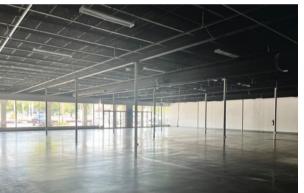
# JR. ANCHOR SPACE AVAILABLE AT ICONIC LOCATION ON RIVERS AVENUE

### **Broker Incentive**

\*Up to \$5K based on qualified tenant & lease term









# UP TO 18,000 SF AVAILABLE

#### 9,300 SF

- •Retail or Showroom
- •Loading ramp with roll-up door
- Tons of storefront glass

#### 8,700 +/- SF

- •Retail with ample back of house
- •High ceilings
- Large storefront

Rent from \$16 SF NNN's x \$4

#### CONTACT:

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Disclaimer - The information contained herein is deemed reliable but should be verified and is not warranted by Adams Property Group, LLC.

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### HIGHLIGHTS:

•Seconds from I-26 •Iconic / well known location •Minutes from I-526 •Food Truck parking available •Close to bus stop – convenient for non-driving employees •High visibility and traffic counts

### DEMOGRAPHICS:

2022 Population (5-mile radius)<br/>139,488(2-mile radius)<br/>32,888CONTACT:2022 Median Home Value (5-mile radius)<br/>\$196,018(2-mile radius)<br/>\$187,707Casey Lowery<br/>p 843.941.4022<br/>e clowery@adamspropgroup.com