

Gerry Schauer, CCIM Partner +1.843.364.2055 gerry.schauer@harborcommercialpartners.com

Jeremy Willits Senior Vice President +1.843.270.9205 jeremy.willits@harborcommercialpartners.com

FOR LEASE



#### **PROPERTY INFORMATION**

TAX MAP ID	469-08-00-275
COUNTY	CHARLESTON
ZONING	GENERAL BUSINESS
TRAFFIC COUNT	26,400 VPD
BUILDING SIZE	1,090 SF
TICAM EXPENSES	\$8.24 PSF

#### **DESCRIPTION**

This very attractive, stand-alone building near Cosgrove on Rivers has functioned successfully as a high end cake shop for nine years, Cakes by Kasarda.

The kitchen was equipped for a bakery and could easily serve as a restaurant kitchen. Potential for a café/restaurant is evident with a wonderful opportunity for outdoor seating on the porch and front lawn, which is shaded by a large, beautiful Live Oak. There is parkingavailable in the back and ample parking on Rivers Avenue as well. Other potential uses could include financial services professional, accountant, law office and more. Available now.

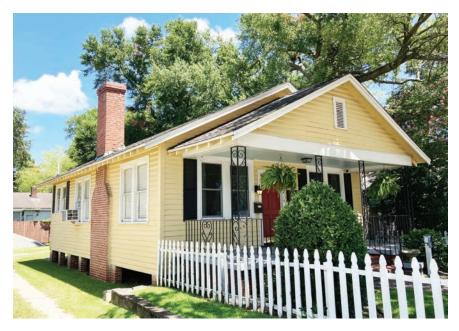


Contact us:

Gerry Schauer, CCIM Partner +1.843.364.2055 gerry.schauer@harborcommercialpartners.com Jeremy Willits Senior Vice President +1.843.270.9205 jeremy.willits@harborcommercialpartners.com

#### **OFFERING**

SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
1,090 SF	\$25 PSF	NNN	IMMEDIATELY



#### HIGHLIGHTS

- Freshly gravelled driveway and parking area
- Completely re-wired with 2 x 200 AMP breaker boxes (single phase) in 2007
- New, Trane ductless HVAC units installed in the kitchen in 2015
- Updated plumbing in 2007 and Grease trap installed in 2012/13
- New insulation installed throughout attic in 2008
- New windows installed on the Rivers Ave side in 2015/16







Contact us:

Gerry Schauer, CCIM Partner +1.843.364.2055 gerry.schauer@harborcommercialpartners.com

Z



1 Bet

Gerry Schauer, CCIM Partner +1.843.364.2055 gerry.schauer@harborcommercialpartners.com

EXIT 🚥

---

EXIT

-

Jeremy Willits Senior Vice President +1.843.270.9205 jeremy.willits@harborcommercialpartners.com

**PHOTOS** 





**Contact us:** 

Gerry Schauer, CCIM Partner +1.843.364.2055 gerry.schauer@harborcommercialpartners.com



# **3414 RIVERS AVE**

arbor

COMMERCIAL PARTNERS



**Contact us:** 

Gerry Schauer, CCIM Partner +1.843.364.2055 gerry.schauer@harborcommercialpartners.com

#### **DEMOGRAPHICS**

	THREE MILE	FIVE MILE	TEN MILE
POPULATION	39,191	140,318	407,683
TOTAL BUSINESSES	3,033	8,351	26,036
MEDIAN AGE	39.1	38.2	38.3
AVG HOUSEHOLD INCOME	\$70,232	\$82,725	\$98,482



Contact us:

Gerry Schauer, CCIM Partner +1.843.364.2055 gerry.schauer@harborcommercialpartners.com

# COMMERCIAL PARTNERS

#### **Contact us:**

146 Williman Street, Units 300 & 400 Charleston, SC 29403

www.harborcommercialpartners.com

+1.843.994.7198



Gerry Schauer, CCIM Partner +1.843.364.2055 gerry.schauer@harborcommercialpartners.com



Jeremy Willits Senior Vice President +1.843.270.9205 jeremy.willits@harborcommercialpartners.com

The information contained herein has been given to us by sources we deem reliable but we make no guarantees. All information should be verified prior to purchase or lease.