

REDEVELOPMENT OPPORTUNITY FOR SALE



**COLDWELL BANKER
COMMERCIAL** | ATLANTIC

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OFFERING SUMMARY



PRICE

\$4,750,000



ZONING

General Commercial



COUNTY

Charleston County



TAX ID

5550 Rivers Ave 472-08-00-099

5528 Rivers Ave 472-08-00-098



TOTAL SQFT

25,485 SQFT



ACRES

1.17 Total Acres

This is a rare opportunity to acquire a highly visible commercial asset on busy Rivers Avenue in the City of North Charleston, available for the first time in over 60 years. The offering includes the iconic Dixie Furniture Building totaling approximately 22,000 square feet, along with an additional 3,485 SF office building—providing flexibility for a wide range of users, investors, or redevelopment opportunities.

The main building features a recently renovated showroom comprising approximately 80% of the space, complemented by 20% well-maintained warehouse space. The additional 3,485 SF office building offers fully conditioned space ideal for professional services, medical, or legal use. Situated on approximately 0.76 acres, the property also includes ample on-site parking and benefits from exceptional frontage along one of North Charleston's busiest commercial corridors.

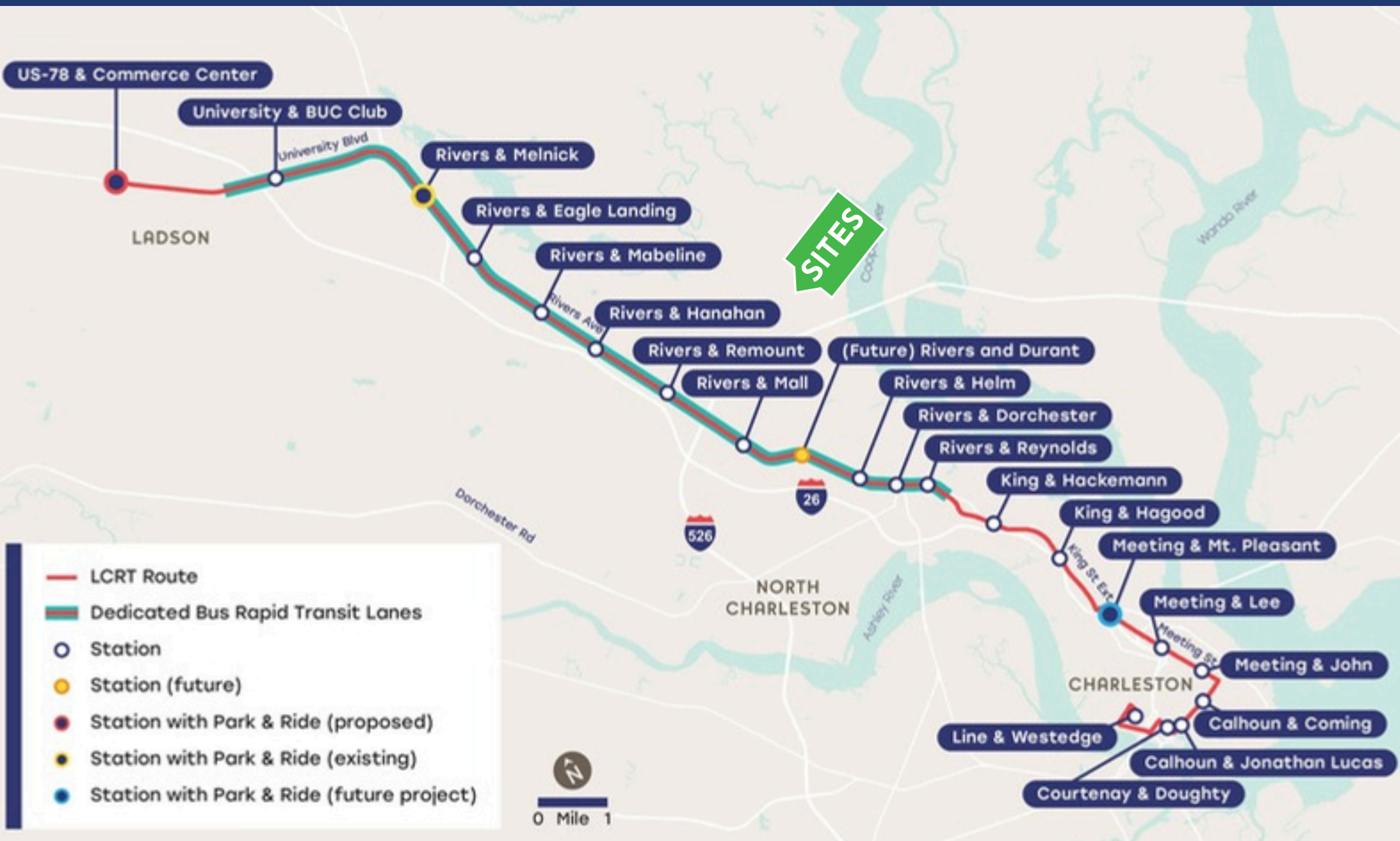
Zoned B-2 (General Business District) the property offers significant flexibility for a variety of commercial uses and future redevelopment potential. An adjacent 0.41-acre parcel with a 3,485 SF building is also available and may be combined to create a larger footprint for expanded use or redevelopment.

Additionally, with the potential demolition of 5528 Rivers Avenue, 5550 Rivers Avenue could be significantly enhanced through the addition of expanded parking, further increasing accessibility and overall site functionality.

With outstanding visibility, high traffic counts, and a strategic location, this property is ideal for a variety of uses including retail showroom, professional office, medical or legal services, call center, entertainment venue, trade or beauty school, indoor storage, or mixed-use redevelopment.

This offering presents a unique opportunity to secure a legacy property in one of North Charleston's most active and evolving commercial corridors.

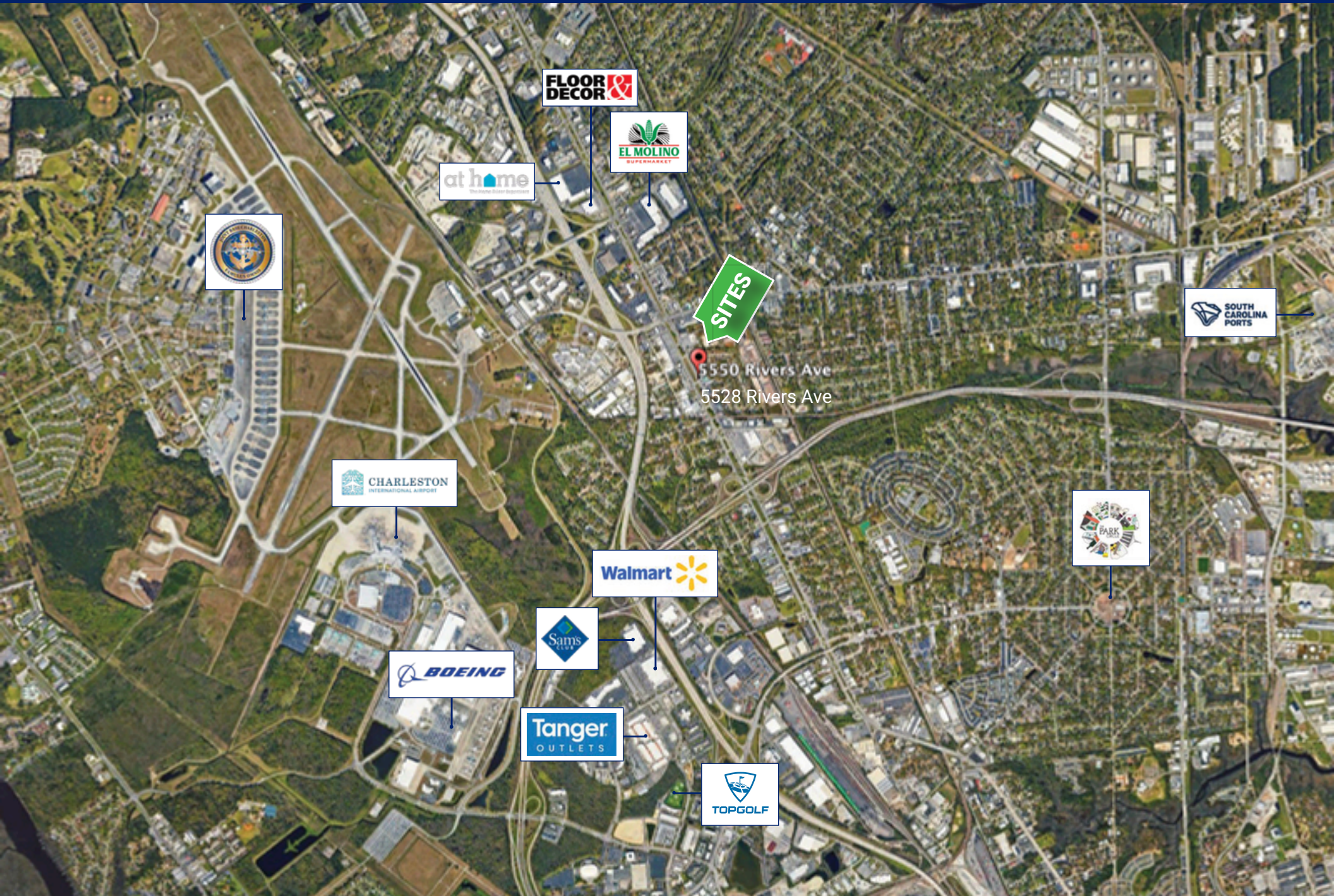
LOWCOUNTRY RAPID TRANSIT



Learn More About the Lowcountry Rapid Transit Project

<https://lowcountryrapidtransit.com>

AREA MAP



5550 Rivers Ave
5528 Rivers Ave



Demographics



41,000

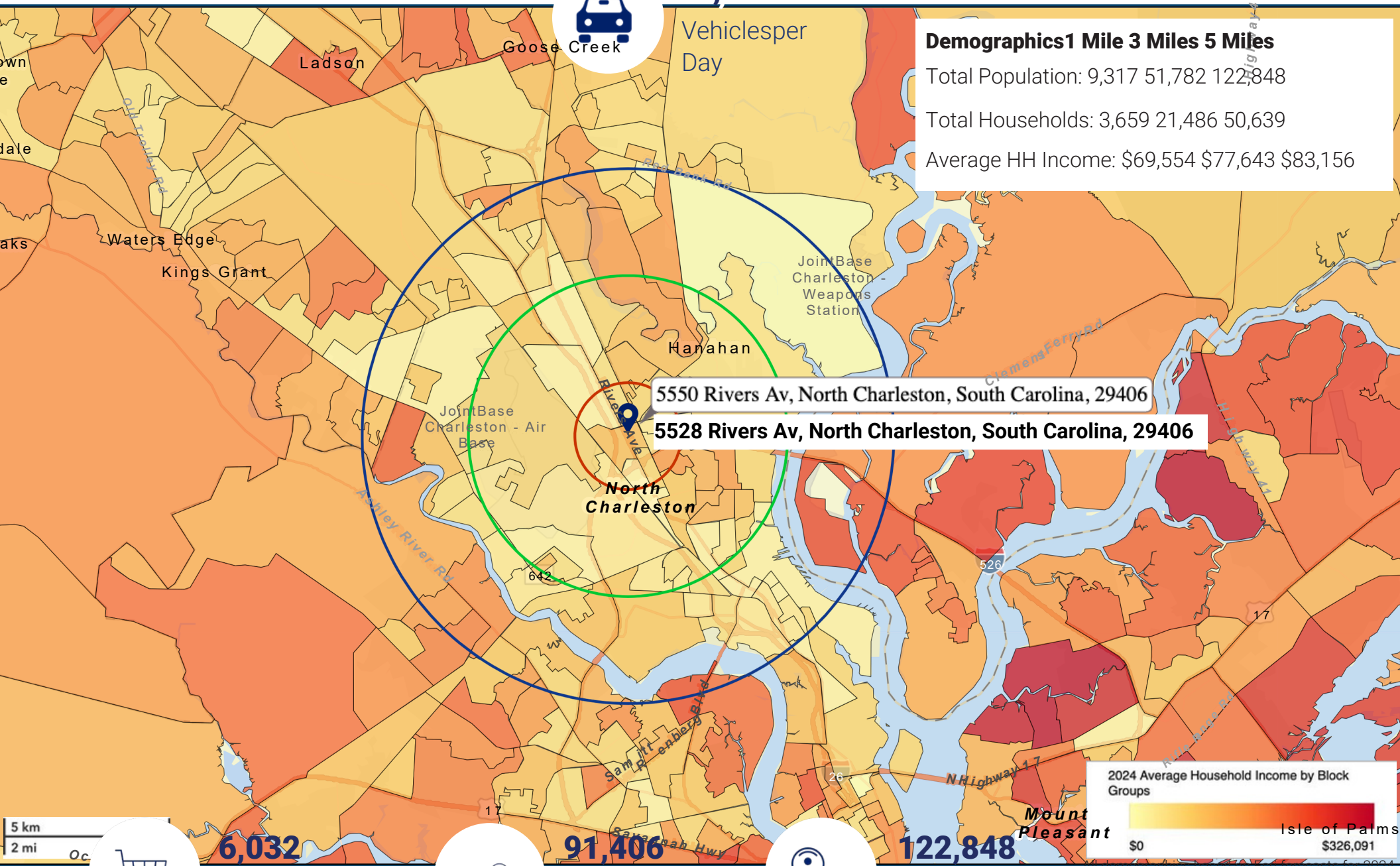
Vehicles per Day

Demographics 1 Mile 3 Miles 5 Miles

Total Population: 9,317 51,782 122,848

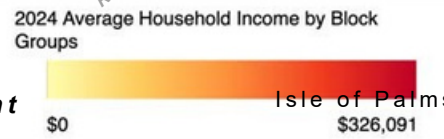
Total Households: 3,659 21,486 50,639

Average HH Income: \$69,554 \$77,643 \$83,156



5550 Rivers Av, North Charleston, South Carolina, 29406

5528 Rivers Av, North Charleston, South Carolina, 29406



5 km
2 mi



6,032
Businesses within 5 Miles



91,406
Employees within 5 Miles



122,848
Population within 5 Miles

All demographics based on Esri forecasts for 2024

SCDOT AADT 2023



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