



ICONIC DIXIE FURNITURE BUILDING FOR LEASE

5550 Rivers Avenue
North Charleston, SC 29406

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COLDWELL BANKER
COMMERCIAL
ATLANTIC

EXECUTIVE SUMMARY



ADDRESS

5550 Rivers Avenue
North Charleston, SC 29406



PRICE

\$17 PSF NNN



BUILDING SIZE

22,000 SF



ZONING

See description



COUNTY

Charleston County



ACRES

0.73 Acres



TAX ID

472-08-00-099



VEHICLES PER DAY

SCDOT 39,700 VPD 2023



YEAR BUILT

1975

PROPERTY OVERVIEW

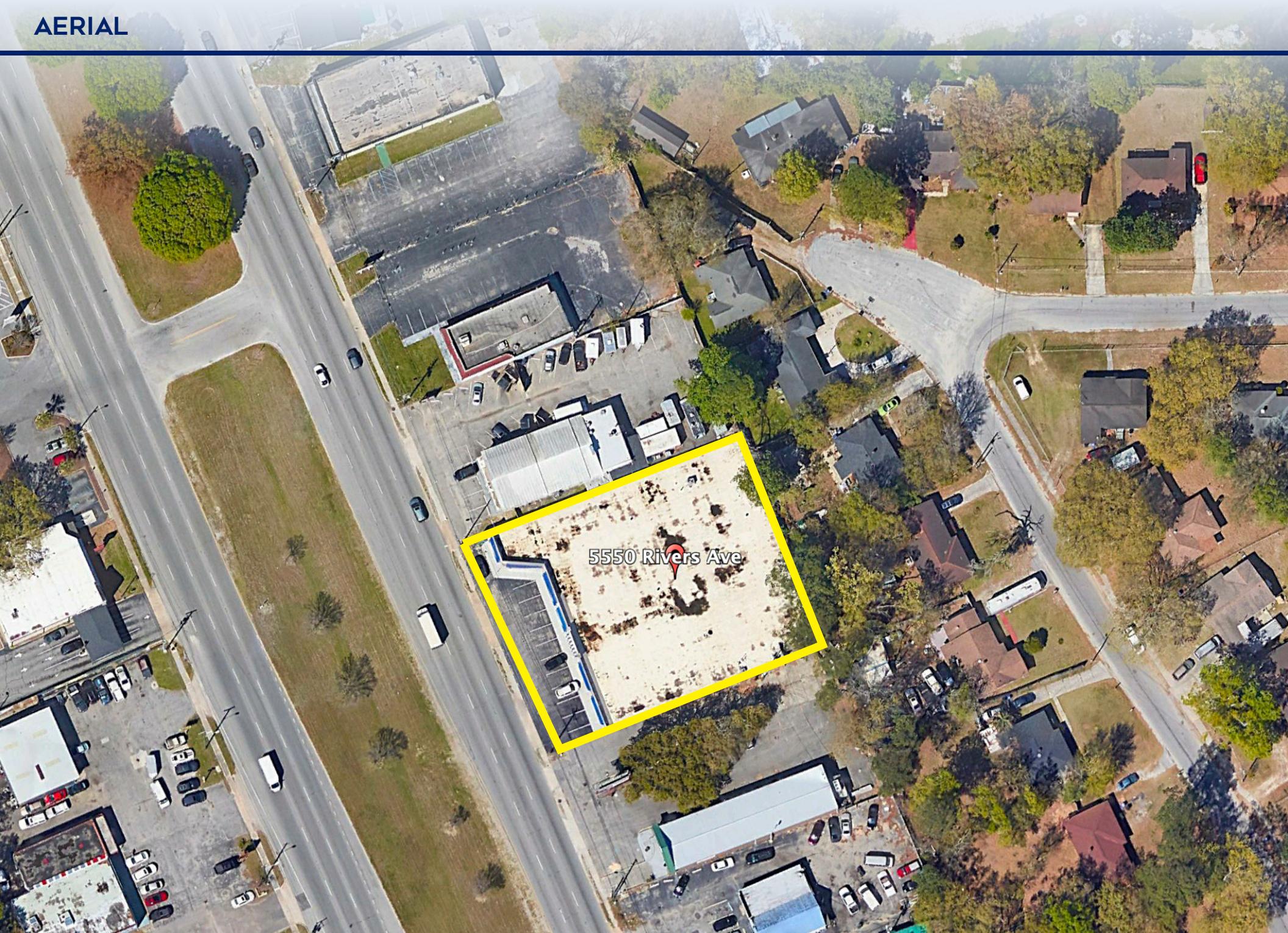
First Time Available in 60 Years! Iconic Dixie Furniture Building on Rivers Avenue

This is a rare opportunity to lease the renowned Dixie Furniture Building, available for the first time in six decades. The property features 22,000 square feet of space, including a recently renovated showroom (approximately 80% of the total space) and well-maintained warehouse space (20%). Positioned on 0.75 acres, the site falls under the B-2 General Business District zoning and is split-zoned (internal use: yes), offering exceptional flexibility for a wide range of commercial uses. It also lies within the Upper 52-78 Overlay District, enhancing its potential for redevelopment and expansion opportunities. Located on high-traffic Rivers Avenue in North Charleston, the site benefits from excellent visibility, top-tier daily traffic counts, and ample on-site parking. An adjacent 0.33-acre parcel with a 4,000 SF building is also available and may be combined with the main property for an even larger footprint or more ambitious redevelopment plans.

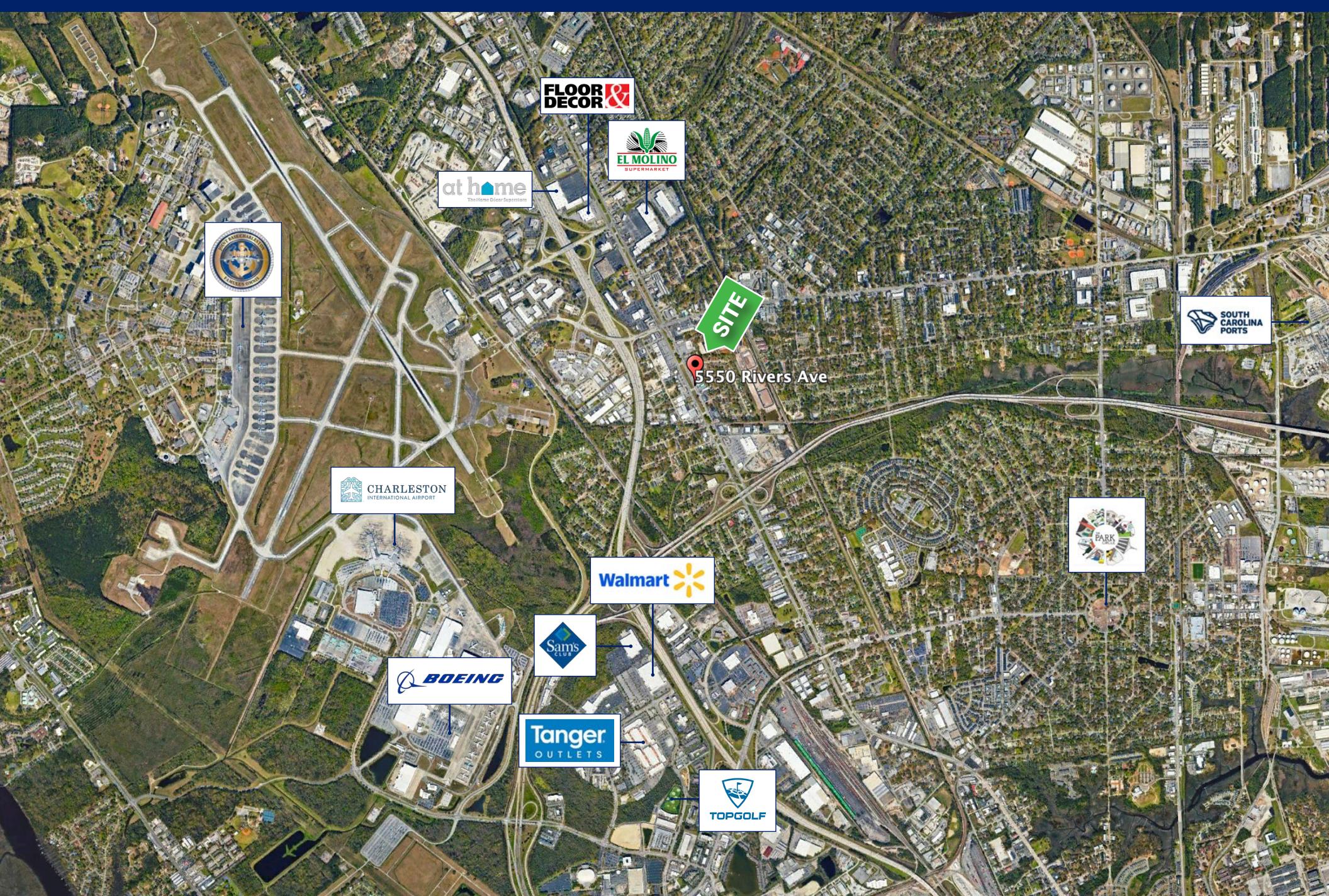
Ideal for a Variety of Uses: Furniture or Retail Showroom, Entertainment Venue, Beauty or Trade School, Call Center or Professional Office, Indoor Car Storage Facility, Mixed-Use Redevelopment

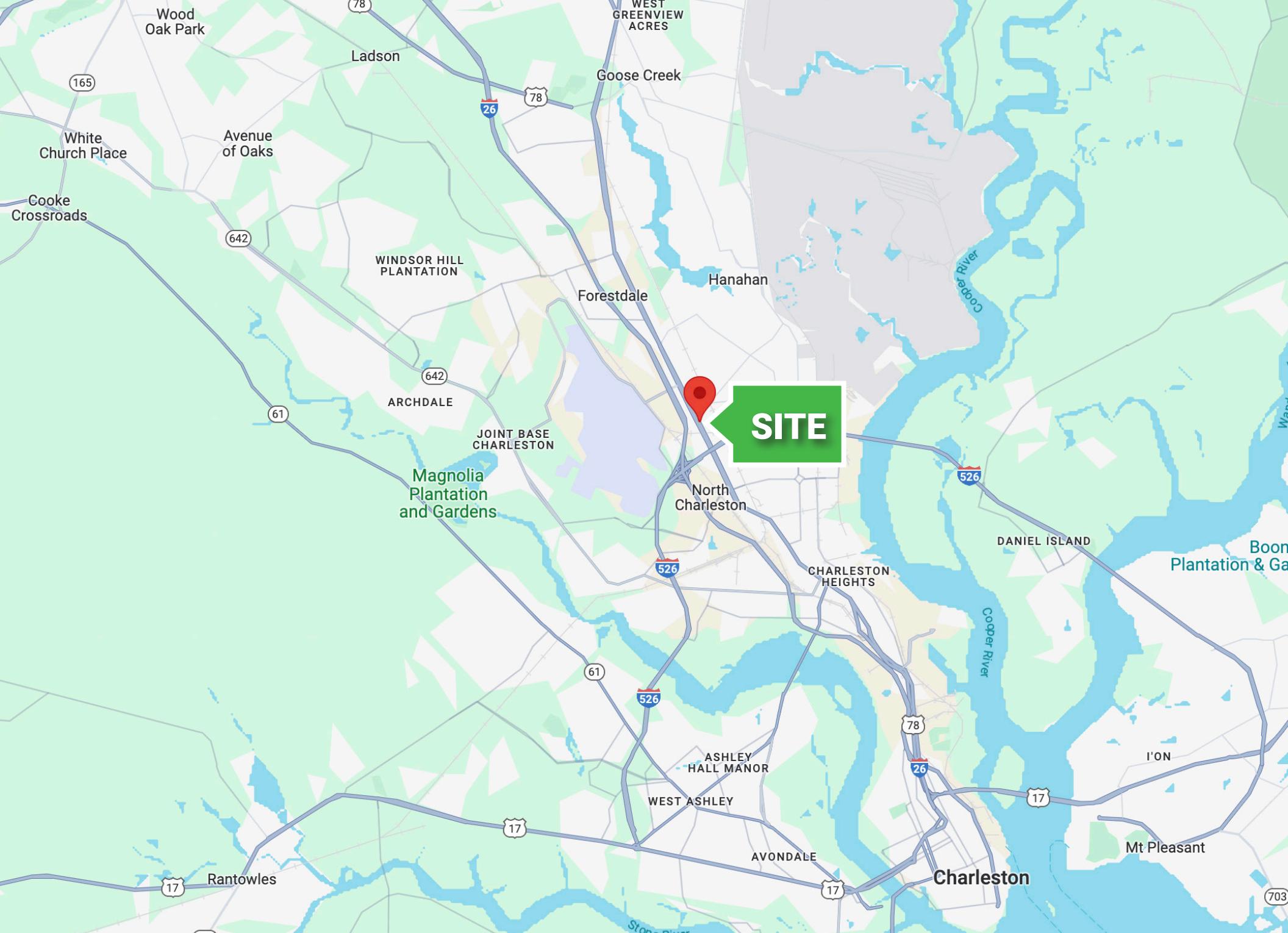
This property represents a unique investment opportunity in a thriving commercial corridor—perfect for business owners, developers, or investors looking to capitalize on Rivers Avenue's visibility and zoning flexibility.



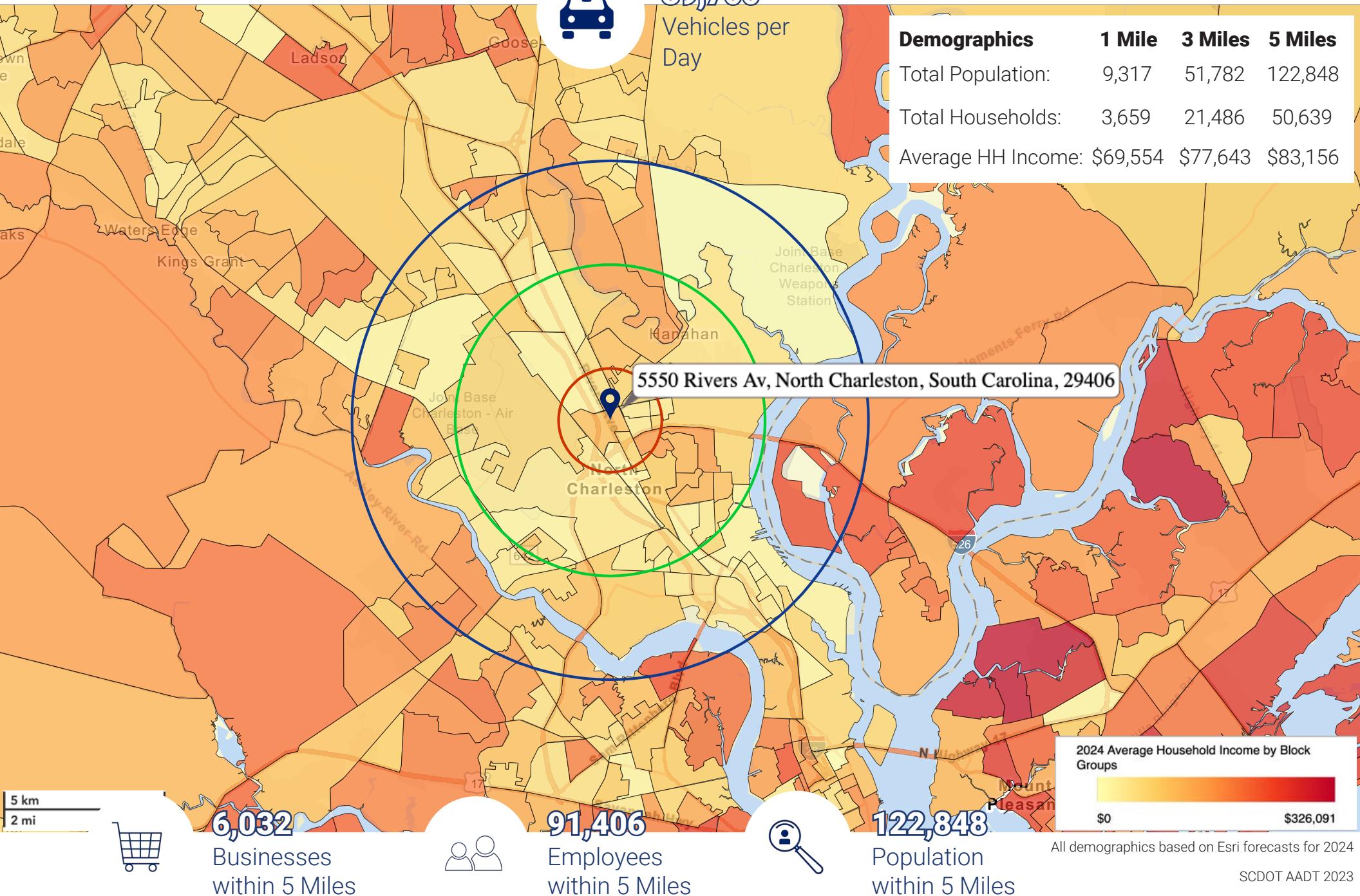


AREA MAP

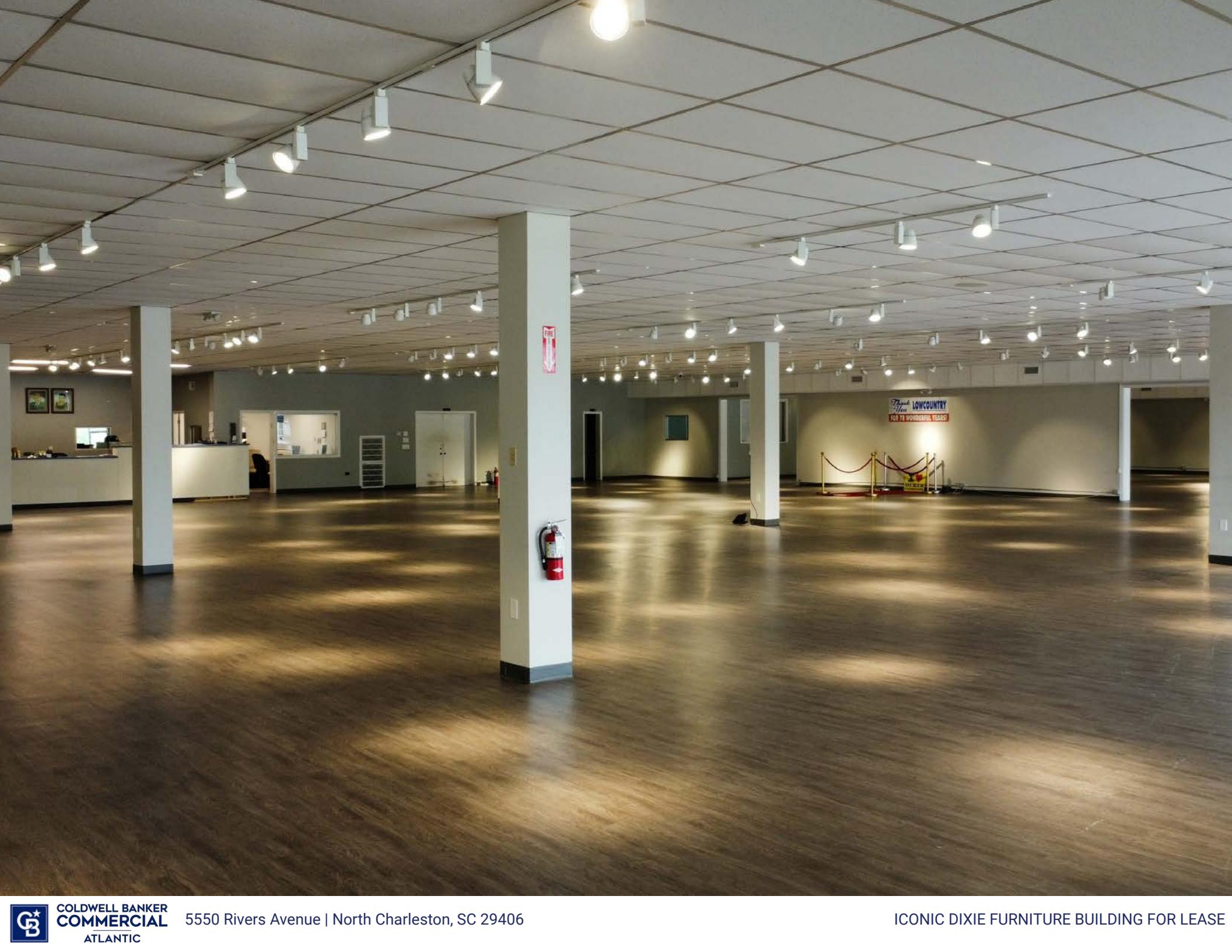




DEMOGRAPHICS









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