

3414 RIVERS AVE
NORTH CHARLESTON, SC 29405



FOR LEASE



Contact us:

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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 parking available 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.

OFFERING

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



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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



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PHOTOS



Harbor
COMMERCIAL PARTNERS

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LOCATION



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DEMOGRAPHICS



POPULATION

THREE MILE

39,191

FIVE MILE

140,318

TEN MILE

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

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