

Marcus & Millichap



±4,837 SQUARE FEET

# FORMER ZIPS CAR WASH

FREE-STANDING CAR WASH/  
SPECIALTY PROPERTY  
REPOSITIONING OPPORTUNITY

5506 RIVERS AVENUE  
NORTH CHARLESTON, SC 29406

**ABSOLUTE  
\$1 AUCTION**

FIRST BID MEETS RESERVE

**R MARKETPLACE**

**ONLINE AUCTION**

**MAY 4-6, 2026**

VIEW ONLINE AUCTION  
MAY 4-6, 2026

FORMER ZIPS CAR WASH

**\$1**  
ABSOLUTE AUCTION

The Kolgaklis Agency  
**GEICO**

Highland  
TOWNHOMES

**AUTO MONEY**  
TITLE LOANS

**±34,548**  
VPD (2025)

±4,837 SF,  
FREESTANDING,  
VALUE ADD CAR WASH/  
SPECIALTY PROPERTY  
(FORMER ZIPS CAR WASH)  
ON ±0.777 ACRES OFFERED  
AT A SUBSTANTIAL  
DISCOUNT BELOW  
REPLACEMENT  
COST

SIGNIFICANT  
VALUE ADD  
OPPORTUNITY VIA  
STRATEGIC LONG TERM  
LEASE-UP AT MARKET  
RATES, REPOSITIONING  
OR ADAPTIVE REUSE;  
FLEXIBLE  
ZONING

PRIME  
FRONTAGE ALONG  
RIVERS AVE/US HIGHWAY  
52/78 (±34,548 VPD) JUST  
A 1/2-MI TO I-526 AND I-26  
(±150K+ VPD); LOCATED  
WITHIN ±3-MI OF BOTH  
BOEING'S CAMPUS AND  
CHARLESTO INT'L  
AIRPORT



## 5506 RIVERS AVENUE, NORTH CHARLESTON, SC 29406

ONLINE AUCTION: MAY 4-6, 2026 | ABSOLUTE \$1 AUCTION



**BUILDING SIZE: ±4,837  
TOTAL SQUARE FEET**

**PROPERTY TYPE: CAR  
WASH/RETAIL**

**YEAR BUILT: 1990**

**CHARLESTON MSA**

**BUILDINGS: ONE (1)**

**STORIES: ONE**

**FREESTANDING**

**HIGHWAY FRONTAGE  
(US HWY 52 & 78)**

**PARCEL NUMBER:  
4720800095**

**TENANCY: SINGLE**

**PARKING: 15 SPACES**

**±1/2-MI TO I-26 AND I-526**

**LOT SIZE: ±0.777 AC  
(±33,865 TOTAL SF)**

**OCCUPANCY: VACANT**

**ZONING: B-2/R-1, GENERAL  
BUSINESS AND SINGLE  
FAMILY RESIDENTIAL  
WITHIN THE UPPER 52-78  
OVERLAY DISTRICT**

**±3-MI TO CHARLESTON AIR  
FORCE BASE / INT'L AIRPORT  
AND BOEING**

**±20-MIN TO CHARLESTON**

**PYLON SIGN**

Marcus & Millichap, in conjunction with RI Marketplace, is pleased to present the opportunity to acquire a vacant, free-standing retail building with an adjacent car wash located at 5506 Rivers Avenue in North Charleston, South Carolina 29406 (the "Property"). Previously occupied by Zips Car Wash, the Property is being offered significantly below replacement cost, presenting an attractive acquisition opportunity for owner-users and investors seeking a well-located commercial asset with meaningful value-add potential. **FIRST BID MEETS RESERVE!**

Originally constructed in 1990, the Property consists of a one-story, free-standing building totaling ±4,837 square feet, featuring a retail/service space with an attached automatic car wash and vacuum bays. Situated on a ±0.777-acre parcel (±33,865 SF), the Property offers strong functionality with 15 surface parking spaces and convenient access via one point of ingress and egress along Rivers Avenue / U.S. Highway 52 & 78. The Property is zoned B-2 (General Business) and R-1 (Single Family Residential) within the Upper 52-78 Overlay District (City of North Charleston). According to the City's Planning and Zoning Department, the current use is considered a legal nonconforming use due to the age of the improvements, allowing for continued operation as a car wash or adaptive reuse of the existing improvements. This zoning framework provides long-term flexibility for repositioning or re-tenanting. This Property offers a compelling opportunity to capitalize on the strong fundamentals of the North Charleston market and provides the potential for significant value creation through repositioning and lease-up at market rates. According to CoStar, retail rents in the area range from approximately \$18 to \$21 per square foot NNN, supporting the potential for significant value-add through lease-up or adaptive reuse.

North Charleston has experienced significant population and economic growth in recent years and has emerged as one of the Charleston region's primary commercial and employment centers. The Property is strategically positioned approximately 20 minutes from Downtown Charleston along Rivers Avenue / U.S. Highway 52 & 78, one of North Charleston's primary commercial corridors with ±34,548 vehicles per day (VPD) passing directly in front of the Property. The site also offers convenient access less than 1-mi to to both Interstate 526 and Interstate 26, which carries more than 150,000 VPD and provides direct connectivity throughout the Charleston metropolitan area. The surrounding area features a strong concentration of national retailers, restaurants, and service providers that generate consistent daily traffic and support a stable consumer base. The market is further strengthened by a dense employment corridor anchored by major regional employers including Charleston International Airport (±3-Mi), Boeing's 787 Dreamliner manufacturing campus (±3-Mi), and Joint Base Charleston, which collectively support thousands of jobs and drive economic activity throughout the area. Within a ±3-Mi trade area, the population totals ±51,368 residents with an average household income (AHHI) above ±\$82,600, while the ±5-Mi trade area expands to ±118,937 residents with an AHHI of ±\$88,526. With its combination of dense residential neighborhoods, major employment drivers, and strong regional accessibility, the Property is well positioned to capture demand from both local residents and the broader Charleston metropolitan market.

NORTH CHARLESTON, SC

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for zoning, lot size/land area, building size, and number of parking spaces. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

PROPERTY  
PHOTOS



VIEW ONLINE AUCTION  
MAY 4-6, 2026

FORMER ZIPS CAR WASH



**\$1**  
ABSOLUTE  
AUCTION



NORTH CHARLESTON, SC





**±155,013**  
VPD (2024)

**±34,548**  
VPD (2025)

**CHARLESTON**  
INTERNATIONAL AIRPORT

# WHY NORTH CHARLESTON SOUTH CAROLINA

VIEW ONLINE AUCTION  
MAY 4-6, 2026

**\$1**  
**ABSOLUTE AUCTION**

FORMER ZIPS CAR WASH

## PRO-BUSINESS ENVIRONMENT

South Carolina consistently ranks among the most business-friendly states in the U.S., offering a competitive tax structure that includes no inventory tax, no state property tax, and a corporate income tax rate of 5%. Businesses locating in North Charleston have access to economic development incentives, workforce training programs through readySC, and financing tools designed to support new and expanding employers.

## STRATEGIC CONNECTIVITY

North Charleston benefits from exceptional connectivity through Interstate 26, Interstate 526, and Interstate 95, providing efficient access throughout the Southeast. The city is also home to Charleston International Airport and Joint Base Charleston, one of the largest military installations in the southeastern United States, supporting more than 22,000 military personnel and civilian employees. These assets, combined with extensive rail infrastructure and the nearby Port of Charleston, reinforce the region's role as a major logistics and distribution hub.

## DIVERSE EMPLOYERS & GROWING WORKFORCE

The Charleston region is home to major global employers across aerospace, automotive manufacturing, logistics, and defense. Boeing's 787 Dreamliner campus in North Charleston spans more than 265 acres and employs over 7,800 workers, serving as one of the company's largest manufacturing facilities and the final assembly location for the 787 aircraft. The region also hosts major operations for Volvo Cars, Mercedes-Benz Vans, Bosch, and Joint Base Charleston, supporting a large network of suppliers and logistics providers throughout the Lowcountry.

## QUALITY OF LIFE & GROWTH

The Charleston region continues to experience strong population growth and in-migration. The Charleston-North Charleston metropolitan area now exceeds 800,000 residents, with the region adding approximately 40 new residents per day. Coastal amenities, a growing job base, and strong tourism activity continue to support sustained economic expansion throughout the Lowcountry.

## ECONOMIC MOMENTUM & NATIONAL RECOGNITION

The Charleston-North Charleston metropolitan area continues to attract major corporate investment across advanced manufacturing sectors. Volvo Cars operates a \$1.2 billion manufacturing campus in nearby Berkeley County, producing vehicles for global markets and employing thousands of workers. This investment has further strengthened the region's automotive manufacturing cluster and helped position the Charleston metro among the fastest-growing economic regions in the Southeastern U.S.

# CHARLESTON COUNTY | NORTH CHARLESTON, SC

North Charleston is one of the fastest growing cities in South Carolina and serves as a major economic engine for the Charleston metropolitan area. The city spans portions of Charleston, Dorchester, and Berkeley counties, with the Property located within Charleston County, the region's most populous county and the historic and economic center of the Lowcountry. Combining a strategic location, pro-business climate, and highly accessible transportation infrastructure, North Charleston continues to attract new investment across multiple industries while supporting strong regional population and employment growth. Often referred to as the "Hub of the Lowcountry," the city plays a central role in the broader Charleston region's economic expansion.

North Charleston plays a significant role in the regional economy and has led the State of South Carolina in retail sales for more than 21 consecutive years, reflecting the strength of its commercial corridors, consumer base, and regional accessibility. The city's diverse economy is supported by a young, highly skilled workforce and a strong pipeline of talent from regional universities, technical colleges, and workforce training programs. North Charleston's economic base spans a wide range of industries including aerospace, automotive manufacturing, aviation, bioscience, defense, renewable energy, financial services, and information technology. Major employers and industry clusters throughout the region continue to attract new businesses and support long-term economic expansion.

Strategically positioned within the Charleston metropolitan area, North Charleston benefits from exceptional connectivity via Interstate 26, Interstate 526, and Interstate 95, as well as multiple rail lines transporting both freight and passenger traffic. The city is also home to Charleston International Airport and is located near the Port of Charleston, one of the deepest and most productive container ports on the East Coast. These multimodal transportation assets reinforce North Charleston's role as a critical logistics, manufacturing, and distribution hub within the Southeastern United States.

With continued public and private investment, strong population growth, and a diversified economic base, North Charleston remains one of the most dynamic business environments in South Carolina and a key driver of economic activity throughout the Charleston metropolitan region.

SOURCE: [https://www.northcharleston.org/business/economic\\_development/index.php](https://www.northcharleston.org/business/economic_development/index.php); <https://www.charlestoncounty.org/>; <https://www.sccommerce.com/industries>; <https://charlestondaily.net/charleston-ranked-11-among-the-best-performing-cities-in-the-u-s-adding-21k-new-jobs/>

**Charleston-North Charleston, SC MSA**  
City Size: Large  
BPC Ranking: 11 (Top-Performing Metro Area)

**#11**  
U.S. Best Performing Cities

NORTH CHARLESTON, SC



Charleston

INTERSTATE SOUTH CAROLINA 526 ±81,997 VPD (2024)

±34,548 VPD (2025)

AUTO MONEY TITLE LOANS



**ESTABLISHED REGION**

The Charleston region is one of the most established economic centers in the Southeast, supported by a diverse economy spanning aerospace, automotive manufacturing, logistics, tourism, and defense. Major global employers including Boeing and Volvo Cars have established significant operations in the region, reinforcing Charleston's role as a premier manufacturing and distribution hub along the East Coast.



**BUSINESS ADVANTAGES**

South Carolina consistently ranks among the most business-friendly states in the United States. Companies benefit from competitive tax policies, workforce development programs, and a strong pipeline of talent from regional universities and technical colleges. The Charleston region's growing population and expanding infrastructure continue to attract new investment across multiple industries.



**COMPETITIVE BUSINESS COSTS**

The Charleston region offers a favorable cost structure compared to many major U.S. metropolitan areas, including competitive corporate tax rates, lower operating costs, and access to a skilled workforce. Combined with strong transportation infrastructure and continued economic investment, the region provides an attractive environment for businesses seeking long-term growth in the Southeast.



**RETAIL MECCA**

The Charleston region features a strong and expanding retail market supported by continued population growth and tourism. Major retail destinations such as Tanger Outlets Charleston serve the broader Lowcountry and generate significant regional shopping traffic. Located within ±10 minutes of Tanger Outlets Charleston, Walmart Supercenter, and Sam's Club, the Property benefits from proximity to one of the region's most active retail corridors.

THE REGION'S CENTER OF COMMERCE  
**THE CHARLESTON MSA**

The Charleston metropolitan area is one of the fastest growing regions in the Southeastern United States and serves as the economic center of South Carolina's Lowcountry. Anchored by the City of Charleston and supported by surrounding communities including North Charleston, Mount Pleasant, Summerville, and Goose Creek, the Charleston MSA is home to more than 800,000 residents and continues to experience sustained population and economic growth.

Strategically positioned along the Atlantic Coast, the region benefits from exceptional global connectivity through Interstate 26, Interstate 95, Charleston International Airport, and the Port of Charleston, one of the busiest container ports on the East Coast. The Property located at 5506 Rivers Avenue in North Charleston benefits from this regional accessibility, situated approximately ±3-Mi from Charleston International Airport and Boeing's 787 Dreamliner campus, ±5-Mi from Joint Base Charleston, ±12-Mi from the Port of Charleston, and ±10-Mi from Downtown Charleston. These transportation assets support a thriving logistics, manufacturing, and distribution economy that connects the region to national and international markets.

The Charleston region has emerged as a major hub for aerospace, automotive manufacturing, advanced logistics, defense, and technology industries. Global employers including Boeing, Volvo Cars, Mercedes-Benz Vans, Bosch, and Joint Base Charleston anchor the region's economic base and support a large network of suppliers, manufacturers, and logistics providers across the Lowcountry.

The metro area's strong growth is supported by continued population migration, a highly skilled workforce, and a strong quality of life driven by coastal amenities, historic communities, and expanding employment opportunities. This balance of economic opportunity, connectivity, and livability continues to position the Charleston MSA as one of the most dynamic and fastest growing metropolitan areas in the United States.

**BEST CITY IN U.S. & CANADA, & #2 WORLD'S BEST CITY**

Charleston took home Travel & Leisure's top honor for favorite North American City and #2 City in the World for its inviting hotels, excellent dining, and unique historical attractions.

3<sup>x</sup>

CIVILIAN LABOR FORCE GREW 3X FASTER THAN THE U.S. AVERAGE FROM 2018-2023

Source: U.S. Bureau of Labor Statistics

84%

CHARLESTON'S AVERAGE ANNUAL PAY AS A PERCENTAGE OF U.S. AVERAGE

Source: U.S. Bureau of Labor Statistics

53<sup>k</sup>

NET NEW JOBS CREATED IN THE PAST 3 YEARS (2021-24)

Source: U.S. Bureau of Labor Statistics

3  
COUNTIES

40+  
NEW PEOPLE MOVE TO THE REGION EACH DAY  
Source: U.S. Census Bureau

11<sup>th</sup>  
AMONG BEST PERFORMING U.S. CITIES  
Source: Milken Institute, 2025

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MAY 4-6, 2026

FORMER ZIPS CAR WASH

NORTH CHARLESTON, SC

**CHARLESTON**  
INTERNATIONAL AIRPORT



GAS LITE SQUARE  
**West Marine**

**FLOOR  
DECOR &  
at home**

**McDONALD'S** **KFC**  
**dd's DISCOUNTS** **POPEYES**  
**TACO BELL** **CITITRENDS** **BURGER KING**  
**DOLLAR TREE**

*Highland*  
**TOWNHOMES**

**WELLS  
FARGO**

 **±34,548**  
VPD (2025)

**AUTO MONEY**  
TITLE LOANS

THE PROPERTY OFFERS STRONG VISIBILITY AND ACCESS WITHIN A HIGH-TRAFFIC CORRIDOR SURROUNDED BY DAILY-NEEDS RETAIL AND SERVICE PROVIDERS, AND IS PROXIMATE TO NORTH CHARLESTON'S EMPLOYMENT CENTERS AND ECONOMIC DRIVERS

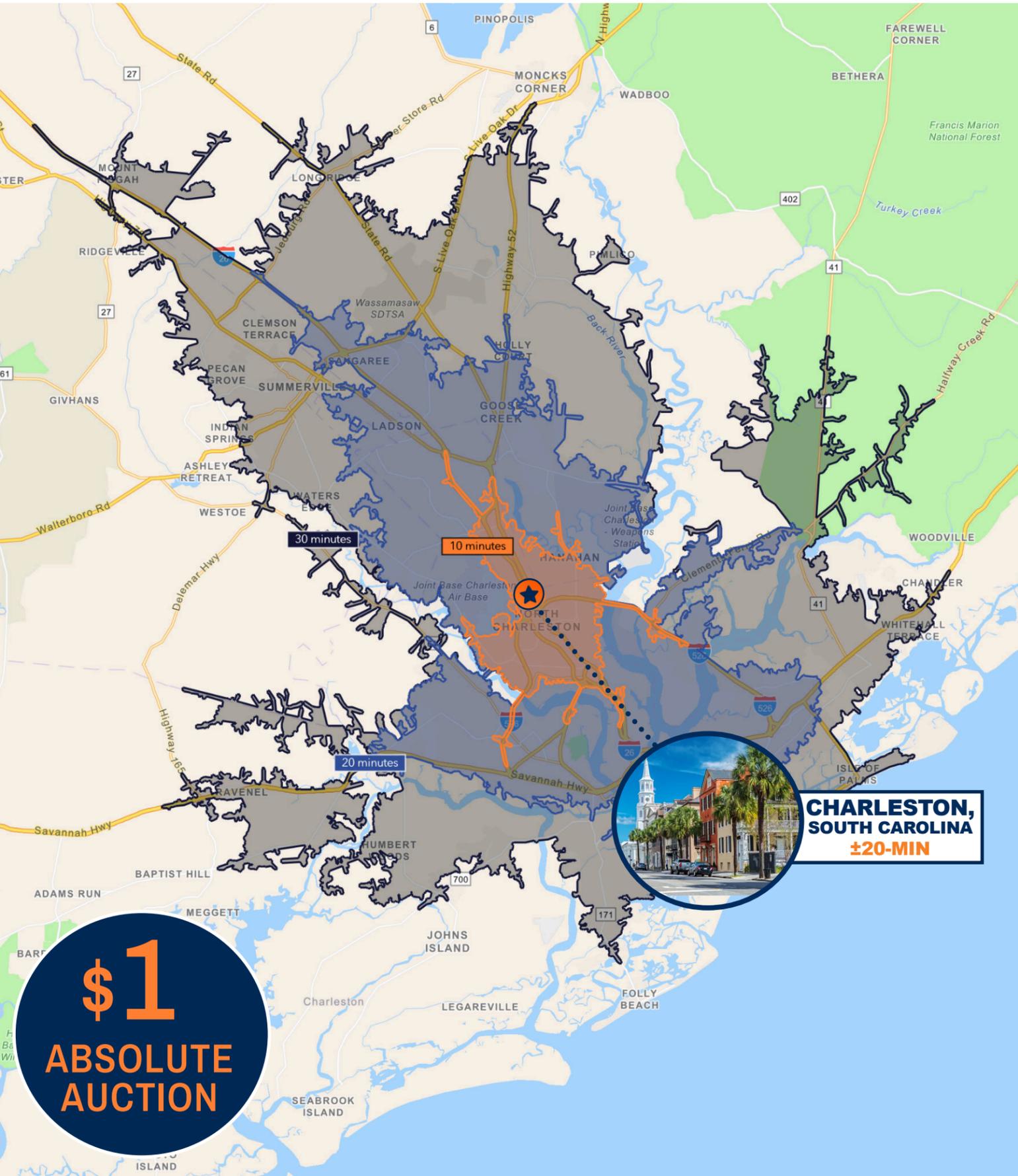
RIVERS AVE

**CAR WASH**  
FREE VACUUMS

The Kolgaklis Agency  
**GEICO**

**\$1**  
ABSOLUTE AUCTION

# CHARLESTON MSA DRIVE TIME MAP (10, 20, 30-MINUTES)

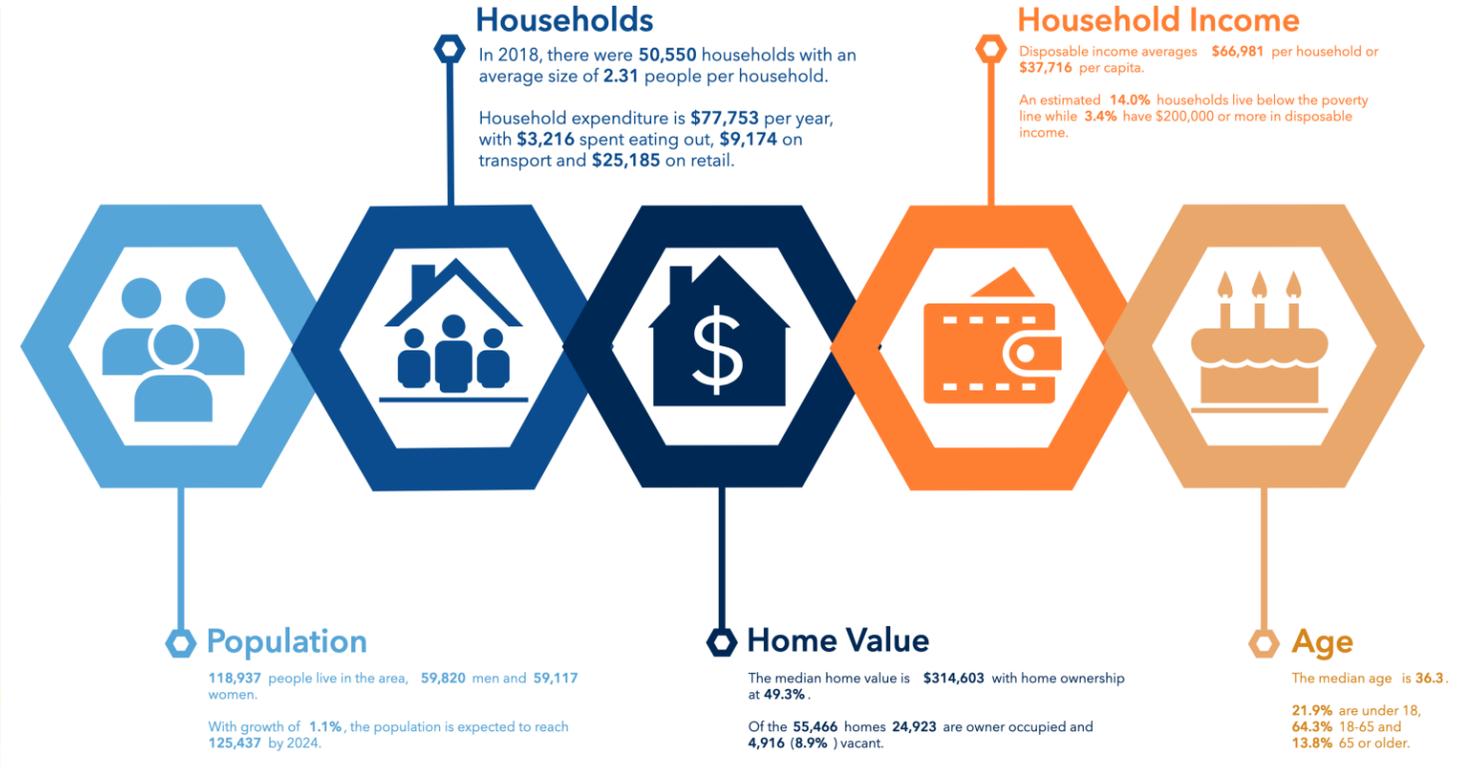


# 5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION  
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FORMER ZIPS GAR WASH

NORTH CHARLESTON, SC



KEY FACTS		EDUCATION	
118,937 Population	36.3 Median Age	12% No High School Diploma	29% Some College
2.3 Average Household Size	\$88,526 2022 Average Household Income (Esri)	29% High School Graduate	31% Bachelor's/Grad/Pr of Degree
BUSINESS		EMPLOYMENT	
5,725 Total Businesses	84,400 Total Employees	57% White Collar	4.0% Unemployment Rate
		26% Blue Collar	
		17% Services	
INCOME		ANNUAL HOUSEHOLD SPENDING	
\$66,981 Median Household Income	\$37,716 Per Capita Income	\$1,984 Apparel & Services	\$184 Computers & Hardware
	\$87,402 Median Net Worth	\$6,001 Groceries	\$3,254 Eating Out
		\$5,966 Health Care	

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2023, 2027.

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# ONLINE AUCTION

STARTING BID \$1  
FIRST BID MEETS RESERVE  
AUCTION DATES: MAY 4-6, 2026  
CLICK TO VIEW AUCTION WEBSITE

FORMER ZIPS CAR WASH

## THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

## DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

## BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

## AUCTION DATE

The Auction end date is set for MAY 4-6, 2026.

## ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

## CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

## NON-ENDORSEMENT & DISCLAIMER NOTICES

### CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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### SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240081

## FOR AUCTION RELATED QUESTIONS

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### BEN YELM, BROKER OF RECORD

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Marcus & Millichap

NORTH CHARLESTON, SC