



MIXSON COMMONS CENTER

100% LEASED STRIP CENTER | NORTH CHARLESTON, SC

OFFERING MEMORANDUM | 4831 MIXSON AVENUE, NORTH CHARLESTON, SC 29405



DISCLAIMER

CONFIDENTIALITY AGREEMENT

By receipt of this Offering Memorandum, any potential buyer or interested party agrees that this Offering Memorandum and its contents are of a confidential nature, and that you will hold and treat it in the strictest confidence and will not disclose its contents. Furthermore, you agree to not use this Offering Memorandum or any of its contents in a manner detrimental to the interest of Twin Rivers Capital, LLC. All property showings are by appointment only and require prior consultation with Twin Rivers Capital, LLC. Please consult with Joe Boyd at joe@twinriverscap.com for more details.

DISCLAIMER

This Offering Memorandum contains information pertaining to the Subject Property and does not intend to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Offering Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy or completeness of any kind. Such information includes estimates based on assumptions related to the general economy, market conditions, competition and other factors which are subject to change and uncertainty and may not represent the current or future performance of the Subject Property. All references to acreages, square footages, and other measurements are approximations. This Offering Memorandum describes certain documents including leases and other materials in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Any potential buyer or interested party is advised to independently verify the accuracy and completeness of all summaries and information contained in this Offering Memorandum, to consult with independent legal and financial advisors, and carefully investigate the property suitability for your needs. Any reliance on any and all content in this Offering Memorandum pertaining to the Subject Property is at your own risk.



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DISCLAIMER | ALL POTENTIAL BUYERS OR INTERESTED PARTIES ARE SOLELY RESPONSIBLE FOR INDEPENDENTLY VERIFYING THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM. ANY RELIANCE ON INFORMATION CONTAINED HEREIN IS AT BUYER'S OWN RISK.



SECTION

OFFERING SUMMARY



1

PRICE:	\$3,004,812
NOI:	\$165,265
CAP:	5.50%
TENANTS:	SUITES 101 AND 102 <u>NORTH CHARLESTON COMMERCIAL KITCHEN</u> 3,190± SF SUITE 103 <u>THE DANCE ATELIER</u> 1,280 ± SF SUITE 104 <u>PARK CIRCLE ORTHODONTICS</u> 1,930± SF
LEASE TYPE:	NN
GROSS LEASABLE AREA:	6,400± SF
LAND AREA:	0.76± ACRES
YEAR BUILT:	2019
PARCEL #:	4711300273
OWNERSHIP:	FEE SIMPLE
PARKING SPACES:	39
ZONING:	COMMERCIAL



FINANCIALS



TENANT	SUITE	GLA	RENT PSF	RENT COMMENCE	TERM END DATE	INCREASE DATE	ANNUAL RENT
COMMERCIAL KITCHEN	A	3,190 SF	\$26.33	5/1/2025	4/30/2032	3% ANNUALLY	\$84,000.04
DANCE ATELIER	B	1,280 SF	\$24.72	12/15/2023	12/31/2028	3% ANNUALLY	\$31,641.60
PARK CIRCLE ORTHODONTICS	C	1,930 SF	\$27.32	12/21/2022	12/21/2032	3% ANNUALLY	\$52,724.09
		6,400 SF					\$168,365.72



INCOME & EXPENSES	
BASE RENT REVENUE	\$168,366
EXPENSE REIMBURSEMENT REVENUE	
CAM	\$13,474
TAXES	\$21,487
INSURANCE	\$7,577
TOTAL	\$42,538
EFFECTIVE GROSS REVENUE	\$210,904
OPERATING EXPENSES	
CAM	(\$11,717)
TAXES	(\$21,487)
INSURANCE	(\$7,577)
SUBTOTAL	(\$40,781)
MANAGEMENT FEE (2% INCOME)	(\$4,218)
RESERVES (\$.10 PSF)	(\$640)
SUB TOTAL	(\$4,858)
TOTAL OPERATING EXPENSES	(\$45,639)
NET OPERATING INCOME	\$165,265
CAP RATE	5.5%
SALES PRICE	\$3,004,812

SECTION

2

TENANT INFORMATION



NORTH CHS COMMERCIAL KITCHEN

North Charleston Commercial Kitchen is a dynamic commercial kitchen space that goes beyond traditional off-premises food preparation. The versatile venue features a retail area, outdoor dining, and on-site food trucks, serving as a vibrant culinary hub in the community.

The company is a joint venture between two long-standing Charleston, SC - area successful food trucks (the Pita Stroller and Lola's Lumpia and Filipino Cuisine) and JustFit Kitchen, a ready-to-eat healthy meal delivery service.

THE DANCE ATELIER

The Dance Atelier is North Charleston's premier dance studio, conveniently located in Park Circle. TDA is passionate about training dancers who are versatile in all styles of dance, with a strong technical foundation. The Dance Atelier is staffed by teachers who have had long and successful careers in the dance industry. Our teachers have a wealth of knowledge to pass onto the next generation of dancers.

Dance classes are available for children ages 3-18, in a variety of styles including: ballet, tap, jazz, contemporary, lyrical and acrobatics

PARK CIRCLE ORTHODONTICS

Park Circle Orthodontics' approach for orthodontic care in Park Circle and the greater Charleston area is to not only improve our patients' smiles, but to treat them exactly as we would treat our families. In our office, patients are offered the highest standard of care, and should feel like their treatment is tailored specifically to them.

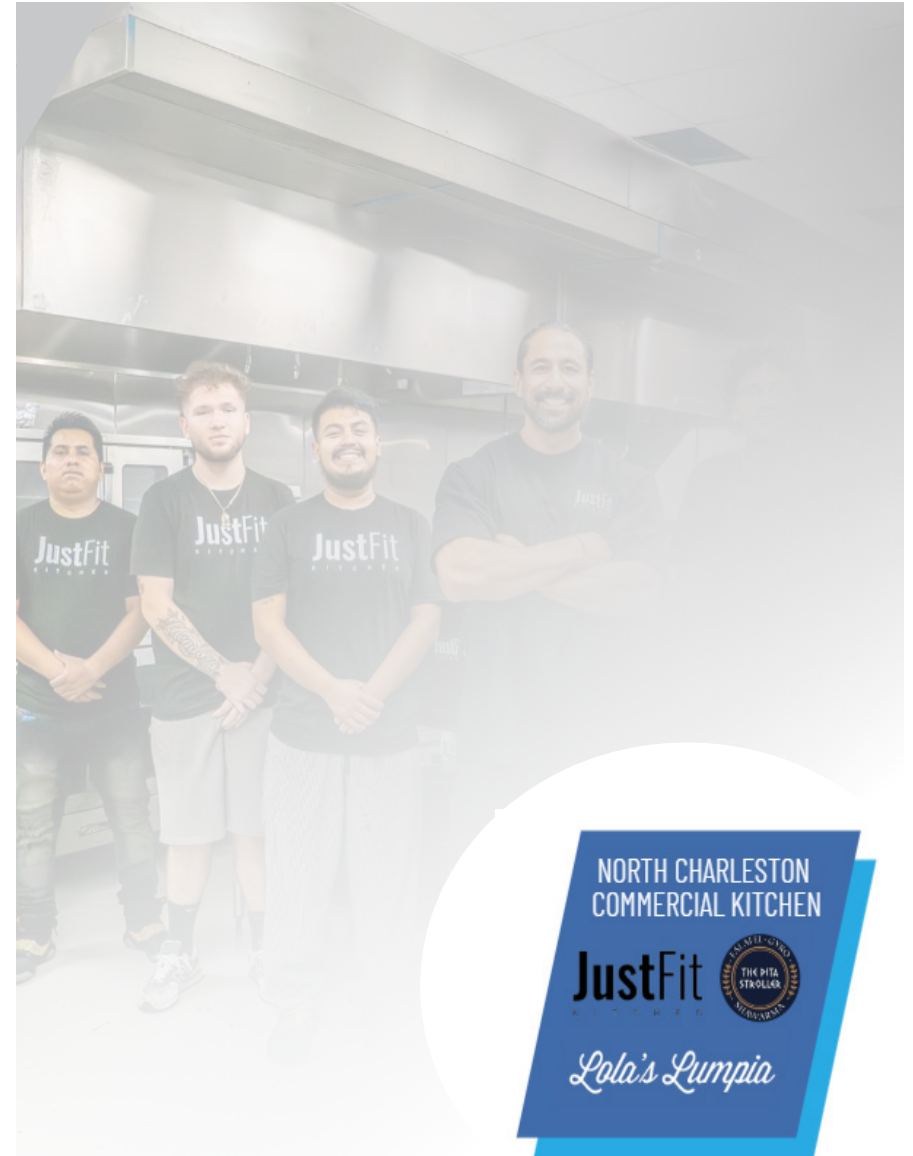
Dr. C.J. Von Bargen is thrilled to serve the community of Park Circle. He is excited to take part in the revitalization of one of Charleston's most welcoming and inclusive communities, and hopes his efforts make this an even-better place to live and work.

TENANT INFORMATION



LEASE ABSTRACT

TENANT NAME:	NORTH CHARLESTON COMMERCIAL KITCHEN
SUITE NUMBER:	SUITES 101 AND 102
GLA:	3,190± SF
RATE PSF:	\$26.33
ANNUAL RENT:	\$84,000.04
LEASE BEGINS:	10/31/2024
LEASE EXPIRES:	04/30/2032
LEASE TERM:	7 YEARS
RENEWAL OPTIONS:	ONE PERIOD OF THREE (3) YEARS
RENT INCREASES:	3% ANNUALLY
LEASE TYPE:	NN
USE:	COMMERCIAL KITCHEN FOR FOOD TRUCKS AND CATERING AND OTHER OFF-PREMISE CONSUMPTION OF PREPARED FOODS
PROPERTY TAXES:	TENANT RESPONSIBILITY
INSURANCE:	TENANT RESPONSIBILITY
COMMON AREA:	TENANT RESPONSIBILITY
ROOF & STRUCTURE:	LANDLORD RESPONSIBILITY
REPAIRS & MAINTENANCE:	TENANT RESPONSIBILITY
HVAC:	TENANT RESPONSIBILITY
UTILITIES:	TENANT RESPONSIBILITY
GUARANTEE:	YES - 6 PERSONAL
RIGHT OF FIRST REFUSAL:	NO



TENANT INFORMATION



LEASE ABSTRACT

TENANT NAME:	THE DANCE ATELIER
SUITE NUMBER:	SUITE 103
GLA:	1,280± SF
RATE PSF:	\$24.00
ANNUAL RENT:	\$31,641.60 (AS OF JAN 1, 2025)
LEASE BEGINS:	09/14/2023
LEASE EXPIRES:	12/31/2028
LEASE TERM:	5 YEARS
RENEWAL OPTIONS:	TWO (2) PERIODS OF THREE (3) YEARS EACH
RENT INCREASES	3% ANNUALLY
LEASE TYPE:	NN
USE:	DANCE STUDIO
PROPERTY TAXES:	TENANT RESPONSIBILITY
INSURANCE:	TENANT RESPONSIBILITY
COMMON AREA:	TENANT RESPONSIBILITY
ROOF & STRUCTURE:	LANDLORD RESPONSIBILITY
REPAIRS & MAINTENANCE:	TENANT RESPONSIBILITY
HVAC:	TENANT RESPONSIBILITY
UTILITIES:	TENANT RESPONSIBILITY
GUARANTEE:	YES - PERSONAL
RIGHT OF FIRST REFUSAL:	NO



TENANT INFORMATION



LEASE ABSTRACT

TENANT NAME:	PARK CIRCLE ORTHODONTICS
SUITE NUMBER:	SUITE 104
GLA:	1,930± SF
RATE PSF:	\$27.32
ANNUAL RENT:	\$52,724.09 (AS OF JAN 1, 2025)
LEASE BEGINS:	04/25/2022
LEASE EXPIRES:	12/20/2032
LEASE TERM:	10 YEARS
RENEWAL OPTIONS:	TWO (2) PERIODS OF FIVE (5) YEARS EACH
RENT INCREASES	3% ANNUALLY
LEASE TYPE:	NN
USE:	ORTHODONTICS PRACTICE
PROPERTY TAXES:	TENANT RESPONSIBILITY
INSURANCE:	TENANT RESPONSIBILITY
COMMON AREA:	TENANT RESPONSIBILITY
ROOF & STRUCTURE:	LANDLORD RESPONSIBILITY
REPAIRS & MAINTENANCE:	TENANT RESPONSIBILITY
HVAC:	TENANT RESPONSIBILITY
UTILITIES:	TENANT RESPONSIBILITY
GUARANTEE:	YES - PERSONAL
RIGHT OF FIRST REFUSAL:	NO



SECTION

3

PROPERTY INFORMATION



PROPERTY INFORMATION

HIGHLIGHTS



**CENTRAL LOCATION
IN CHS, SC MSA -
SCHOOLS, PARK CIRCLE,
I-526, I-26**



**101,589 PEOPLE
WITHIN A 5 MILE
RADIUS**



**LOCATED OFF
A SIGNALIZED
INTERSECTION
ADJACENT TO CVS**



**6,400± SF
BUILDING
ON 0.76± AC**



**BELOW MARKET
RENTS AND ANNUAL
RENT INCREASES**



**4 MILES FROM
CHS INTL AIRPORT'S
6.1M+ TRAVELLERS**



**SC'S 3RD LARGEST
CITY + GROWING @
1.7% ANNUALLY**



**100% LEASED
3 TENANT CENTER
WITH NN LEASES**

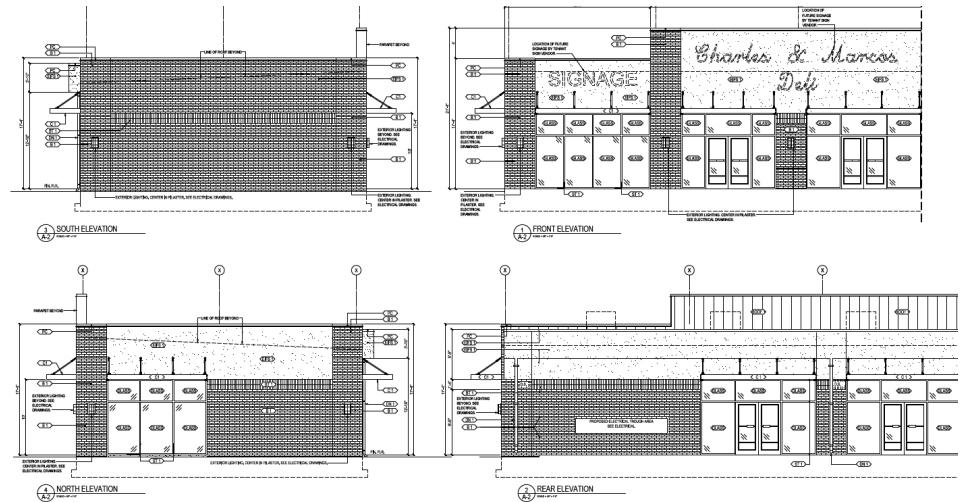
PROPERTY INFORMATION



SITE PLAN



PLAT MAP



BUILDING ELEVATIONS

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MARKET INFORMATION



NORTH CHARLESTON, SOUTH CAROLINA

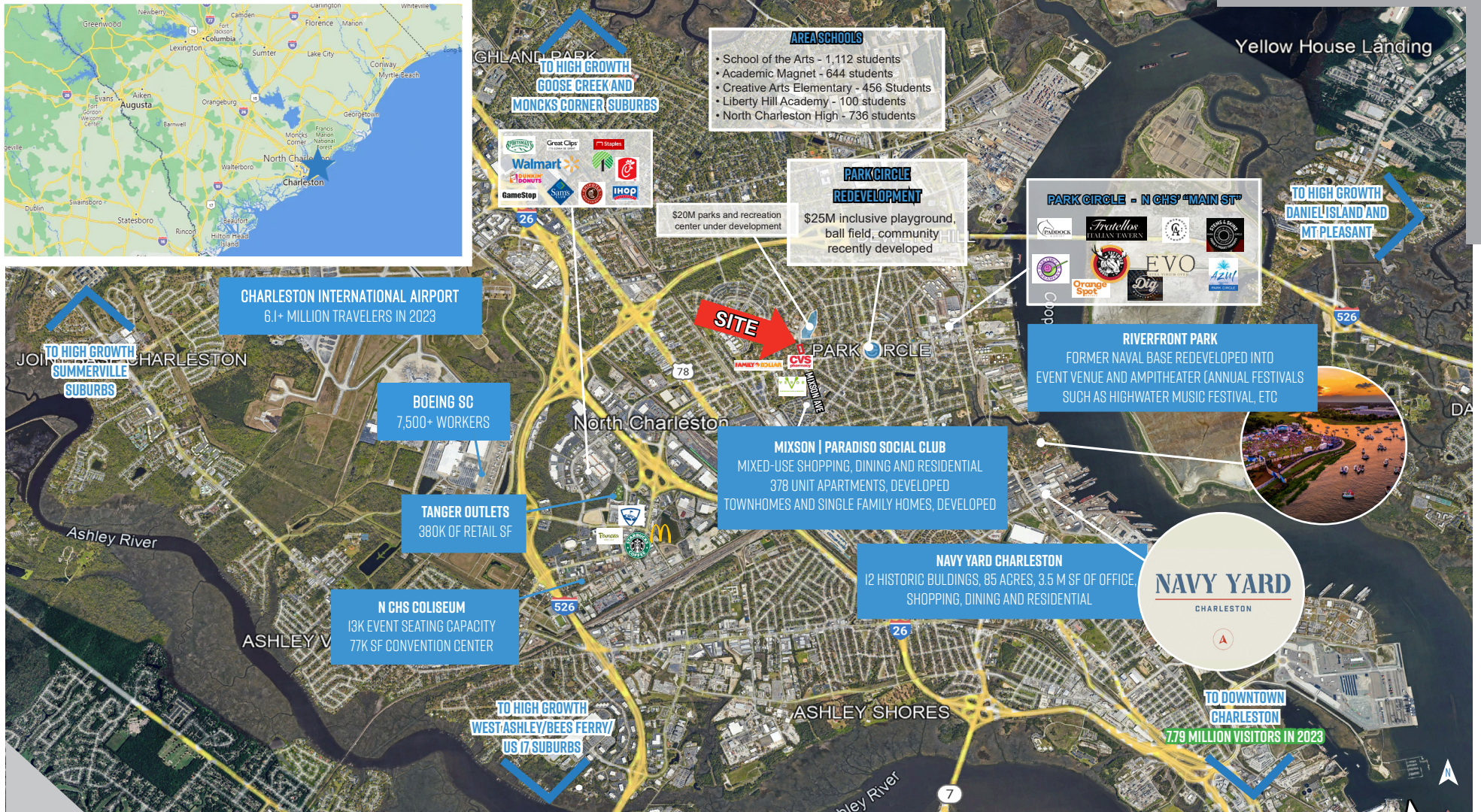


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MARKET INFORMATION



NORTH CHARLESTON, SOUTH CAROLINA



MARKET INFORMATION



NORTH CHARLESTON, SC



North Charleston, South Carolina, is a vibrant and diverse city located in the southeastern United States, part of the Charleston metropolitan area. It is known for its rich history, including its industrial growth and role in the Civil War. Today, North Charleston is a hub of commerce, featuring a robust economy driven by industries such as aerospace, manufacturing, and logistics. The city boasts a variety of attractions, including parks, shopping centers, and the North Charleston Coliseum, which hosts concerts and events. With a mix of suburban neighborhoods and urban areas, North Charleston offers both cultural and recreational opportunities for residents and visitors.

101,589 **2.37** **\$89,908**



POPULATION
5 MILE RANGE



AVG HH SIZE
5 MILE RANGE



AVG HH INCOME
5 MI RANGE

2024 SUMMARY	1 Mile	3 Miles	5 Miles
POPULATION	10,651	45,798	101,589
HOUSEHOLDS	4,643	19,334	41,957
FAMILIES	2,403	10,684	24,361
AVERAGE HOUSEHOLD SIZE	2.28	2.33	2.37
OWNER OCCUPIED HOUSING UNITS	2,569	8,804	20,749
RENTER OCCUPIED HOUSING UNITS	2,074	10,530	21,208
MEDIAN AGE	36.8	36.7	36.4
MEDIAN HOUSEHOLD INCOME	\$78,436	\$55,424	\$63,467
AVERAGE HOUSEHOLD INCOME	\$101,002	\$75,402	\$89,908
2029 EST SUMMARY	1 Mile	3 Miles	5 Miles
POPULATION	11,531	49,222	107,998
HOUSEHOLDS	5,098	21,215	45,473
FAMILIES	2,663	11,679	26,353
AVERAGE HOUSEHOLD SIZE	2.25	2.29	2.32
OWNER OCCUPIED HOUSING UNITS	2,837	9,851	22,746
RENTER OCCUPIED HOUSING UNITS	2,261	11,364	22,728
MEDIAN AGE	38.8	38.2	37.8
MEDIAN HOUSEHOLD INCOME	\$88,336	\$64,099	\$75,307
AVERAGE HOUSEHOLD INCOME	\$117,947	\$89,611	\$106,062

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ABOUT US

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company founded in 2002 and headquartered in Charleston, SC.

Focusing on the growth regions of the Southeastern and Mid-Atlantic United States, Twin Rivers Capital provides national retailers with a comprehensive solution for strategic growth.

TRC has developed nearly 1.6 million SF of real estate throughout 8 states.

TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in GA, SC, and VA.

View our properties online at twinriverscap.com.

