



ICONIC DIXIE FURNITURE BUILDING FOR LEASE

5550 Rivers Avenue
North Charleston, SC 29406

Ben Chase | Senior Broker Associate | bchase@cbcatlantic.com



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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

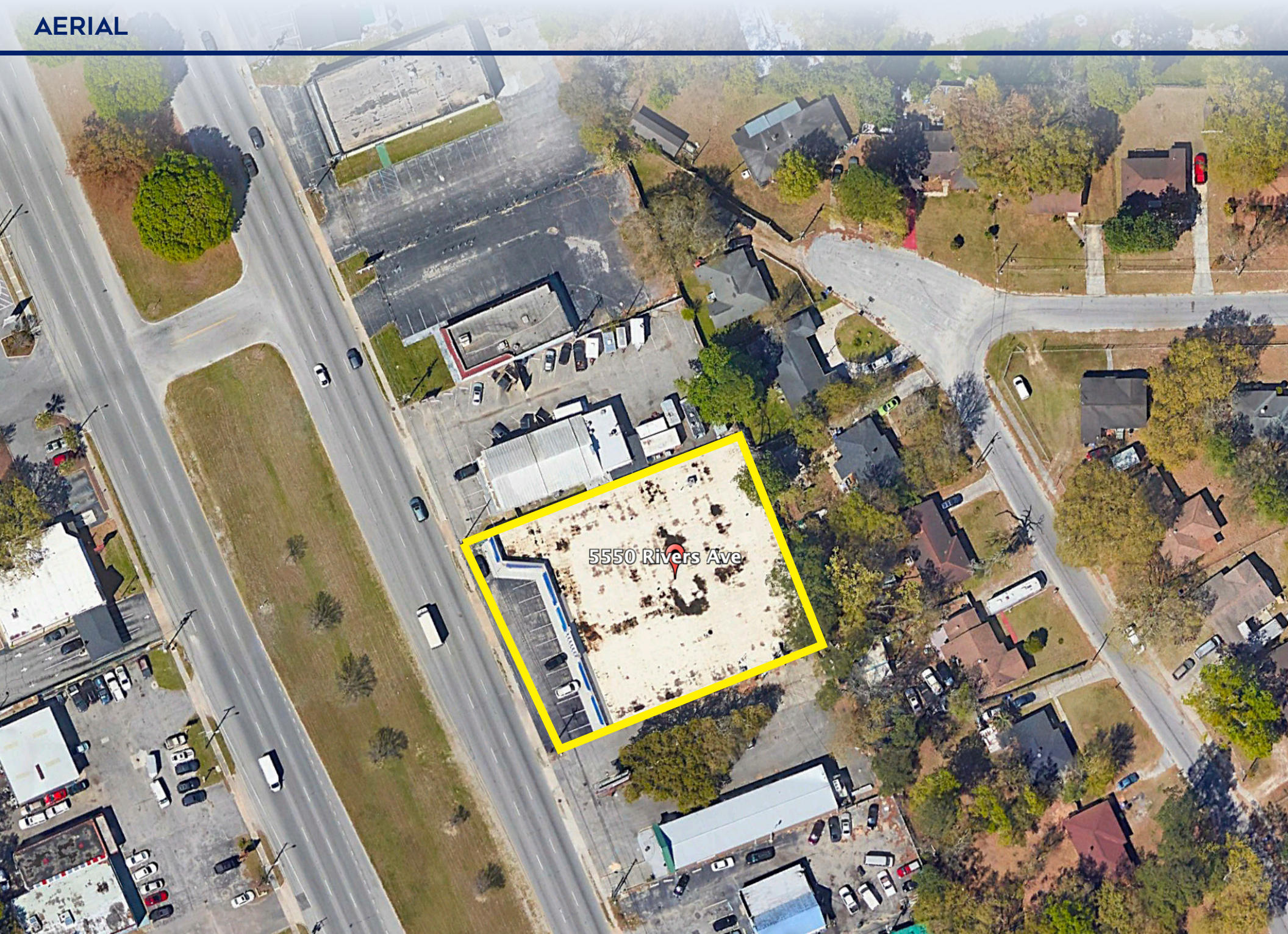
This property represents a unique investment opportunity in a thriving commercial corridor—perfect for business owners, developers, or investors looking to capitalize on Rivers Avenue’s visibility and zoning flexibility.



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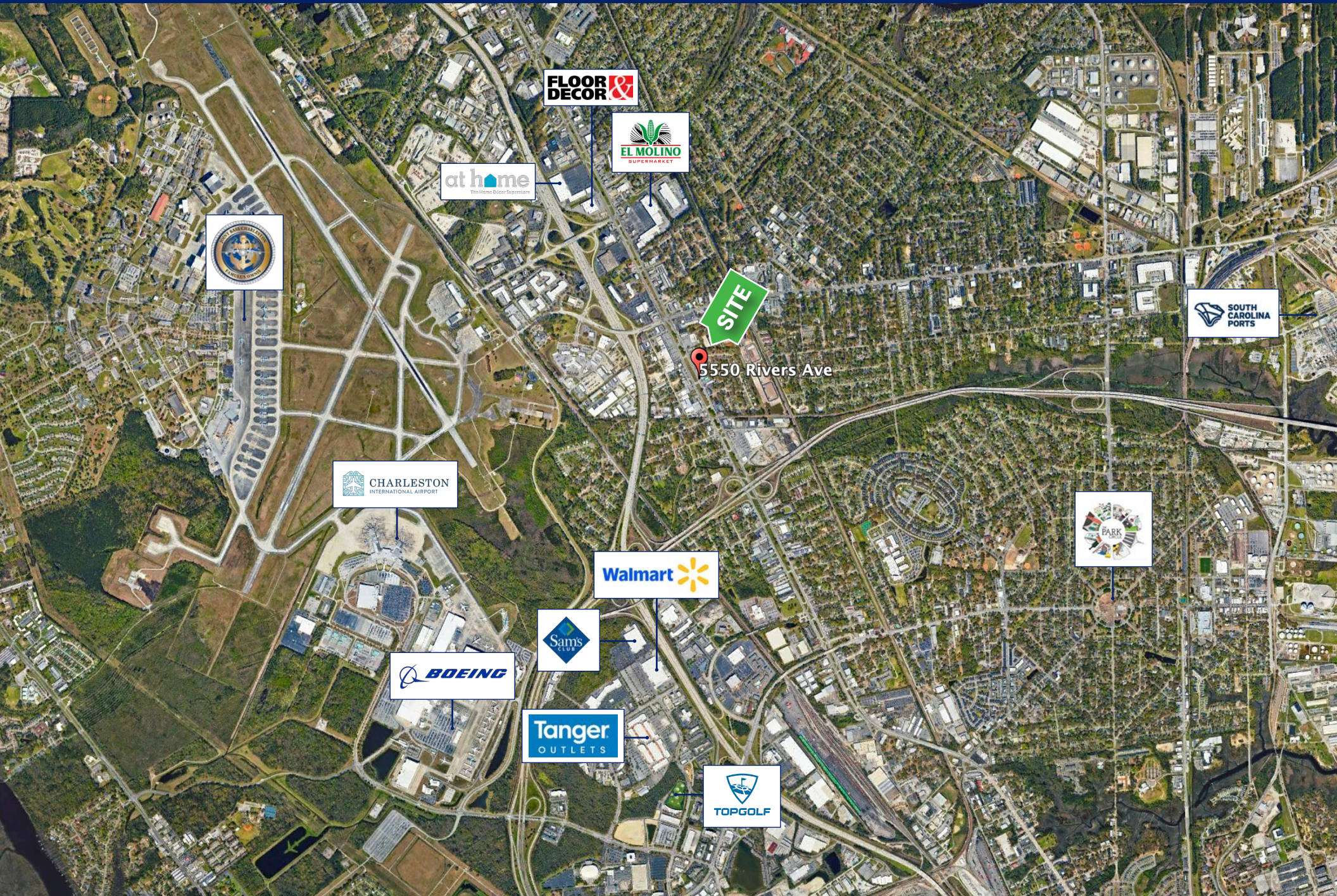
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5550 Rivers Ave

AREA MAP



FLOOR
DECOR

EL MOLINO
SUPERMARKET

at home
The Home Goods Superstore



CHARLESTON
INTERNATIONAL AIRPORT

SITE

5550 Rivers Ave

SOUTH CAROLINA
PORTS

Walmart

SAM'S
CLUB

BOEING

Tanger
OUTLETS

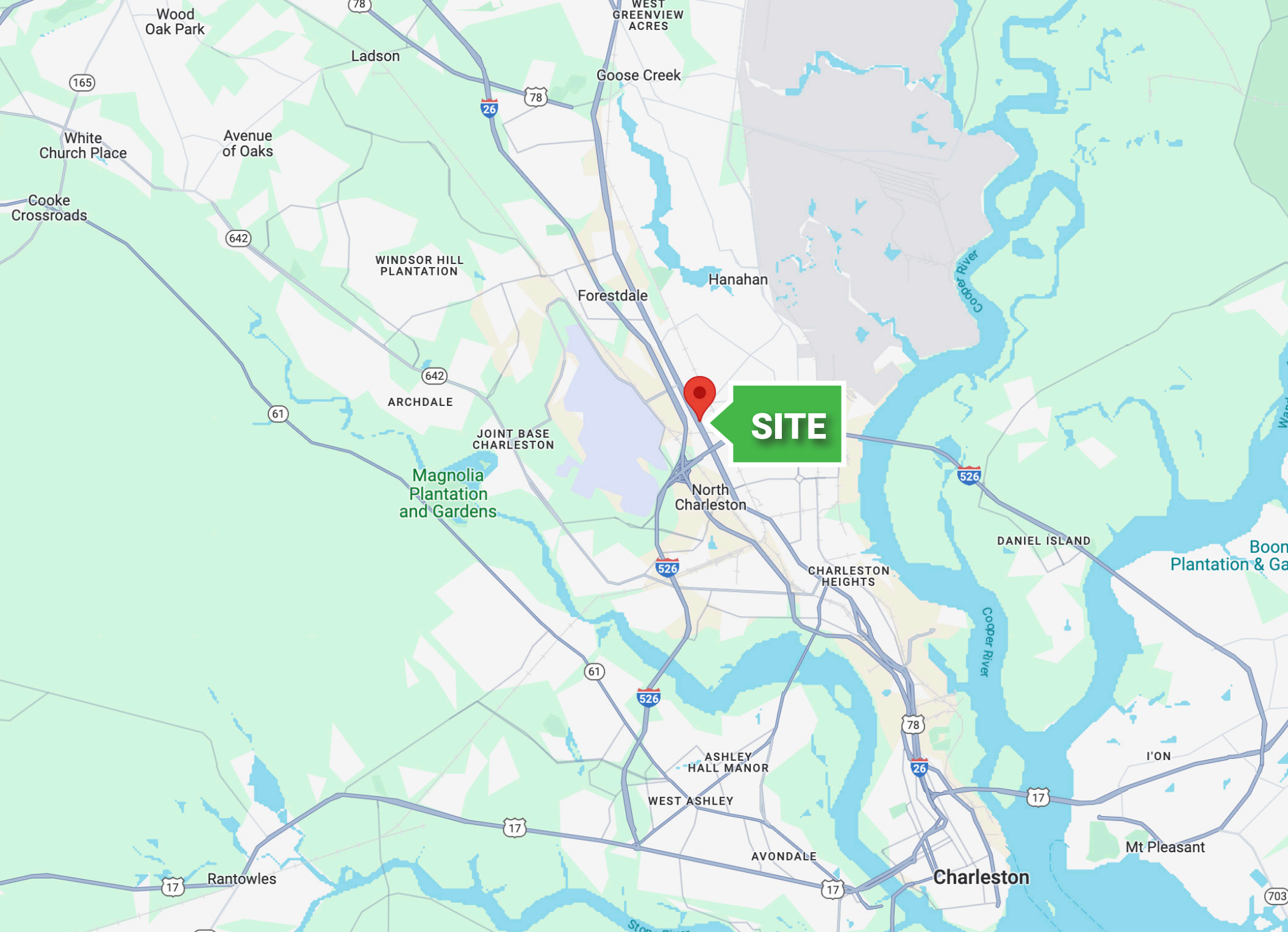
TOPGOLF



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DEMOGRAPHICS



39,700

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

2024 Average Household Income by Block Groups



All demographics based on Esri forecasts for 2024

SCDOT AADT 2023

6,032

Businesses
within 5 Miles



91,406

Employees
within 5 Miles



122,848

Population
within 5 Miles

5 km
2 mi



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Ben Chase
Senior Broker Associate
(C) 843.478.9594
bchase@cbcatlantic.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbcatlantic.com | cbcretailatlantic.com

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