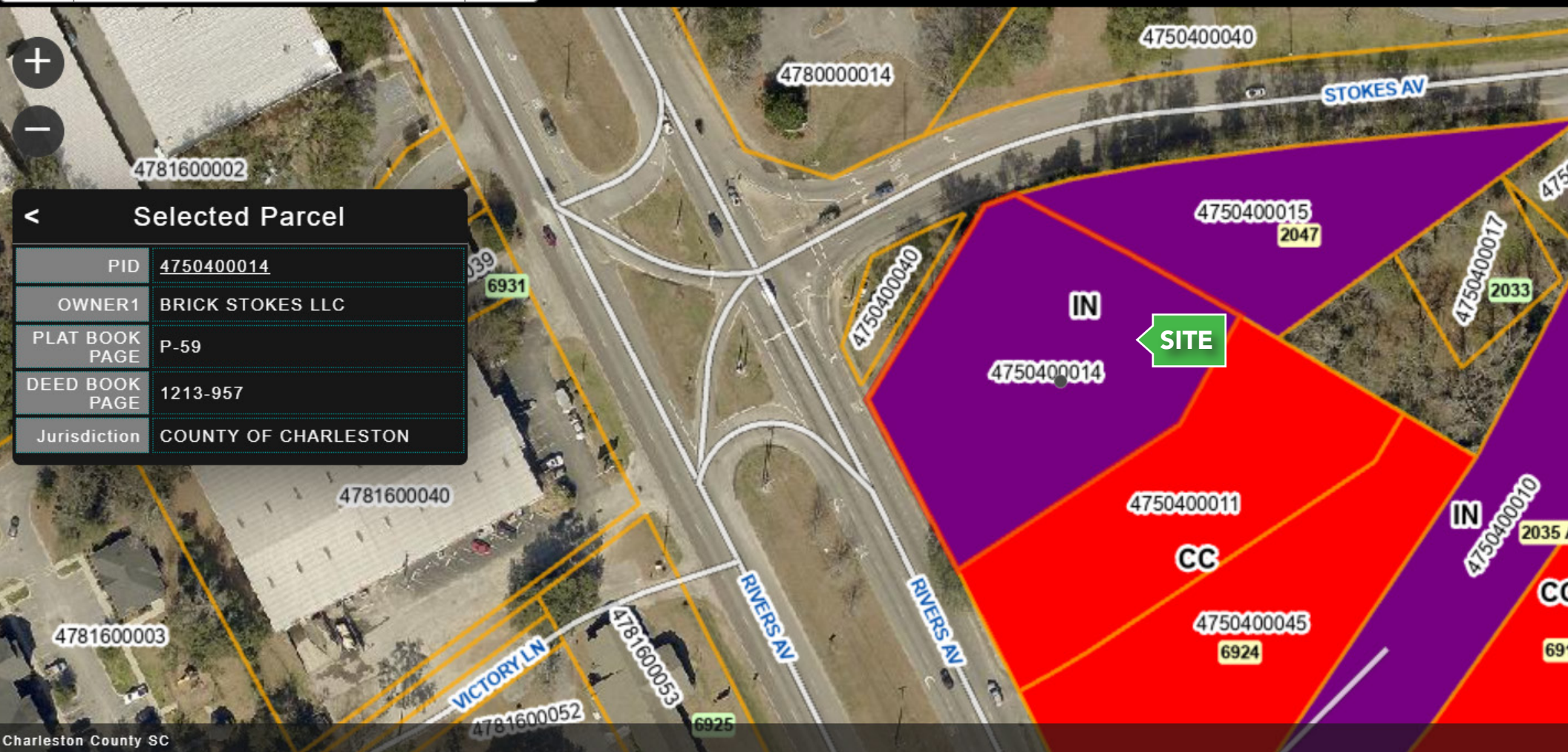
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RETAIL/INDUSTRIAL FOR GROUND LEASE



6932 Rivers Ave



Selected Parcel	
PID	4750400014
OWNER1	BRICK STOKES LLC
PLAT BOOK PAGE	P-59
DEED BOOK PAGE	1213-957
Jurisdiction	COUNTY OF CHARLESTON

Charleston County SC

**LINE LEGEND**

- CENTERLINE
- - - ABANDONED PROPERTY LINE
- PROPERTY LINE
- - - OVERHEAD UTILITY LINE
- - - R/W LINE
- - - ADJACENT PROPERTY LINE
- - - CITY/COUNTY LIMITS



**PARCEL CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	43.22'	441.50'	5°36'33"	S70° 42' 40"W	43.20'
C2	175.99'	477.50'	21°07'00"	S73° 40' 56"W	174.99'

- NOTES**
- THE PROPERTY IS OWNED BY COLLINS PROPERTIES LP.
  - THE ADDRESS IS 6932 RIVERS AVE.
  - THE TOTAL AREA IS 1.061 ACRES.
  - ACCORDING TO FLOOD INSURANCE RATE MAP 45019C0299 K DATED JANUARY 29, 2003 THIS PROPERTY LIES IN A FLOOD ZONE X.
  - THIS SURVEY IS NOT INTENDED TO SHOW THE EXISTENCE OR NON EXISTENCE OF US ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.

- REFERENCES:**
- REFERENCE PLAT BY JOEL PORCHER DATED JUNE 23, 1980 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK AQ PAGE 113.
  - REFERENCE PLAT BY ABSOLUTE SURVEYING, INC. DATED OCTOBER 7, 2003 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK 00 PAGE 885.
  - REFERENCE PLAT BY TIMOTHY D. ELMER DATED AUGUST 1, 2005 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK DE PAGE 761.
  - REFERENCE THE FOLLOWING SCDDOT HIGHWAY DOCKETS:
    - A) DOCKET 10138A - PROJECT # C-158A ROUTE HORNE AVE. SHEET 6 OF 10.
    - B) FILE # 10160A - PROJECT # A-160A SHEET 6 OF 34

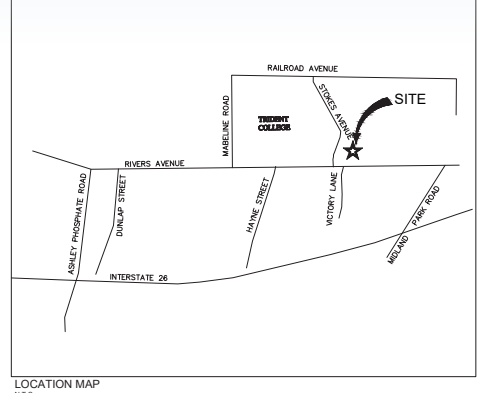
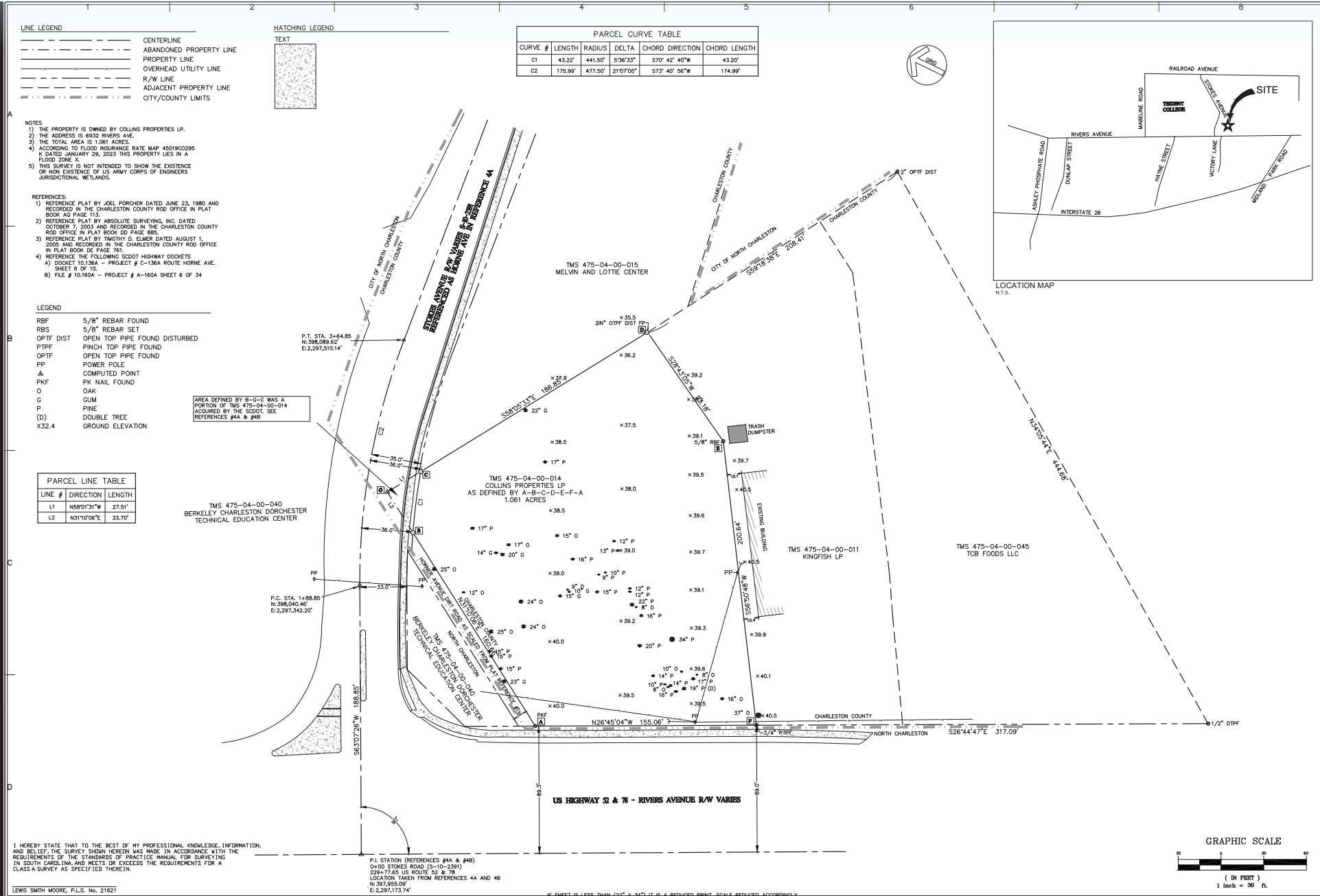
- LEGEND**
- RBF 5/8" REBAR FOUND
  - RBS 5/8" REBAR SET
  - OP1F DIST OPEN TOP PIPE FOUND DISTURBED
  - PTPF PINCH TOP PIPE FOUND
  - OP1F OPEN TOP PIPE FOUND
  - PP POWER POLE
  - ▲ COMPUTED POINT
  - PKF PK NAIL FOUND
  - O OAK
  - G GUM
  - P PINE
  - (D) DOUBLE TREE
  - X32.4 GROUND ELEVATION

AREA DEFINED BY B1-G-C WAS A PORTION OF TMS 475-04-02-014 ACQUIRED BY THE SCDDOT. SEE REFERENCES #44 & #48.

**PARCEL LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	N58°01'31"W	27.51'
L2	N31°10'06"E	33.70'

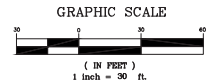
TMS 475-04-00-040  
BERKELEY CHARLESTON DORCHESTER  
TECHNICAL EDUCATION CENTER



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

P.L. STATION REFERENCES #44 & #49  
0400 STOKES ROAD (S-10-2391)  
228+77.65 US ROUTE 52 & 78  
LOCATION TAKEN FROM REFERENCES 44 AND 48  
N: 397,955.09'  
E: 2,297,113.74'

IF SHEET IS LESS THAN (22" X 34") IT IS A REDUCED PRINT, SCALE REDUCED ACCORDINGLY.



**FORSBERG ENGINEERING AND SURVEYING, INC.**  
1587 S.W. 10TH AVE., SUITE B  
P.O. BOX 50775  
CHARLESTON, SOUTH CAROLINA 29417  
(803) 799-1100  
CIVIL ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE



**BOUNDARY SURVEY**  
TMS 475-04-00-014  
6932 RIVERS AVENUE  
CHARLESTON COUNTY, SOUTH CAROLINA

DATE  
**SEPTEMBER 18, 2023**

DRAWN/CHECKED  
**LSM/JSC**

LAST REVISED

APPROVED  
**LSM**

SCALE  
1" = 30'

PROJECT NO.  
6235

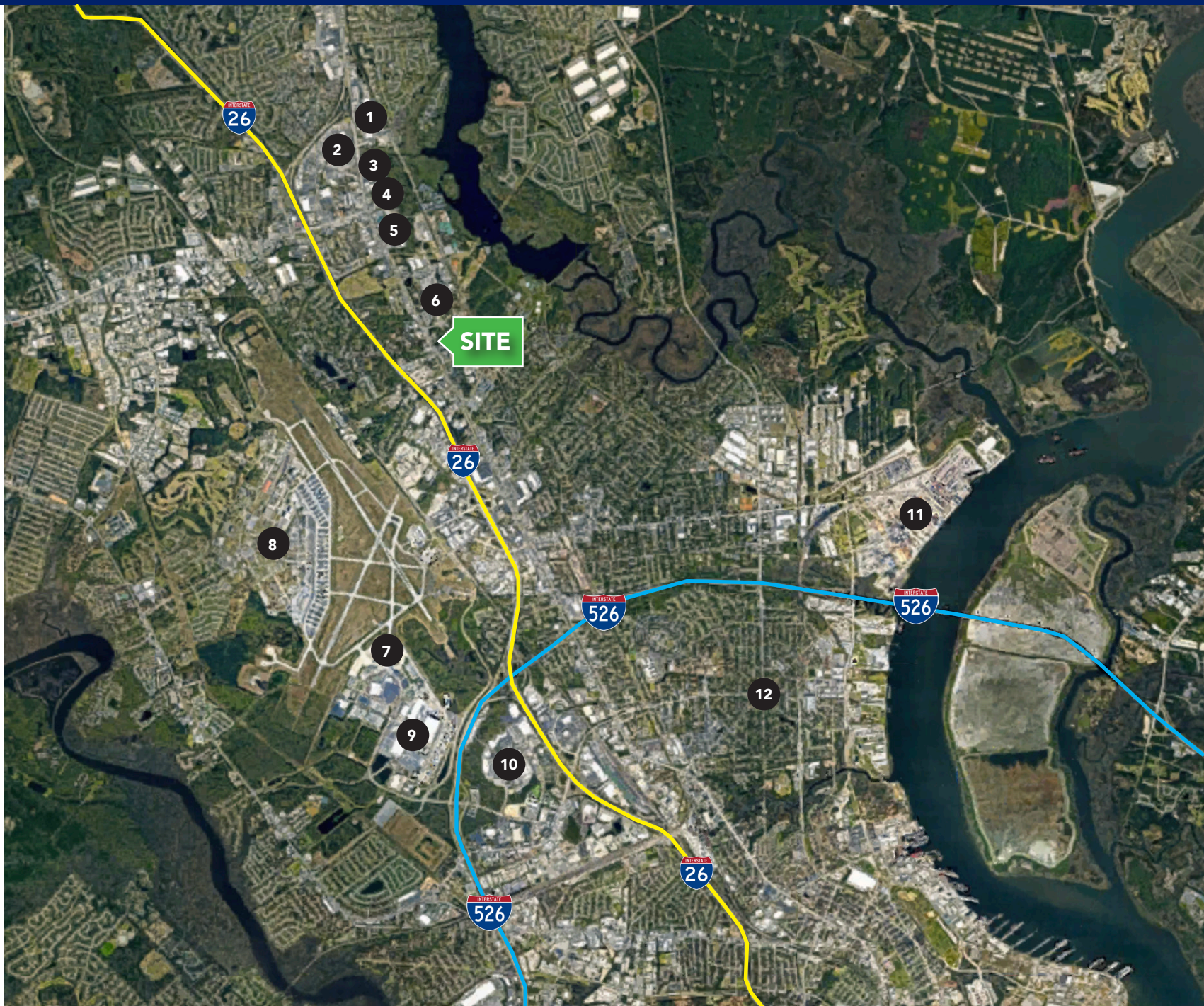
SHEET NUMBER  
**1**

OF 1



# 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



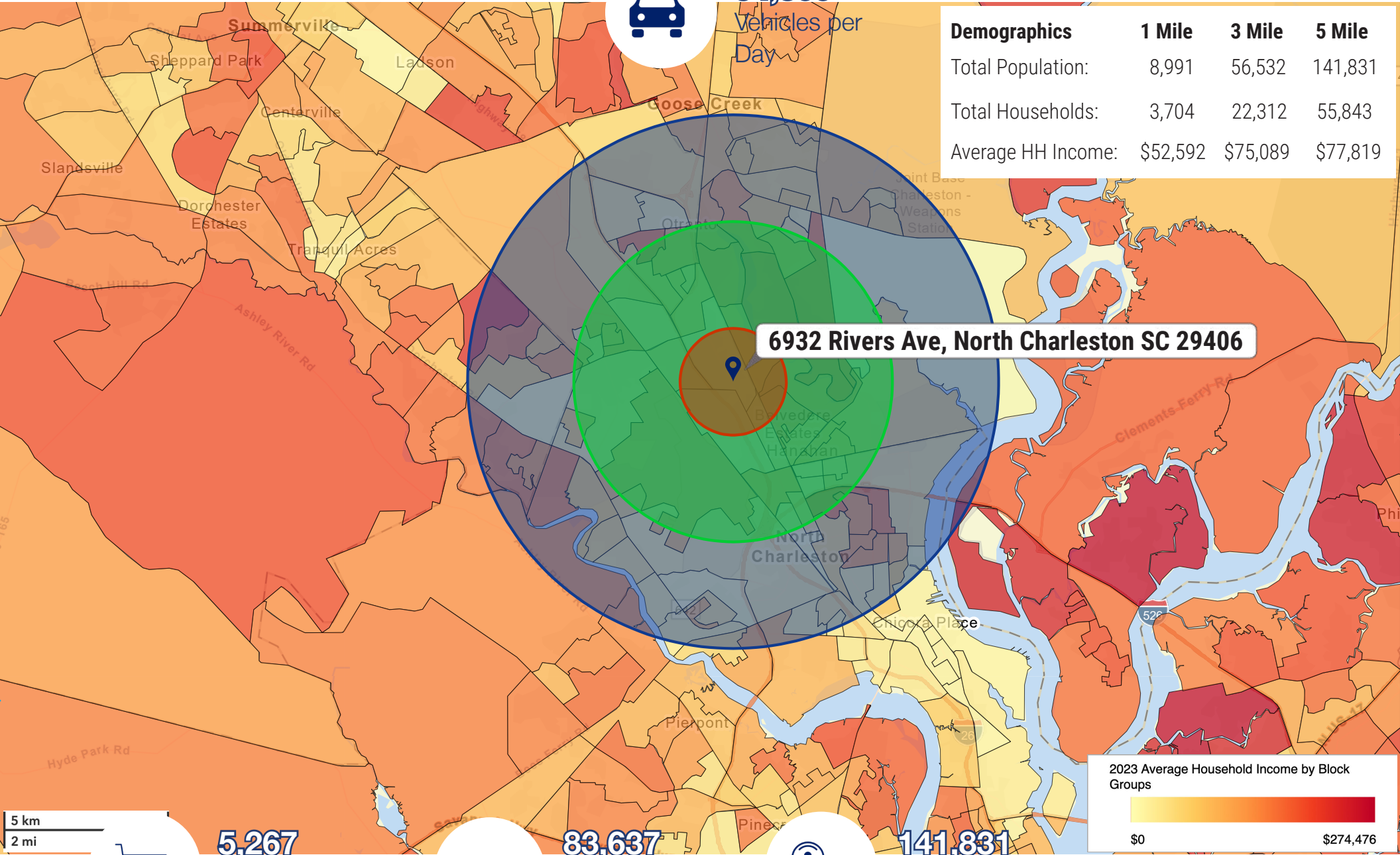


# DEMOGRAPHICS

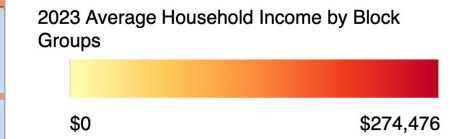


**54,800**  
Vehicles per Day

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



**6932 Rivers Ave, North Charleston SC 29406**



5 km  
2 mi

**5,267**  
Businesses  
within 5 Miles



**83,637**  
Employees  
within 5 Miles



**141,831**  
Population  
within 5 Miles

All demographics based on Esri forecasts for 2023  
SCDOT VPD 2022





Brent Case, CCIM has been in the real estate industry for more than 25 years and is President and Broker in Charge of Charleston's largest commercial real estate company, Coldwell Banker Commercial Atlantic. Brent specializes in Retail Brokerage in Sales, Leasing, Tenant Representation and Development services throughout the coastal South Carolina market; however, has extensive experience in Multifamily, Office and Land Acquisitions.

Brent has been a prominent figure in the Charleston Commercial Real Estate community and has been awarded many prestigious accolades over his career including Commercial Realtor of the Year, CCIM Region Vice President, and Commercial Realtor of the Year. Brent has also been an active member in the Charleston Chamber of Commerce and headed their Leadership Charleston program. Brent has been awarded Broker of the year and Circle of Distinction over the past 10 years. He has also been awarded Coldwell Banker Commercial #1 Sales Professional by State every year since 2012 and has been awarded top 2% of the Coldwell Banker Commercial Global Network of Brokers as well. Brent also serves on the National Advisory Board for Coldwell Banker Commercial Corporate, an Executive Committee Member for the Charleston Trident Association of REALTORS and is the Chairman for the North Charleston Business Expo.

Currently, Brent has been leading the company in the development of three shopping centers totaling over 100,000 SF. Brent has managed all aspects and processes of the development cycle, including site selection, contract negotiations, due diligence requirements, design, financing, construction, property and asset management. His development experience adds an immense amount of knowledge and understanding to the local permitting agencies often needed to assure the success of complicated sales and lease transactions. Brent has also been the exclusive Real Estate agent for many National Brands Retail Tenants including The UPS Store, Sport Clips, Taco Bell and Pizza Hut. Brent also is a Principle in Tenant Development Company LLC and is Principle in the insurance company AI Insurance Services LLC which has offices in Charleston, Charlotte and Houston.



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