

FOR LEASE

THREE 1,600 SF RETAIL SPACES



8510 RIVERS AVE, North Charleston, SC 29406

Harbor
COMMERCIAL PARTNERS

PROPERTY DESCRIPTION

Small strip center on Rivers Avenue with Hertz, Hair Salon, Nails Today, Charleston T-Shirt Factory, Dry Cleaners, I LOVE CBD, LaTorre Law Firm, Red Wing Shoes, Spa and Good Smoothie. Center has easy access, two points of entry and excellent visibility.

Center is located on thriving Rivers Avenue between Raceway and Cash America Pawn. It is across from Hyundai and Flight Adventure Park.

This is a former restaurant space that is being split into three 1,600 SF units. Units are available Q2 of 2026. A combination of the three units is also available totaling 4,800 SF of retail space.

THE OFFERING

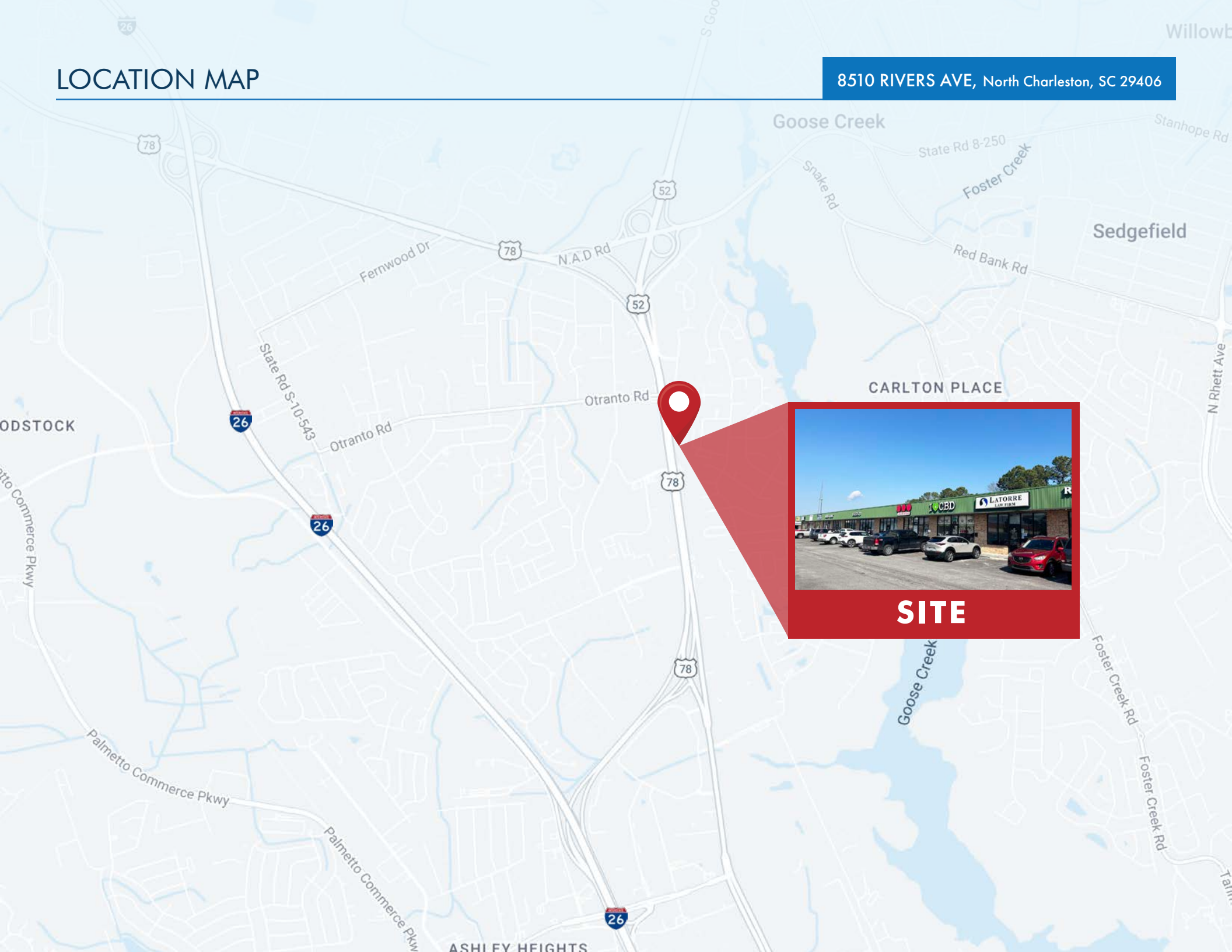
UNIT	SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
H	1,600 SF	\$17.00 PSF	NNN	Q2 2026
I	1,600 SF	\$17.00 PSF	NNN	Q2 2026
J	1,600 SF	\$17.00 PSF	NNN	Q2 2026
H-J	4,800 SF	\$17.00 PSF	NNN	Q2 2026

PROPERTY SPECS

UNIT SIZE	1,600 - 4,800 SF
TOTAL BUILDING SIZE	24,000 SF
ACRES	1.71
LEASE RATE	\$17.00PSF
LEASE TYPE	NNN/Additional Rent- \$5.67PSF
COUNTY	Charleston
MUNICIPALITY	City of North Charleston
YEAR BUILT	1986
ZONING	Commercial
RETAIL TYPE	Strip Center
PARKING	60 Spaces
WATER	Paid by Landlord and billed back to Tenant

LOCATION MAP

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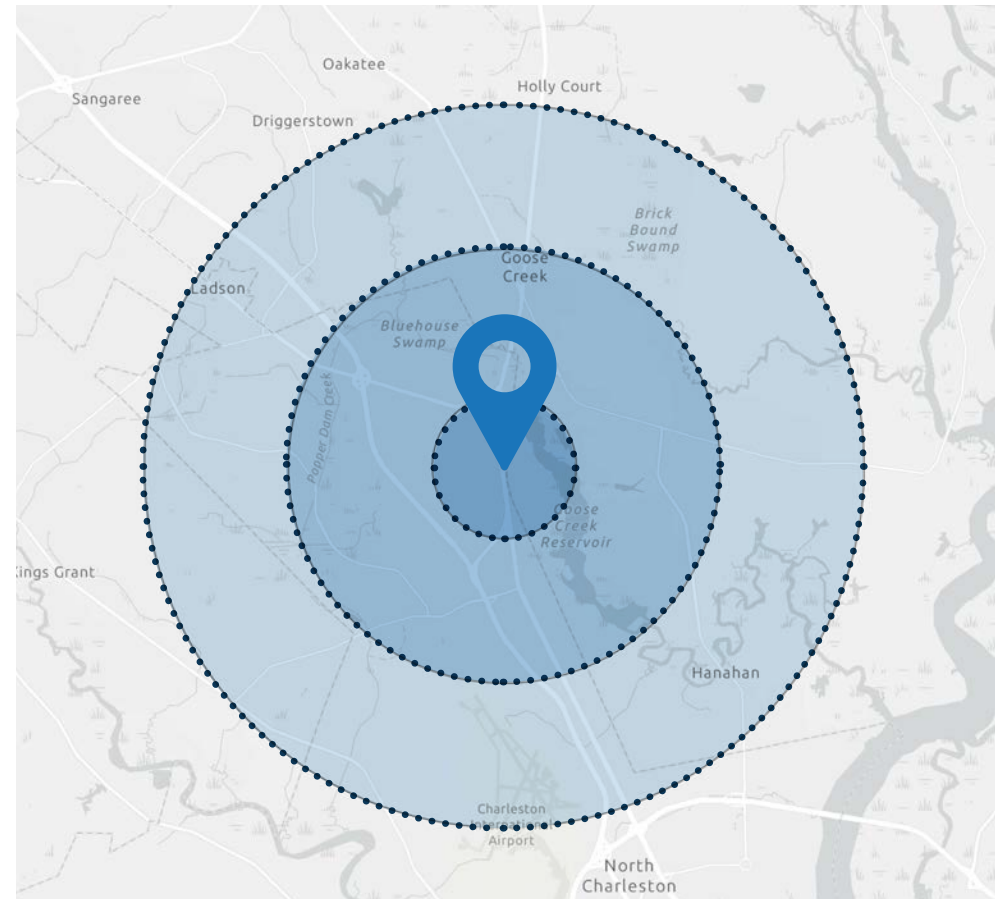


SITE



2024 Summary	1 miles	3 miles	5 miles
Population	10,911	63,760	151,888
Households	4,539	25,671	58,126
Families	2,756	15,697	38,125
Average Household Size	2.38	2.42	2.54
Owner Occupied Housing Units	2,417	13,585	33,912
Renter Occupied Housing Units	2,122	12,086	24,214
Median Age	34.7	34.2	34.3
Median Household Income	\$68,263	\$66,164	\$73,994
Average Household Income	\$90,725	\$85,304	\$92,076

2029 Summary	1 miles	3 miles	5 miles
Population	11,045	66,148	157,850
Households	4,652	27,123	61,581
Families	2,823	16,562	40,276
Average Household Size	2.35	2.38	2.49
Owner Occupied Housing Units	2,580	14,837	36,954
Renter Occupied Housing Units	2,072	12,286	24,627
Median Age	36.7	35.6	35.7
Median Household Income	\$81,218	\$76,899	\$82,975
Average Household Income	\$108,145	\$100,206	\$106,709



BUSINESSES - 5 MILES

4,662
TOTAL
BUSINESSES

55,486
TOTAL
EMPLOYEES

INCOME - 5 MILES

\$92,076
AVERAGE HH
INCOME

\$35,616
PER CAPITA
INCOME

\$147,305
MEDIAN
NET WORTH



LEASE CONTACT:

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