



## RETAIL FOR LEASE

6932 Rivers Avenue  
North Charleston, SC 29406



**COLDWELL BANKER**  
**COMMERCIAL**  
ATLANTIC

**Brent Case, CCIM**  
(C) 843.270.4192  
bcase@cbcatlantic.com

**Davis Swing**  
(C) 336.906.7827  
dswing@cbcatlantic.com





## OFFERING SUMMARY

Lease Rate:	\$42 PSF NNN
SF Available:	1,800 SF +/-
Tax ID:	475-04-00-014
County:	Charleston County
Zoning:	Industrial in Charleston County

## PROPERTY OVERVIEW

This prime retail space on Rivers Ave offers a unique opportunity with flexible zoning, allowing for a variety of commercial uses not typically permitted in the area. Located in a high-traffic corridor, this property provides excellent visibility and accessibility for businesses looking to establish or expand their presence. The owners are open to both short- and long-term lease options. Prospective tenants are encouraged to verify zoning allowances for their specific use. Don't miss this rare leasing opportunity in North Charleston!

Traffic count: 54,800 VPD 2022







1.06  
ACRES

STOKES AVENUE

RIVERS AVENUE



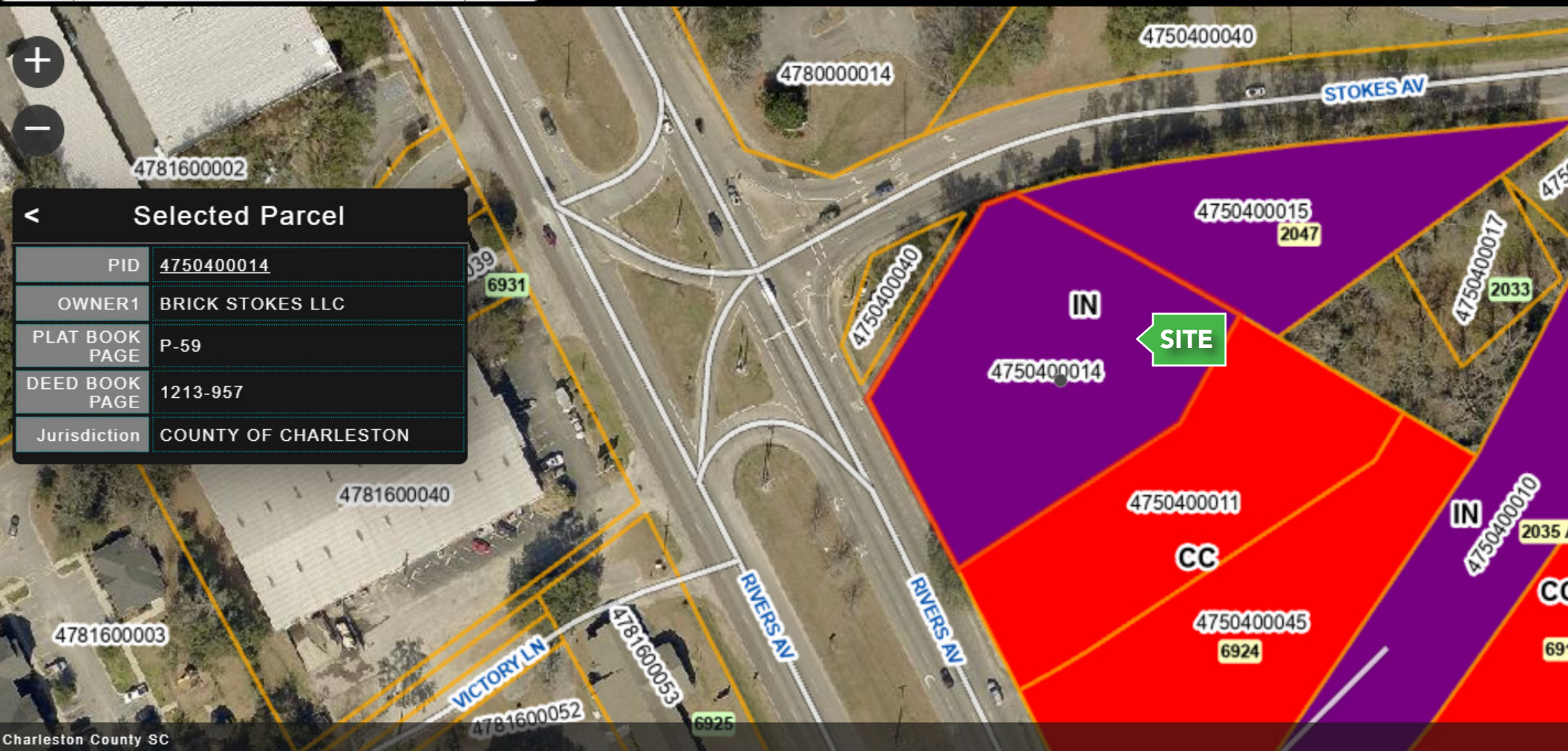
COLDWELL BANKER  
COMMERCIAL  
ATLANTIC

6932 Rivers Avenue | North Charleston, SC 29406

RETAIL FOR LEASE



6932 Rivers Ave



**Selected Parcel**

PID	4750400014
OWNER1	BRICK STOKES LLC
PLAT BOOK PAGE	P-59
DEED BOOK PAGE	1213-957
Jurisdiction	COUNTY OF CHARLESTON

Charleston County SC

**LINE LEGEND**

- CENTERLINE
- - - ABANDONED PROPERTY LINE
- PROPERTY LINE
- - - OVERHEAD UTILITY LINE
- - - R/W LINE
- - - ADJACENT PROPERTY LINE
- - - CITY/COUNTY LIMITS

**HATCHING LEGEND**

TEXT

**PARCEL CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	43.22'	441.50'	5°36'33"	S70° 42' 40"W	43.20'
C2	175.99'	477.50'	21°07'00"	S73° 40' 56"W	174.99'

- NOTES**
- THE PROPERTY IS OWNED BY COLLINS PROPERTIES LP.
  - THE ADDRESS IS 6932 RIVERS AVE.
  - THE TOTAL AREA IS 1.061 ACRES.
  - ACCORDING TO FLOOD INSURANCE RATE MAP 45019C0299 K DATED JANUARY 29, 2003 THIS PROPERTY LIES IN A FLOOD ZONE X.
  - THIS SURVEY IS NOT INTENDED TO SHOW THE EXISTENCE OR NON EXISTENCE OF US ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.

- REFERENCES:**
- REFERENCE PLAT BY JOEL PORCHER DATED JUNE 23, 1980 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK AQ PAGE 113.
  - REFERENCE PLAT BY ABSOLUTE SURVEYING, INC. DATED OCTOBER 7, 2003 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK 00 PAGE 885.
  - REFERENCE PLAT BY TIMOTHY D. ELMER DATED AUGUST 1, 2005 AND RECORDED IN THE CHARLESTON COUNTY ROD OFFICE IN PLAT BOOK DE PAGE 761.
  - REFERENCE THE FOLLOWING SCOTT HIGHWAY DOCKETS:
    - A) DOCKET 10138A - PROJECT # C-158A ROUTE HORNE AVE. SHEET 6 OF 10.
    - B) FILE # 10160A - PROJECT # A-160A SHEET 6 OF 34

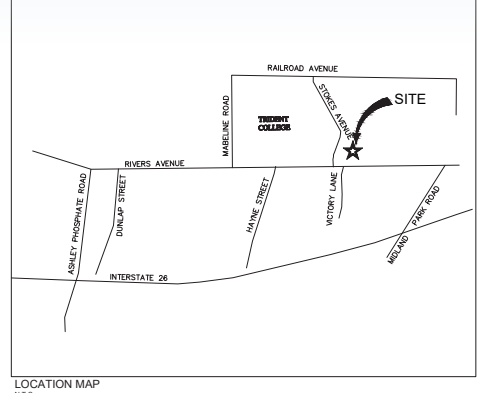
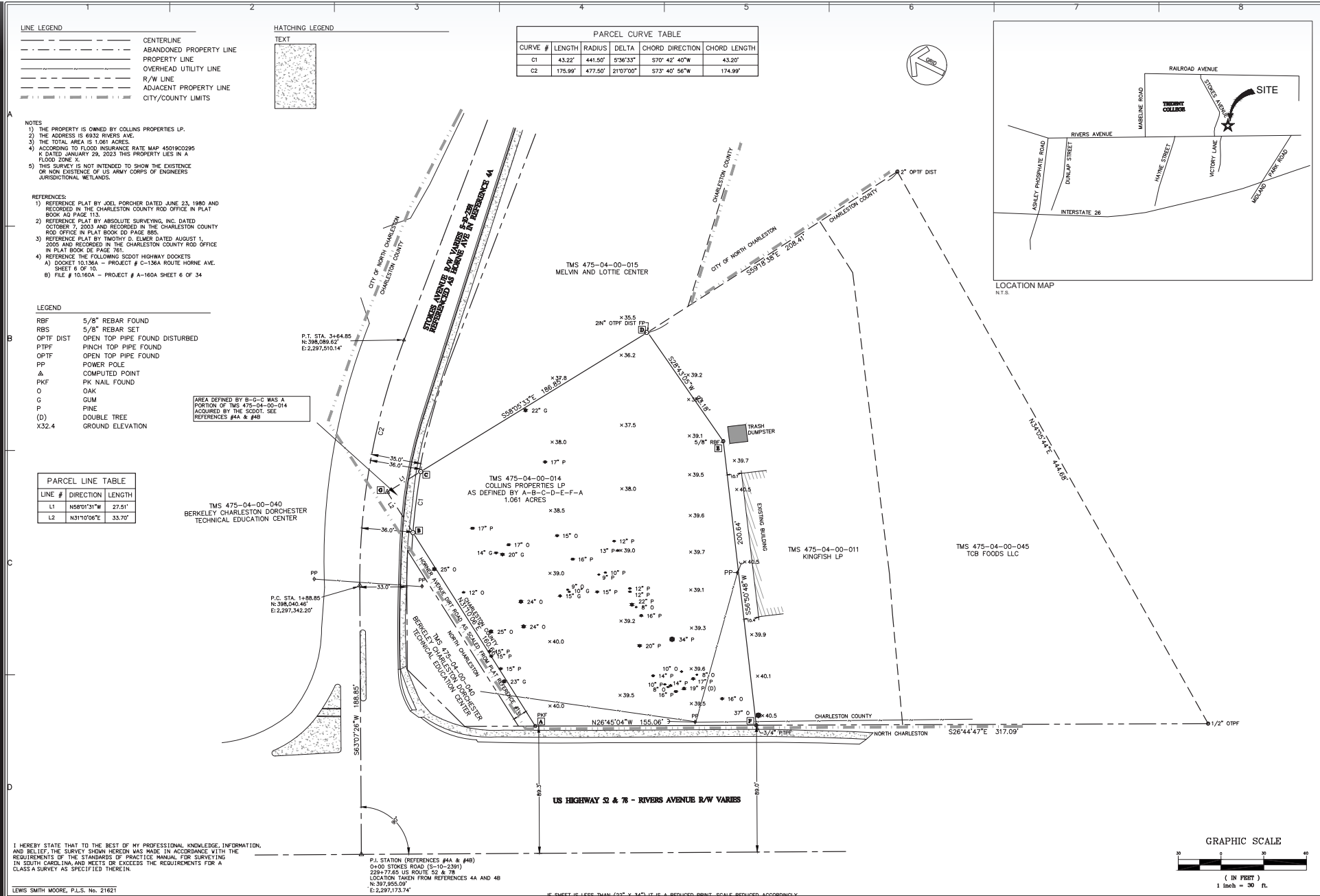
- LEGEND**
- RBF 5/8" REBAR FOUND
  - RBS 5/8" REBAR SET
  - OP1F DIST OPEN TOP PIPE FOUND DISTURBED
  - PTPF PINCH TOP PIPE FOUND
  - OPF OPEN TOP PIPE FOUND
  - PP POWER POLE
  - ▲ COMPUTED POINT
  - PKF PK NAIL FOUND
  - O OAK
  - G GUM
  - P PINE
  - (D) DOUBLE TREE
  - X32.4 GROUND ELEVATION

**PARCEL LINE TABLE**

LINE #	DIRECTION	LENGTH
L1	N58°01'31"W	27.51'
L2	N31°10'06"E	33.70'

AREA DEFINED BY B1-G-C WAS A PORTION OF TMS 475-04-02-014 ACQUIRED BY THE SCOTD. SEE REFERENCES #44 & #48.

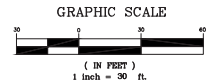
TMS 475-04-00-040  
BERKELEY CHARLESTON DORCHESTER  
TECHNICAL EDUCATION CENTER



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

P.L. STATION REFERENCES #44 & #49  
0400 STOKES ROAD (S-10-2391)  
228+77.65 US ROUTE 52 & 78  
LOCATION TAKEN FROM REFERENCES 44 AND 48  
N: 397,955.09'  
E: 2,297,113.74'

IF SHEET IS LESS THAN (22" X 34") IT IS A REDUCED PRINT, SCALE REDUCED ACCORDINGLY.



**FORSBERG ENGINEERING AND SURVEYING, INC.**  
1587 SOUTH CAROLINA AVENUE, SUITE B  
P.O. BOX 50775  
CHARLESTON, SOUTH CAROLINA 29417  
(803) 799-1100  
CIVIL ENGINEERING, SURVEYING  
AND LANDSCAPE ARCHITECTURE



**BOUNDARY SURVEY**  
TMS 475-04-00-014  
6932 RIVERS AVENUE  
CHARLESTON COUNTY, SOUTH CAROLINA



DATE  
**SEPTEMBER 18, 2023**

DRAWN/CHECKED  
LSM/JSC

LAST REVISED

APPROVED  
LSM

SCALE  
1" = 30'

PROJECT NO.  
6235

SHEET NUMBER

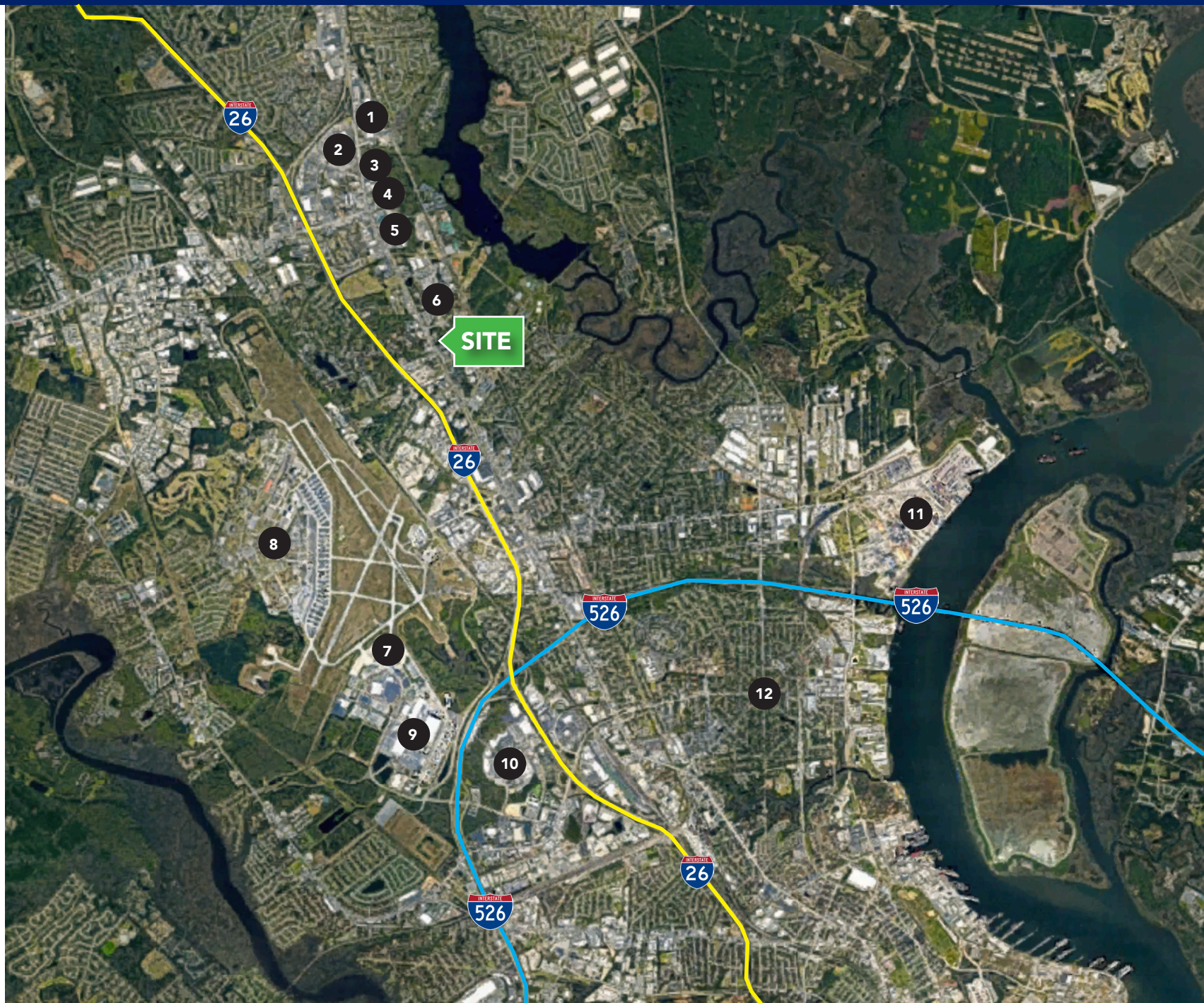
**1**

OF 1



# AREA MAP

- 1** The Promenade at Northwoods  
Hobby Lobby  
Ollie's Bargain Outlet  
Party City  
Plato's Closet  
Moe's Southwest Grill  
Boxcar Betty's  
Sno DASH Frozen Treats
- 2** Northwoods Mall
- 3** Northwoods Marketplace  
Aldi  
PetSmart  
Michaels  
Guitar Center  
Big Lots  
Old Navy  
Best Buy  
Shoe Carnival  
BURNIN99  
Poke Cafe  
Rooms To Go
- 4** North Pointe Plaza  
Walmart  
Rooms To Go Kids  
Dollar Tree  
Subway
- 5** North Rivers Towne Center  
Target  
Ross Dress for Less  
LongHorn Steakhouse  
Five Guys  
Cold Stone Creamery
- 6** Trident Technical College
- 7** Charleston International Airport
- 8** Joint Base Charleston
- 9** Boeing
- 10** Tanger Outlets
- 11** North Charleston Terminal
- 12** Park Circle





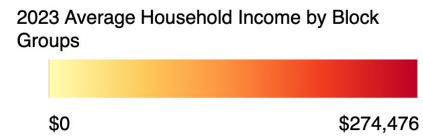
# DEMOGRAPHICS



**54,800**  
Vehicles per Day

Demographics	1 Mile	3 Mile	5 Mile
Total Population:	8,991	56,532	141,831
Total Households:	3,704	22,312	55,843
Average HH Income:	\$52,592	\$75,089	\$77,819

**6932 Rivers Ave, North Charleston SC 29406**



5 km  
2 mi

**5,267**  
Businesses  
within 5 Miles



**83,637**  
Employees  
within 5 Miles



**141,831**  
Population  
within 5 Miles

All demographics based on Esri forecasts for 2023  
SCDOT VPD 2022



**Brent Case, CCIM**  
(C) 843.270.4192  
bcase@cbcatlantic.com

**Davis Swing**  
(C) 336.906.7827  
dswing@cbcatlantic.com



**COLDWELL BANKER  
COMMERCIAL**  
ATLANTIC

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

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.