

Retail / Office Strip Center

5418-5422 Rivers Ave
N. Charleston, SC 29406

Offering Memorandum



Our Team

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Confidentiality and Restricted Use Agreement

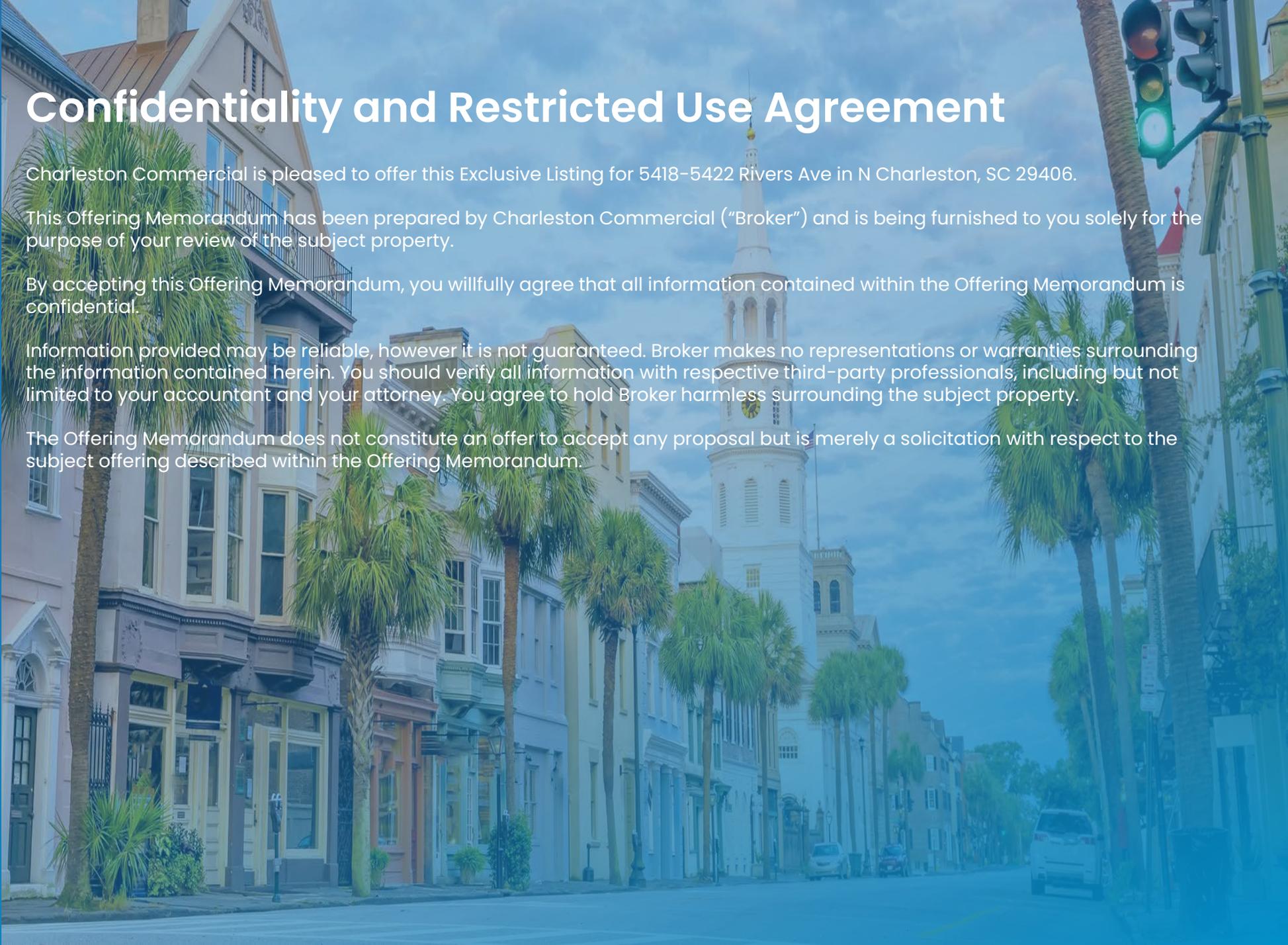
Charleston Commercial is pleased to offer this Exclusive Listing for 5418-5422 Rivers Ave in N Charleston, SC 29406.

This Offering Memorandum has been prepared by Charleston Commercial ("Broker") and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

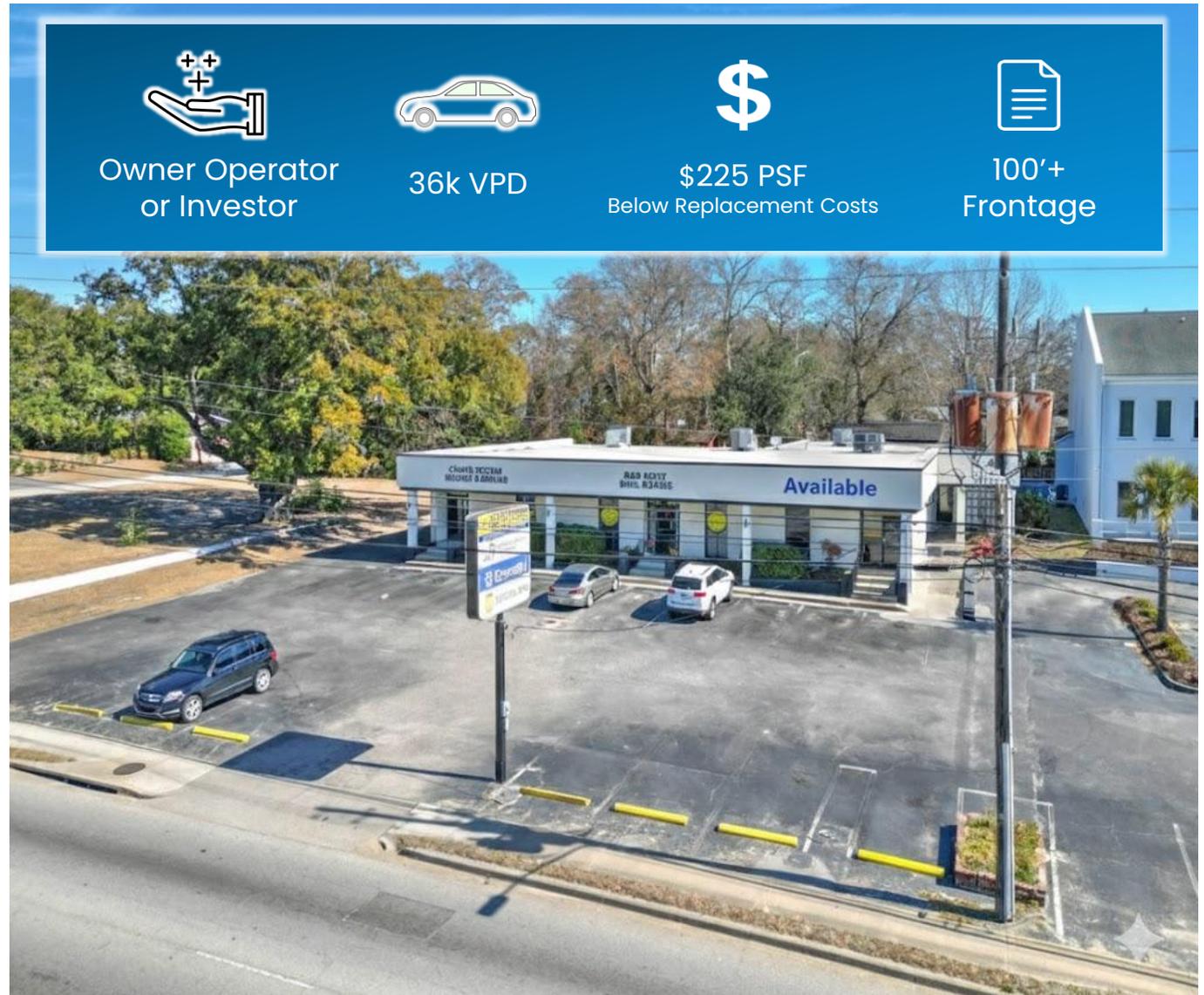
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EXECUTIVE SUMMARY

ADDRESS	5418-5422 Rivers Ave North Charleston, SC
Offer Price	\$1,575,000
Total Square Footage	+/- 7,000 SF
Price Per SF	\$225 PSF
Suites	Four
Occupancy	48%
Vacancy	Suite A: 1,436 SF
	Suite B: 2,017 SF
Parking	On-site
Co-Tenants	Charleston Injury & Rehab Bad Boyz Bail Bonds
Renovated	2025
TMS #	472-08-00-006





Owner Operator
or Investor



36k VPD



\$225 PSF
Below Replacement Costs



100'+
Frontage

INVESTMENT OVERVIEW



Charleston Commercial, on behalf of ownership, is pleased to exclusively offer 5418-5422 Rivers Ave to qualified Buyers. The offering is a retail strip center on the busy commercial corridor of Rivers Avenue in North Charleston. The property has over 100' of frontage on Rivers Ave as well as prominent double height pylon signage. The building consists of four suites with two of the suites currently Leased to Charleston Injury & Rehab and Bad Boyz Bail Bonds, equating to 48% occupancy. The other two suites are newly renovated and in great condition for an owner occupant to stabilize or for an investor to lease up.

The vacant suites (1,436 sf & 2,017 sf) offer flexible size ranges for an owner to stabilize the property as well as the opportunity for an owner to capitalize on Owner Operator financing by occupying 50% + of the property.

The property is positioned along one of North Charleston's busiest commercial corridors and located within a ½ mile of I-526/I-26 and 1.5 miles from both Park Circle and Charleston International Airport. This central location allows for efficient access to all parts of the Charleston MSA.

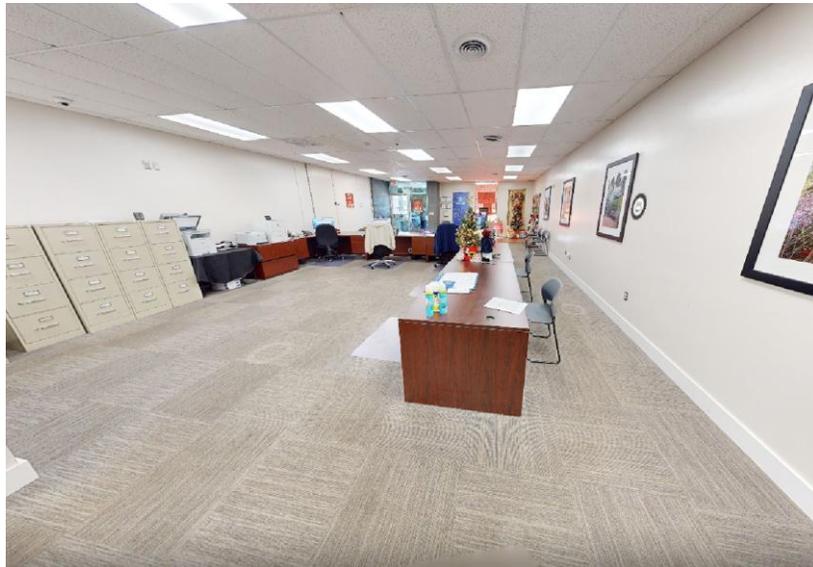
Ownership has recently upgraded the property in recent years, including a new roof, HVAC's, and complete renovation of Suite B. The opportunity allows for an investor to come in and lease up the balance, or for an operator to quickly stabilize the asset and enjoy the multi-tenant cash flow.



PHOTOS



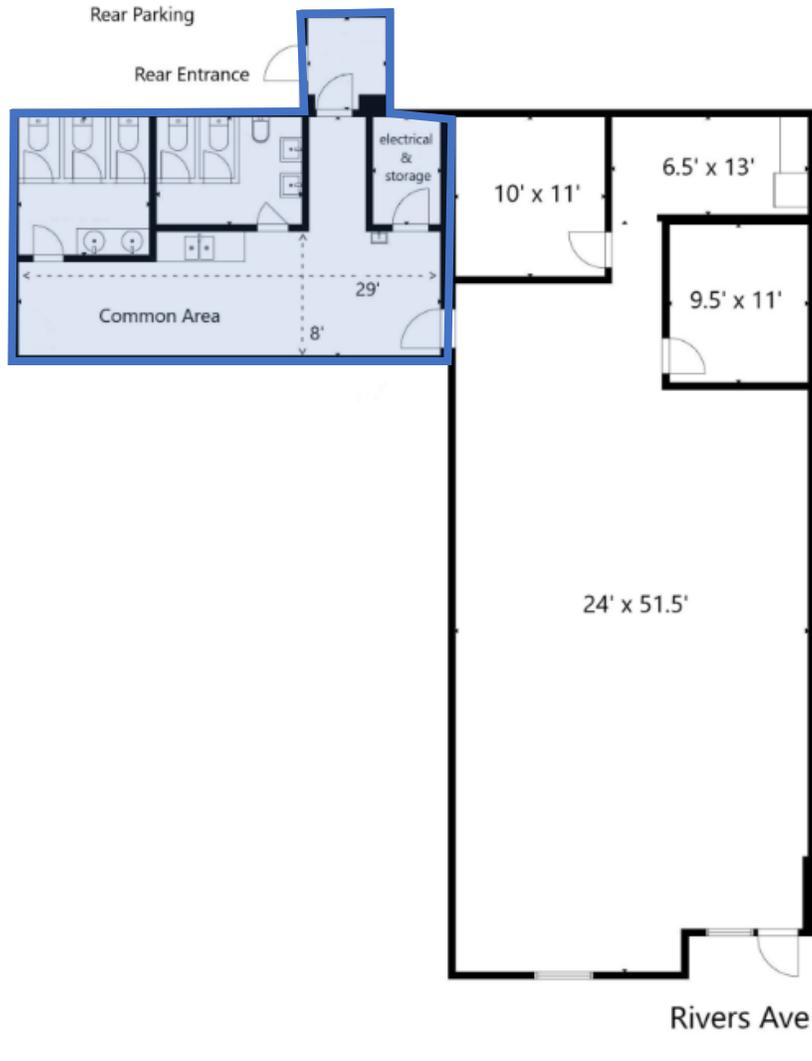
INTERIOR PHOTOS



FLOOR PLANS

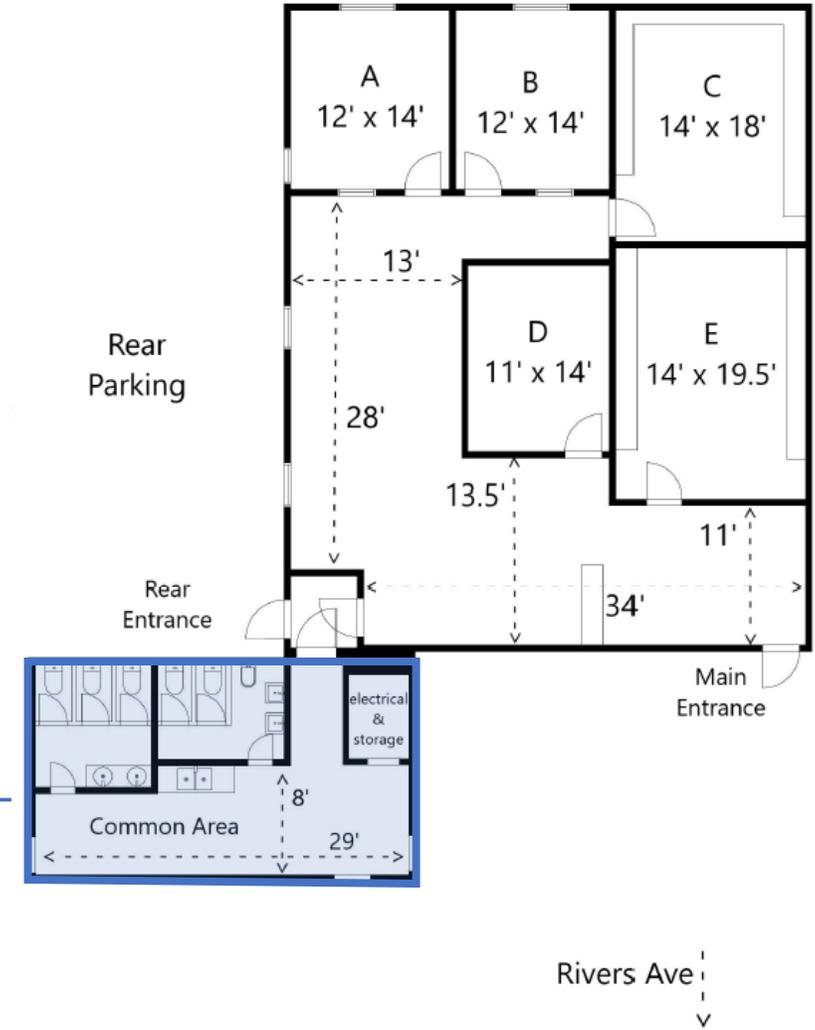
Vacant Suites

5418 Rivers Ave - Suite A



[Virtual Tour Unit A](#)
[Virtual Tour Unit B](#)

5418 Rivers Ave - Suite B



Additional parking in the rear



Liberty Mall Shopping Center

I-526



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