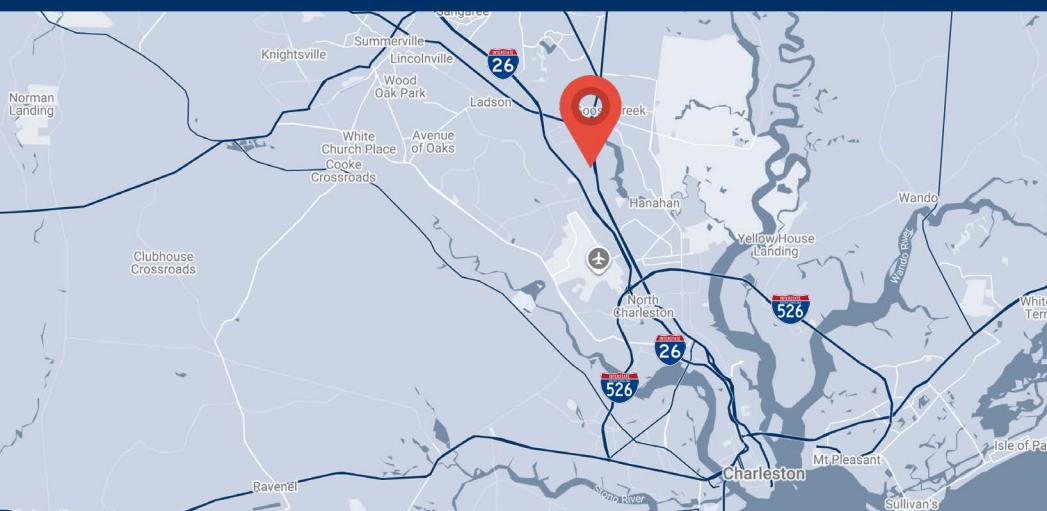




8085 RIVERS AVE, NORTH CHARLESTON, SC 29406



SQUARE FOOTAGE

±9,898 to ±79,997 SF total
±158,583 SF total office building

ACREAGE

15.8 acres

PARKING

951 surface parking spaces available
6.00/1,000 SF

YEAR BUILT

Built in 1984, renovated in 2018

UTILITIES

SCE&G, City Water

ZONING

Zoned B-2 - General business

LEASE RATE

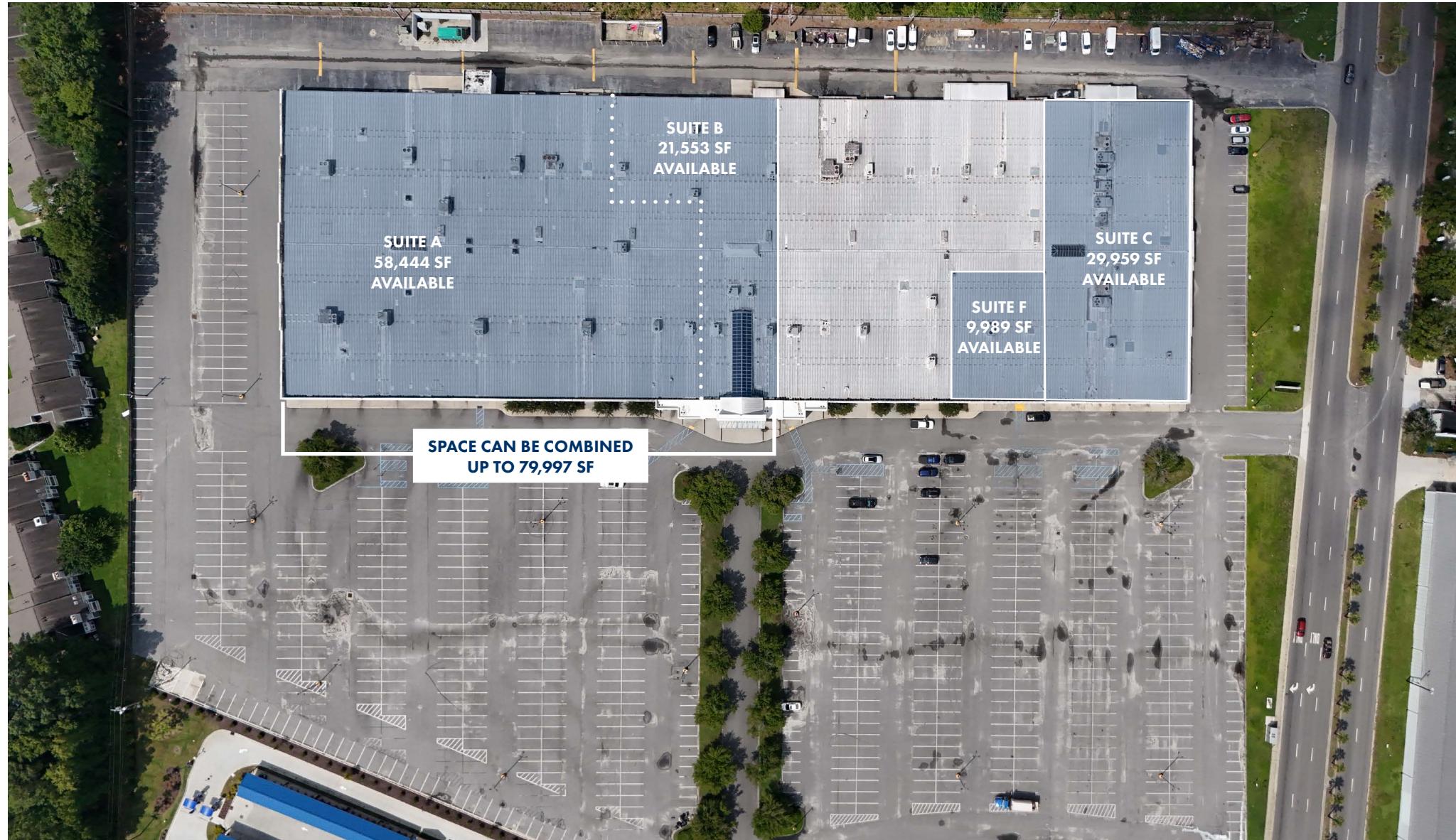
\$13.50 - \$16.50 PSF NNN

CONTACT STEWART HASTY

980.265.5361 | shasty@piedmontproperties.com

SPACE AVAILABILITY

8085 RIVERS AVE | NORTH CHARLESTON, SC 29406



PIEDMONT PROPERTIES
CORFAC INTERNATIONAL

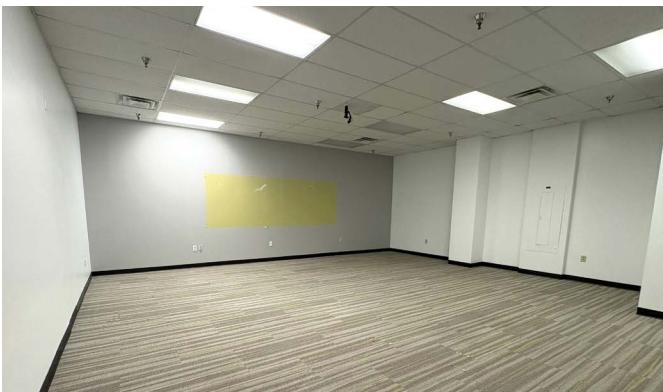
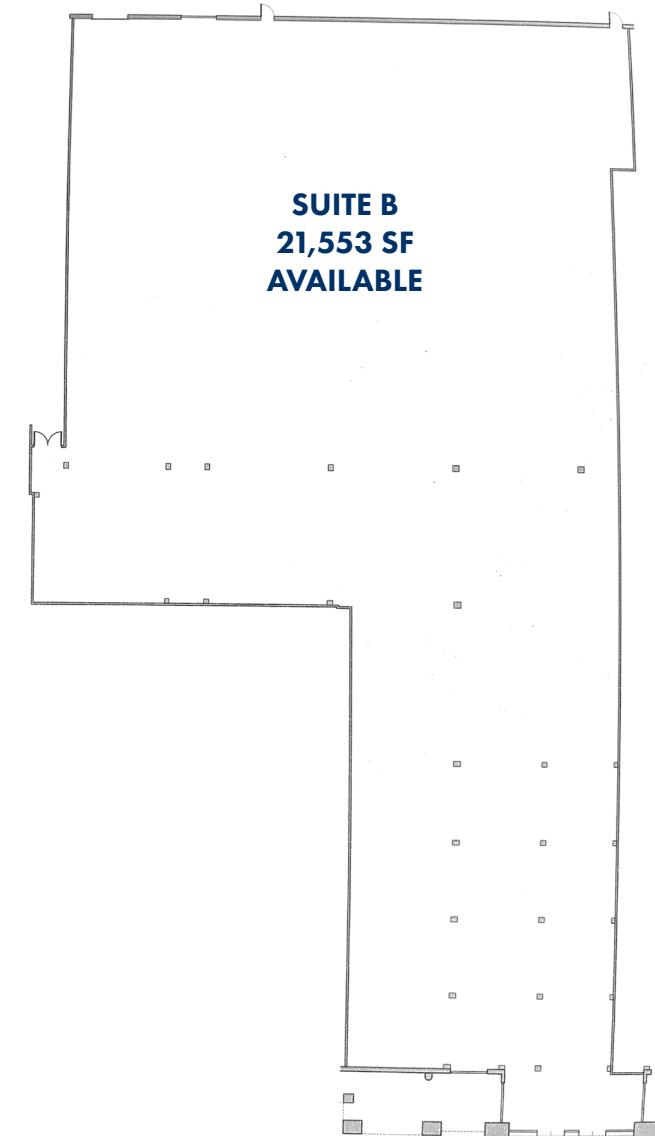
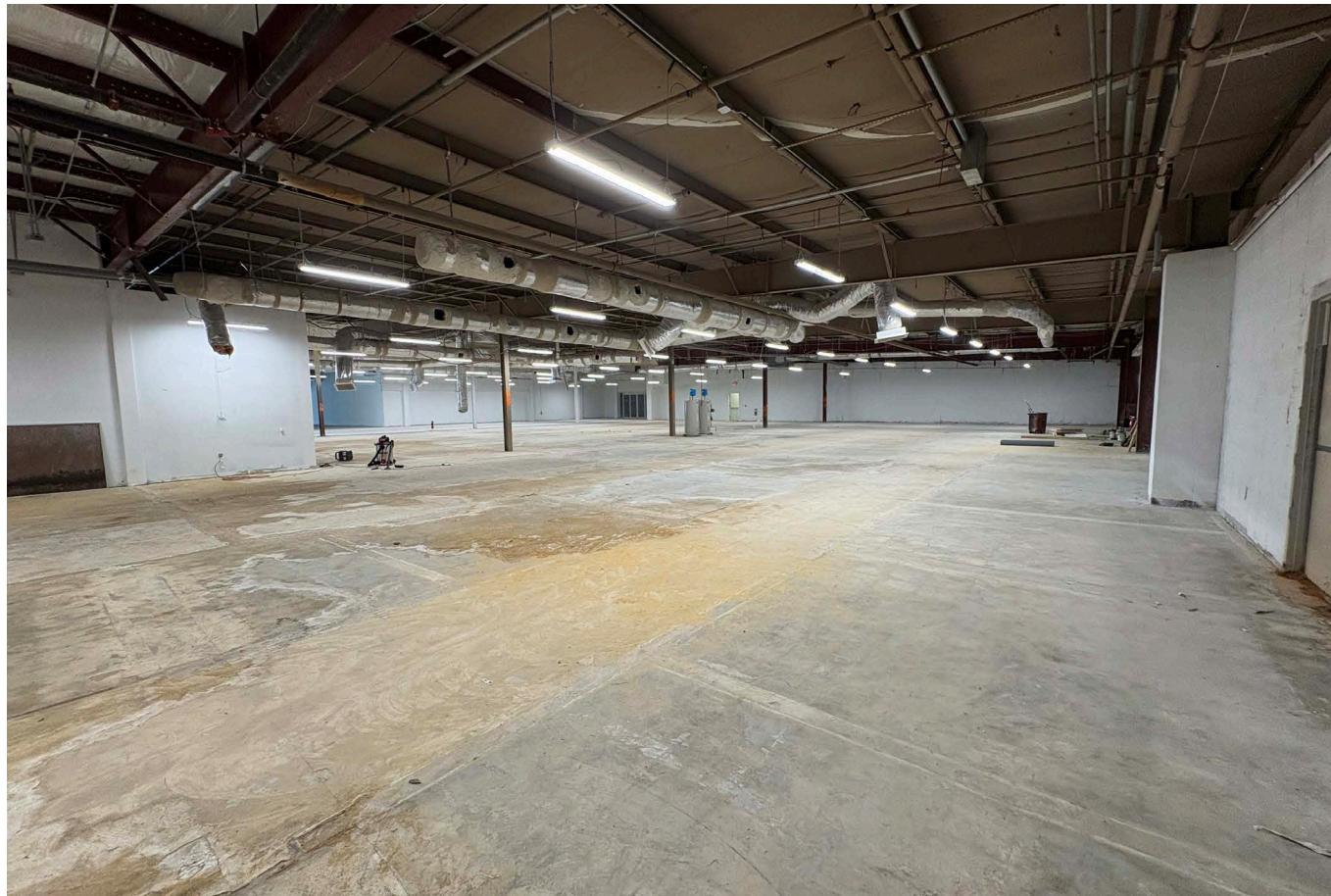
STEWART HASTY

980.265.5361

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SUITE B

8085 RIVERS AVE | NORTH CHARLESTON, SC 29406



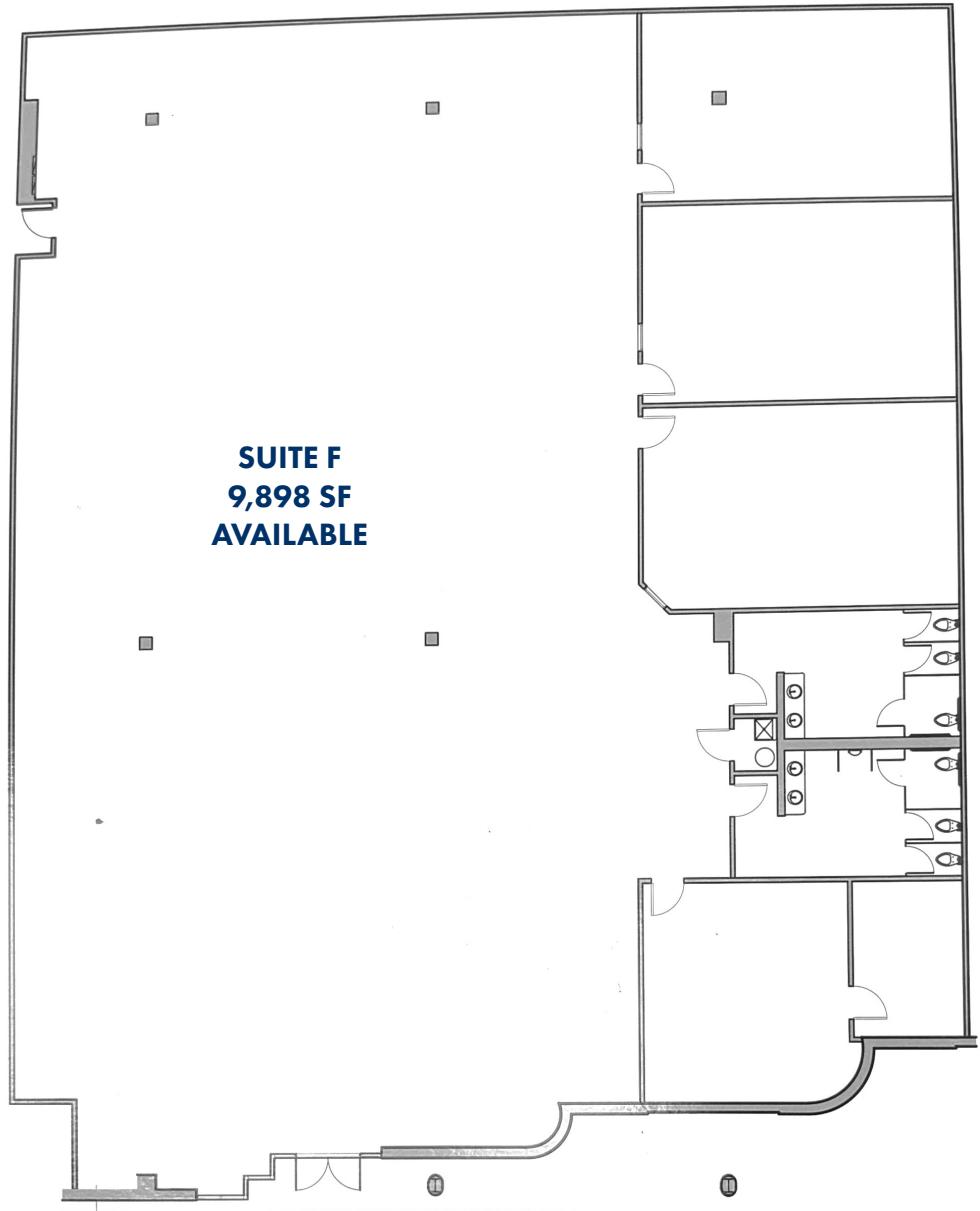
SUITE C

8085 RIVERS AVE | NORTH CHARLESTON, SC 29406



SUITE F

8085 RIVERS AVE | NORTH CHARLESTON, SC 29406



DEMOCRAPHICS

8085 RIVERS AVE | NORTH CHARLESTON, SC 29406

DEMOGRAPHIC SUMMARY

8085 Rivers Ave, North Charleston, South Carolina, 29406

Ring of 3 miles

KEY FACTS

63,916

Population



26,117

Households

34.3

Median Age

\$55,790

Median Disposable Income

EDUCATION

11.0%



No High
School
Diploma

27.8%

High School
Graduate



31.9%

Some College/
Associate's
Degree



29.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$69,545

Median Household
Income



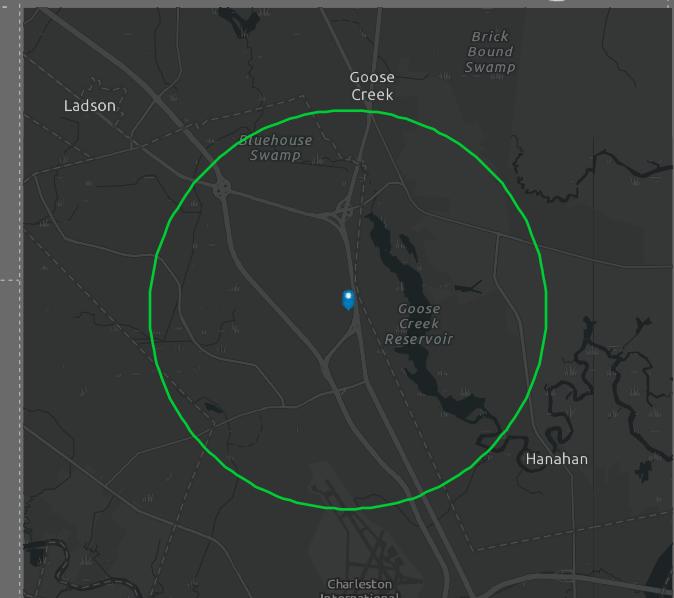
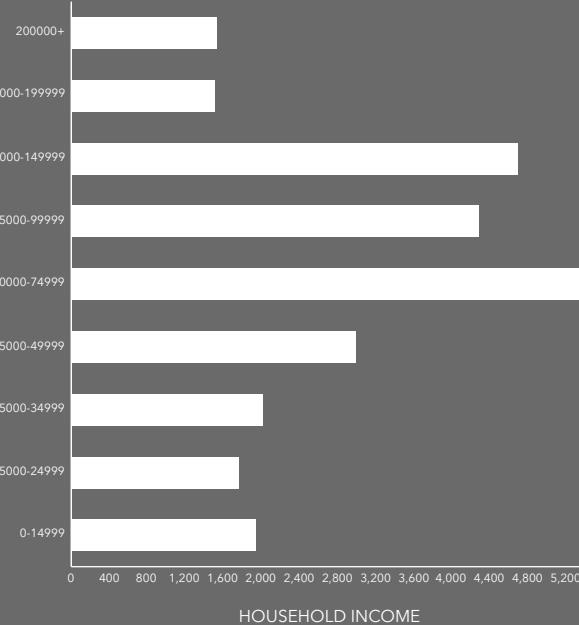
\$36,439

Per Capita
Income



\$99,391

Median Net
Worth



EMPLOYMENT



58.8%

White Collar



26.0%

Blue Collar



18.3%

Services

4.1%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

CONTACT

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PIEDMONT PROPERTIES
CORFAC INTERNATIONAL

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