

FULLY RENOVATED OFFICE WITH GREAT FRONTAGE ON RIVERS AVE

8316 Rivers Avenue, Suite A, North Charleston, SC 29406

FOR LEASE



**COLDWELL BANKER
COMMERCIAL**

ATLANTIC

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OFFERING SUMMARY



Centrally located in the Tri-County area, this 1,950 sq. ft. space is move-in ready and perfect for office or retail use. Recently renovated in 2022, the property features a new roof, exterior facelift, updated road-side signage, and all-new interior finishes. Layout includes: Welcoming lobby and reception area Five private offices (ideal for flexible team use) Break room Two bathrooms Dedicated mail/work area With excellent visibility and frontage on Rivers Avenue, one of the area's busiest corridors, your business will benefit from maximum exposure and easy accessibility. This is a fantastic opportunity for a business looking for a professional, turnkey location in the heart of the Tri-County market. Check n Go additional tenant



PRICE

\$24PSF
\$7.50 NNN



ACRES

0.2 Acres



ZONING

City of North Charleston - B-2
-GeneralBusiness District



AVAILABLE

1,950 SF



COUNTY

Charleston County

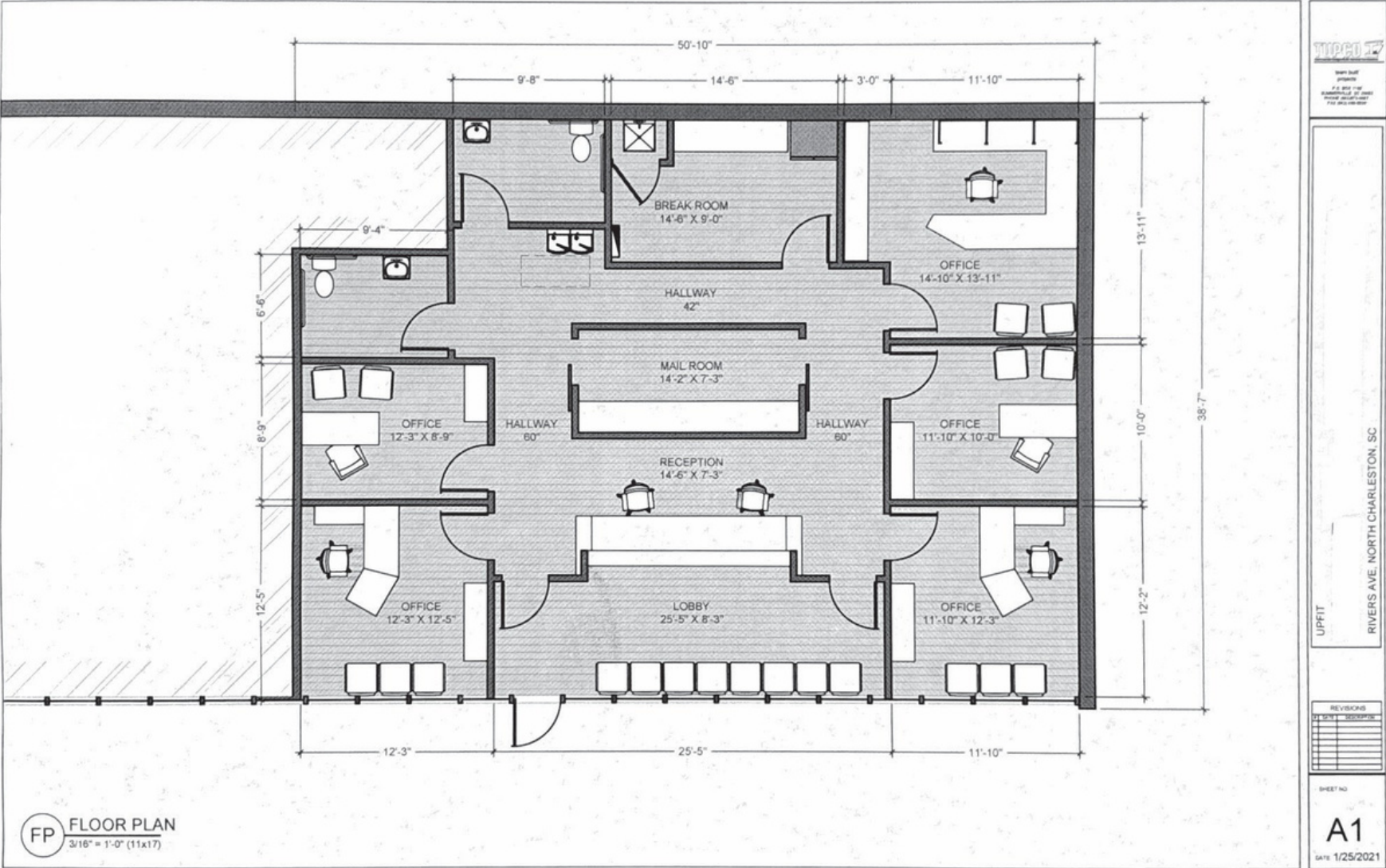


TAX ID

485-00-00-199

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FLOOR PLAN - SUITE A

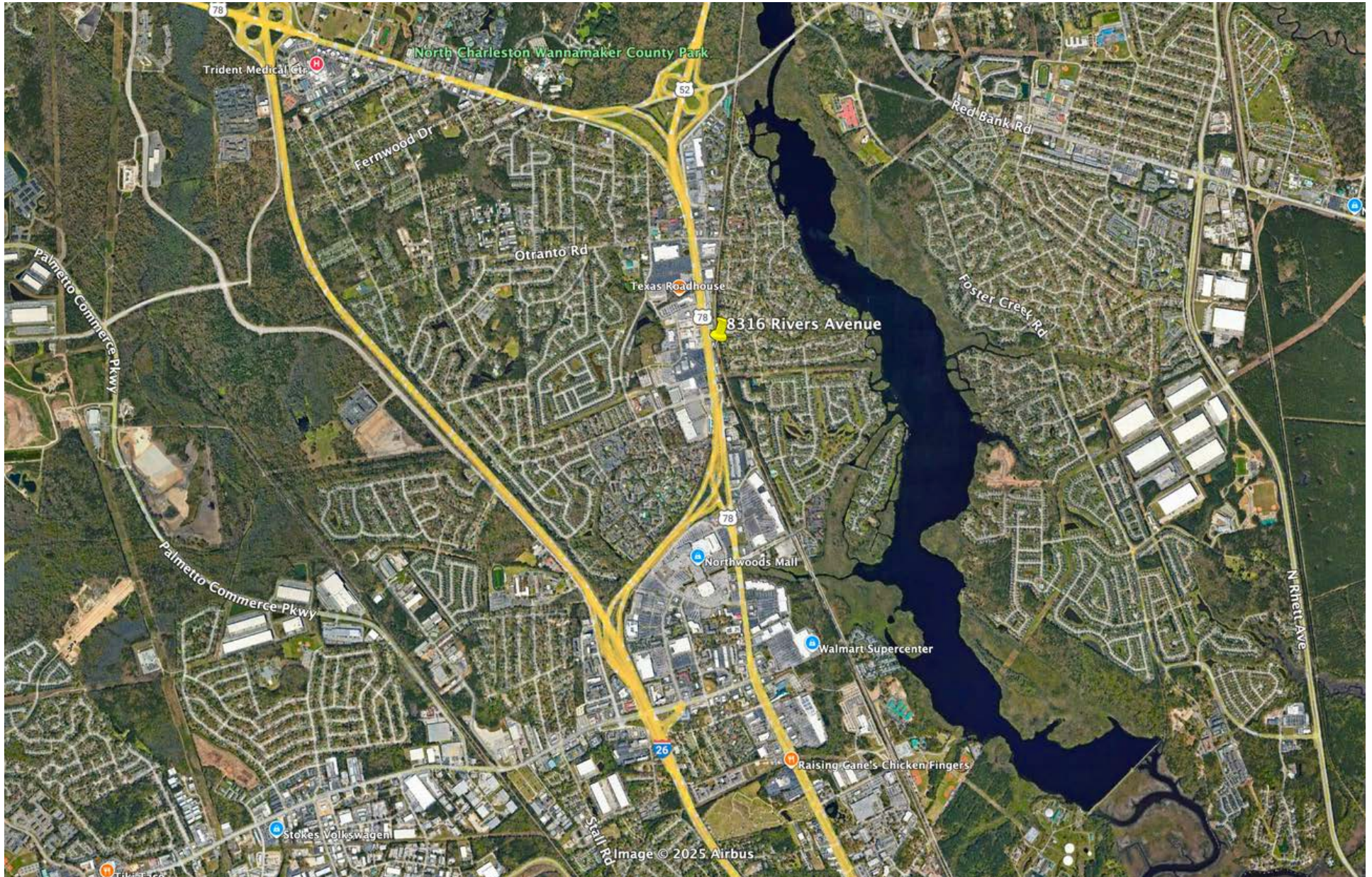


COMMERCIAL LEASE RETAIL MAP



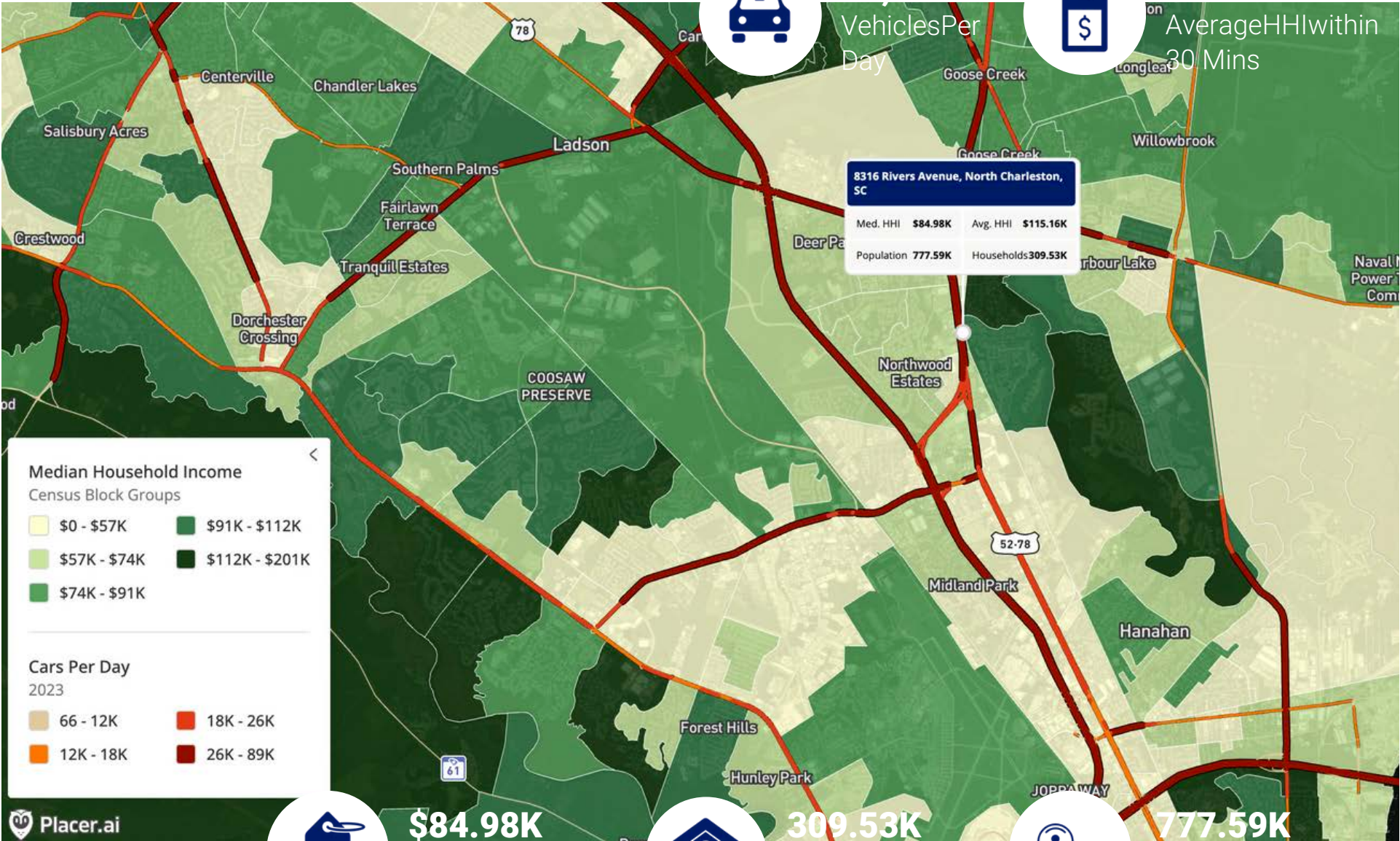
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AREA MAP



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DEMOGRAPHICS



SCDOT VPD 2023
STI POPSTATS 2024



\$84.98K
Median HHI within
30 Mins



309.53K
Households within
30 Mins



777.59K
Population within
30 Mins

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