

FOR LEASE

1,600 SF RETAIL SPACE



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, Spa and Good Smoothie. Center has easy access, two points of entry and excellent visibility with 95,189 vehicles per day.

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

THE OFFERING

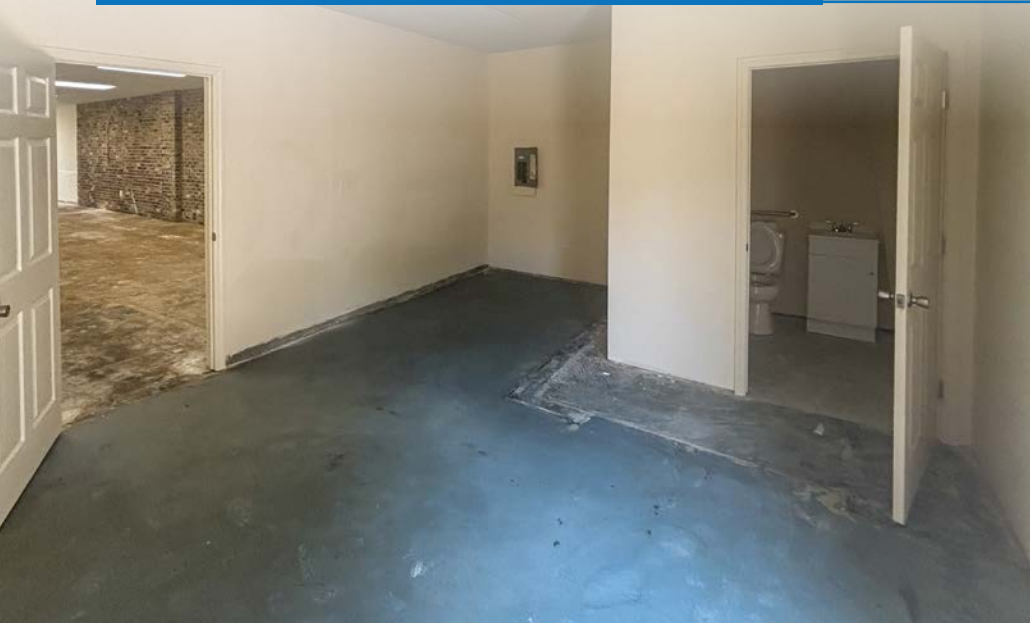
UNIT	SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
H	1,600 SF	\$16.00 PSF	NNN	NOW

PROPERTY SPECS

UNIT SIZE	1,600 SF
TOTAL BUILDING SIZE	24,000 SF
ACRES	1.71
LEASE RATE	\$16.00 PSF
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
TRAFFIC	95,189 VPD
WATER	Paid by Landlord and billed back to Tenant

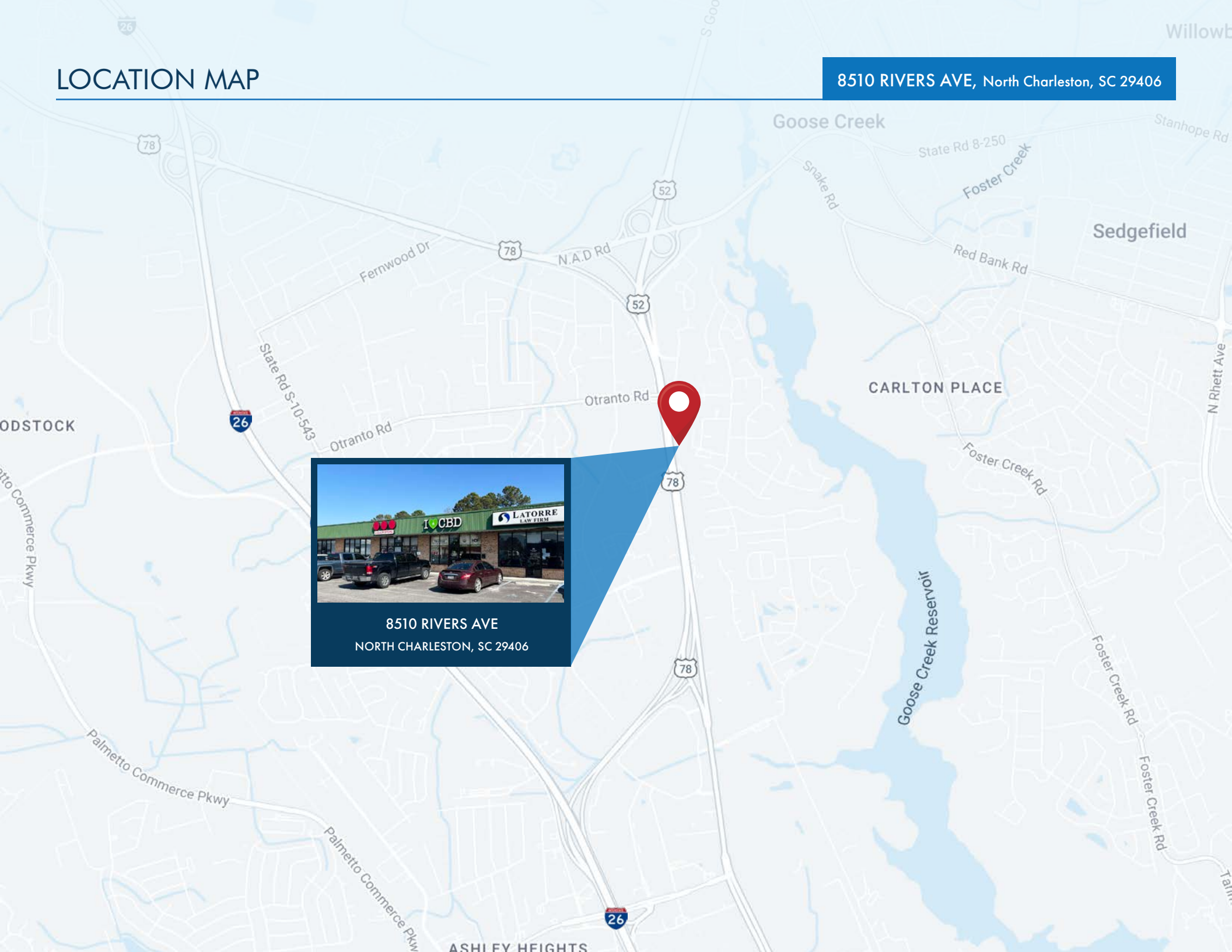
8510 RIVERS AVE, NORTH CHARLESTON, SC 29406

PHOTOS



LOCATION MAP

8510 RIVERS AVE, North Charleston, SC 29406



8510 RIVERS AVE
NORTH CHARLESTON, SC 29406



	ONE MILE	THREE MILE	FIVE MILE
 POPULATION	9,785	63,246	152,171
 TOTAL BUSINESSES	427	3,510	6,858
 MEDIAN AGE	35.9	35.2	35.6
 MEDIAN HOUSEHOLD INCOME	\$75,743	\$71,314	\$75,932



LEASE CONTACT:

Vitré Ravenel Stephens
Partner, Retail and Investment Services
Office +1 843-994-7198
Mobile +1 843-513-7555
vitre.stephens@harborcommercialpartners.com

Harbor
COMMERCIAL PARTNERS

harborcommercialpartners.com