

5961 RIVERS AVE

Charleston, SC 29406



FOR LEASE



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PROPERTY INFORMATION

TAX MAP ID	472-03-00-098
COUNTY	CHARLESTON
ZONING	GENERAL BUSINESS
LOT SIZE	0.65 ACRES

HIGHLIGHTS

Built-to-Suit, stand-alone retail opportunity on vibrant Rivers Avenue near Aviation Avenue. The 0.65-acre parcel has 113 feet of frontage on Rivers Avenue and sits next to a CARTA transit stop.

The site could accommodate a building of approximately 3,500 - 8,500 square feet. It is adjacent to Aviation Centre whose tenants include Acceleration Academy, Synter, ECS Engineering, and KBR Wyle (formerly Honeywell). Possible uses include banking, fast food, or professional services. The zoning for the parcel is B-2 (General business district). Lease rate based on building size and use.



SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
3,500 - 8,500 SF	BASED ON SIZE & USE	NNN	IMMEDIATELY

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DEMOGRAPHICS



POPULATION

ONE MILE

6,325

THREE MILES

42,057

FIVE MILES

43,804



TOTAL HOUSEHOLDS

2,450

15,831

115,197



AVG HOUSEHOLD INCOME

\$39,565

\$46,831

\$48,799

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LOWCOUNTRY RAPID TRANSIT PROXIMITY

This built-to-suit opportunity is steps away from the planned Lowcountry Rapid Transit (LCRT) Hub at Remount and Rivers Ave.

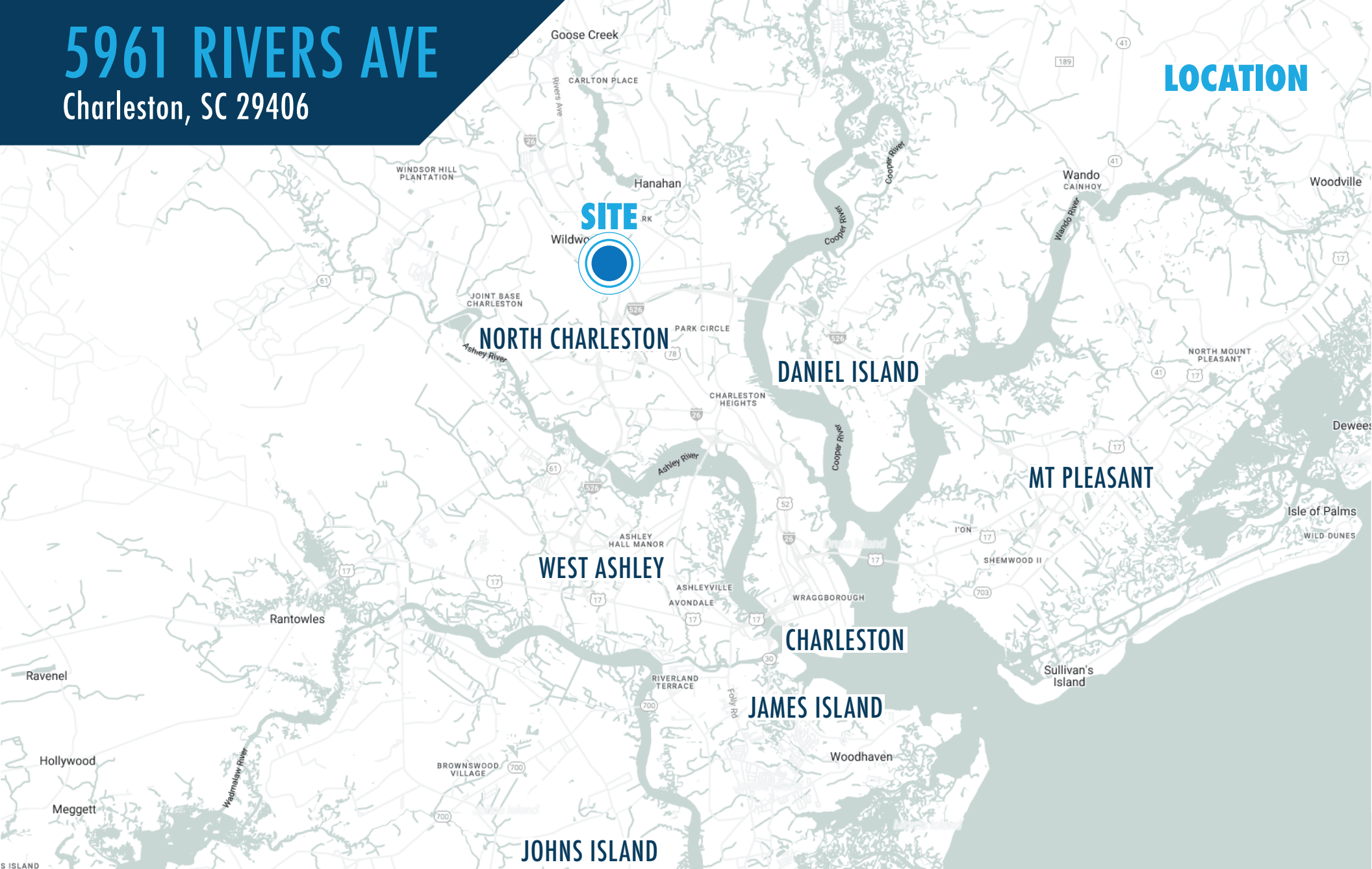
The bus rapid transit will run from Summerville to downtown Charleston and terminate in the medical district. It will provide affordable, punctual transportation in a dedicated lane, allowing passengers to bypass rush hour delays on the roads. Mixed use development, encompassing residences, retail, entertainment and office, is encouraged near these hubs.

Place your business in the path of progress!



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LOCATION



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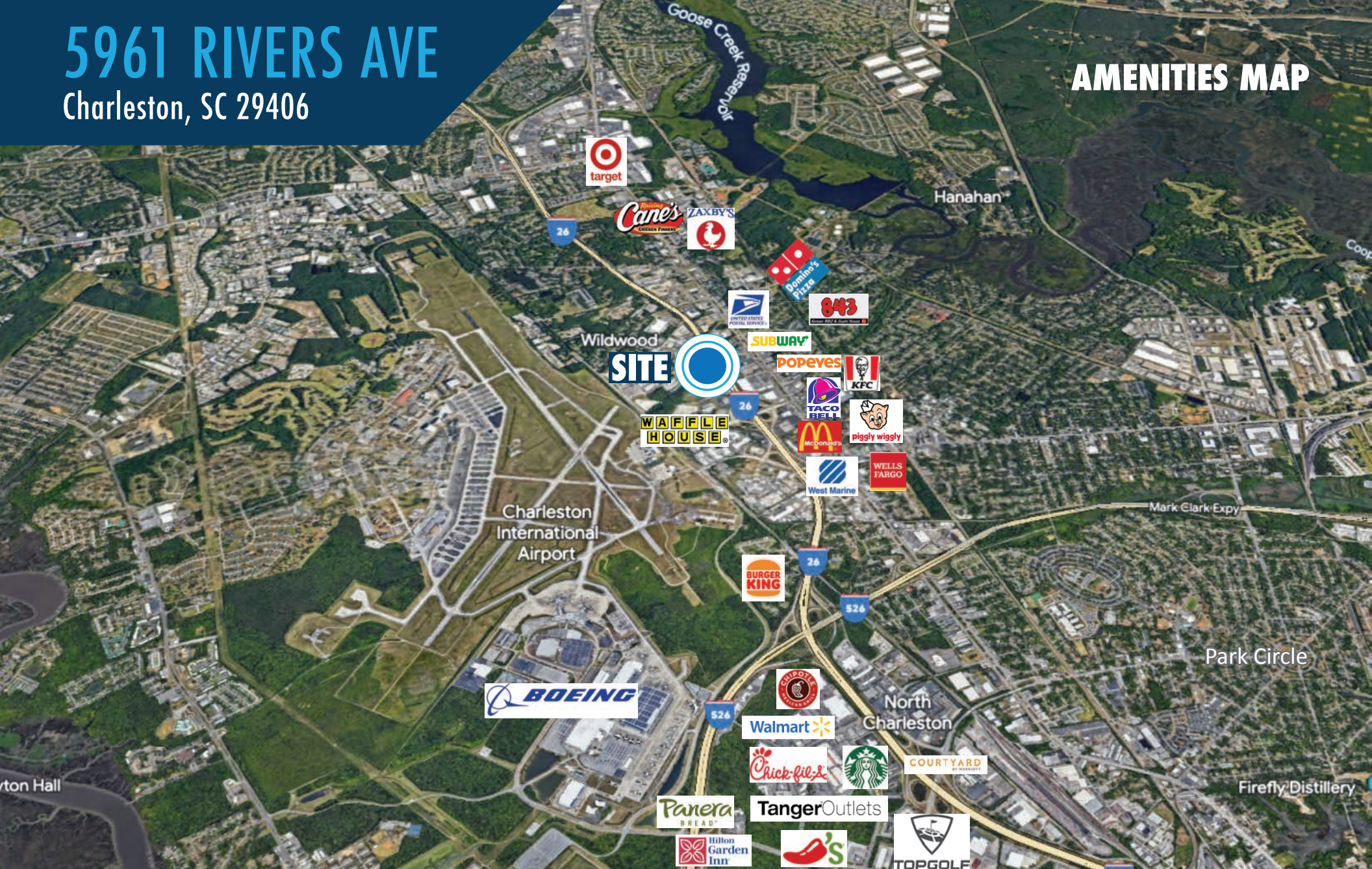
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AMENITIES MAP



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