

FOR SALE

7351 Rivers Avenue

North Charleston, SC



6+ Year NN Lease | Corporate Guaranty | (1) 5-Year Renewal Option

DISCLAIMER

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LAND AND INVESTMENT REAL ESTATE

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

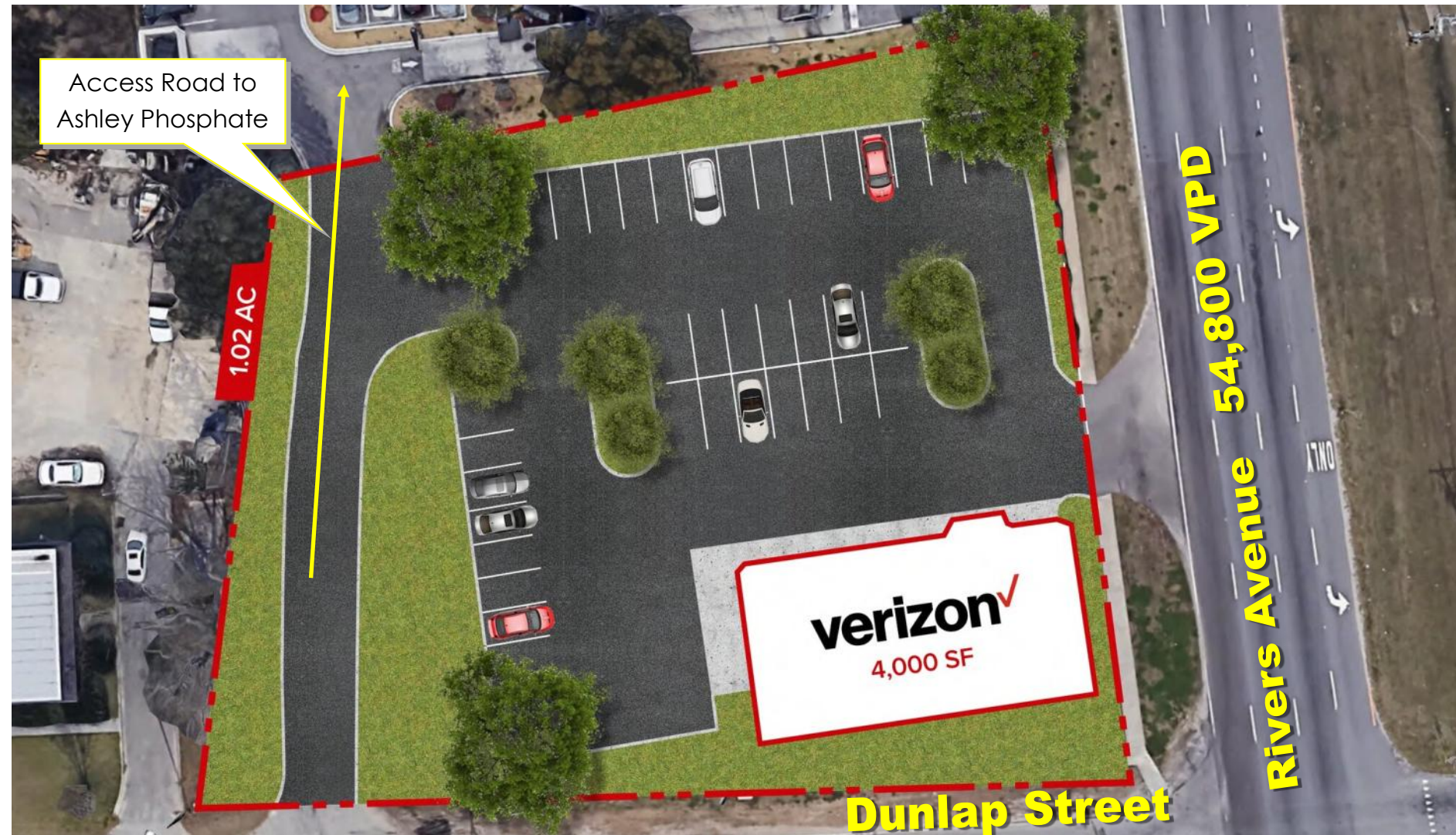
This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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7351 Rivers Avenue North Charleston, SC

Oswald Cooke & Associates is pleased to present a Verizon Wireless retail store located at 7351 Rivers Avenue, North Charleston, SC for sale. The current lease term expires in June of 2030 and the tenant has (1) 5-Year option to renew with a 10% escalation. Rivers Avenue boasts a traffic count of 54,800 VPD and is home to many National Retailers including: Target, Walmart, Best Buy, Walgreens, Northwoods Mall and more. Charleston has been named the *No. 1 Tourist Destination in America by Conde Nast* multiple times. In 2017 it was estimated that 6.9 million visitors came to the Greater Charleston area which is a 26% increase from 2016. The economic impact in 2017 from tourists alone was \$7.37 billion. Investment has been particularly strong in the Charleston Market in recent years, averaging more than \$300 million a year since 2014.

PRICE	\$2,501,818
CAP RATE	5.5%
NOI	\$137,600
LEASE TYPE	NN
LEASE EXPIRATION	June 2030
RENT ESCALATIONS	10% at next renewal option
RENEWAL OPTIONS	(1) 5-Year Option
TMS	478-03-00-025
SQUARE FOOTAGE	4,000 SF
YEAR BUILT	2005
ZONING	B-2 City of North Charleston
LOT SIZE	1.02 Acres
GUARANTY	Corporate
TERMINATION OPTION	See broker for details





verizon

verizon



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AERIAL

Ashley Phosphate

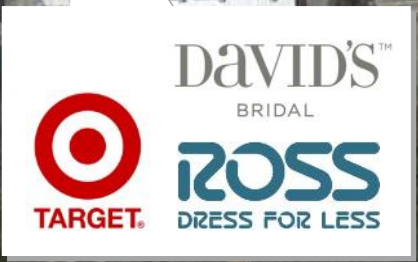
Rivers Avenue 54,800 VPD

Rivers Avenue

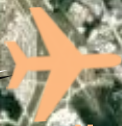
Access Road to Ashley Phosphate

Northwood Office Center

Northwoods Mall



VICINITY



Charleston International Airport
Jointbase Charleston (22,000 employees)
Boeing Plant (8,000 Employees)

North Charleston

Daniel Island

Mount Pleasant

Downtown
Charleston

Isle of Palms

West Ashley

Sullivan's Island

Johns Island

James Island

Folly Beach



VICINITY

The Verizon logo is displayed in a white box with a red border, pointing towards a red star on the map.

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2022 POPULATION	8,893	68,764	156,178
POPULATION GROWTH (2010-2022)	36.73%	36.97%	30.56%
2022 AVERAGE HOUSEHOLD INCOME	\$55,828	\$69,142	\$70,632
DAYTIME EMPLOYMENT	9,115	28,752	71,203

ABOUT CHARLESTON

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

Charleston is becoming a prime location for information technology jobs and corporations and has experienced some of its highest growth in this sector between 2011 and 2012 due in large part to the Charleston Digital Corridor located just 10 - 15 minute drive away from the subject property. The CDC is a creative effort to attract, nurture and promote Charleston's knowledge economy by facilitating a business, physical and social environment where technology companies thrive.

**Information courtesy of Charleston Regional Development Alliance*

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Kapstone (1,000)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)

For more information contact:

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