



Office Space For Lease

3422 Rivers Avenue | North Charleston, SC 29405

Excellent Visibility on Rivers Ave
Private entrance
Four traditional offices

Centrally located:

- 2 min drive to I-26
- 5 min drive to Park Circle
- 5 min drive to I-526
- 10 min drive to Tanger Outlets
- 10 min drive to Marion Square

Lease Rate: **\$1,600/Month Gross**
Individual Offices Available: **\$450/Month**

SF: **1,167 SF**

Zoning: **B-2, North Charleston**

Tax ID: **4690800277**

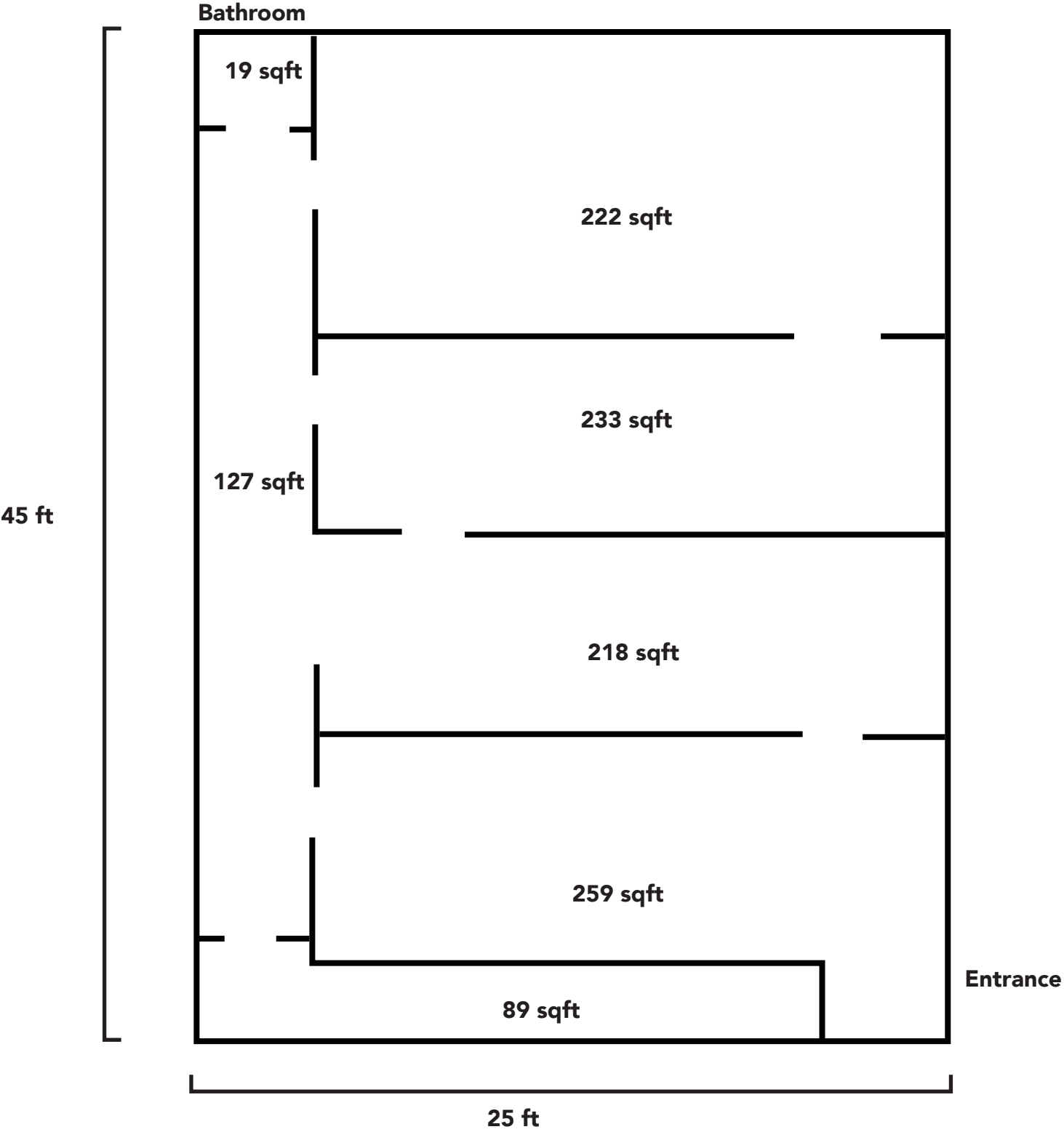


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Second Floor



Demographics

20 Minutes

Total Population: 360,009
Total Households: 153,018
Average HH Income: \$105,251



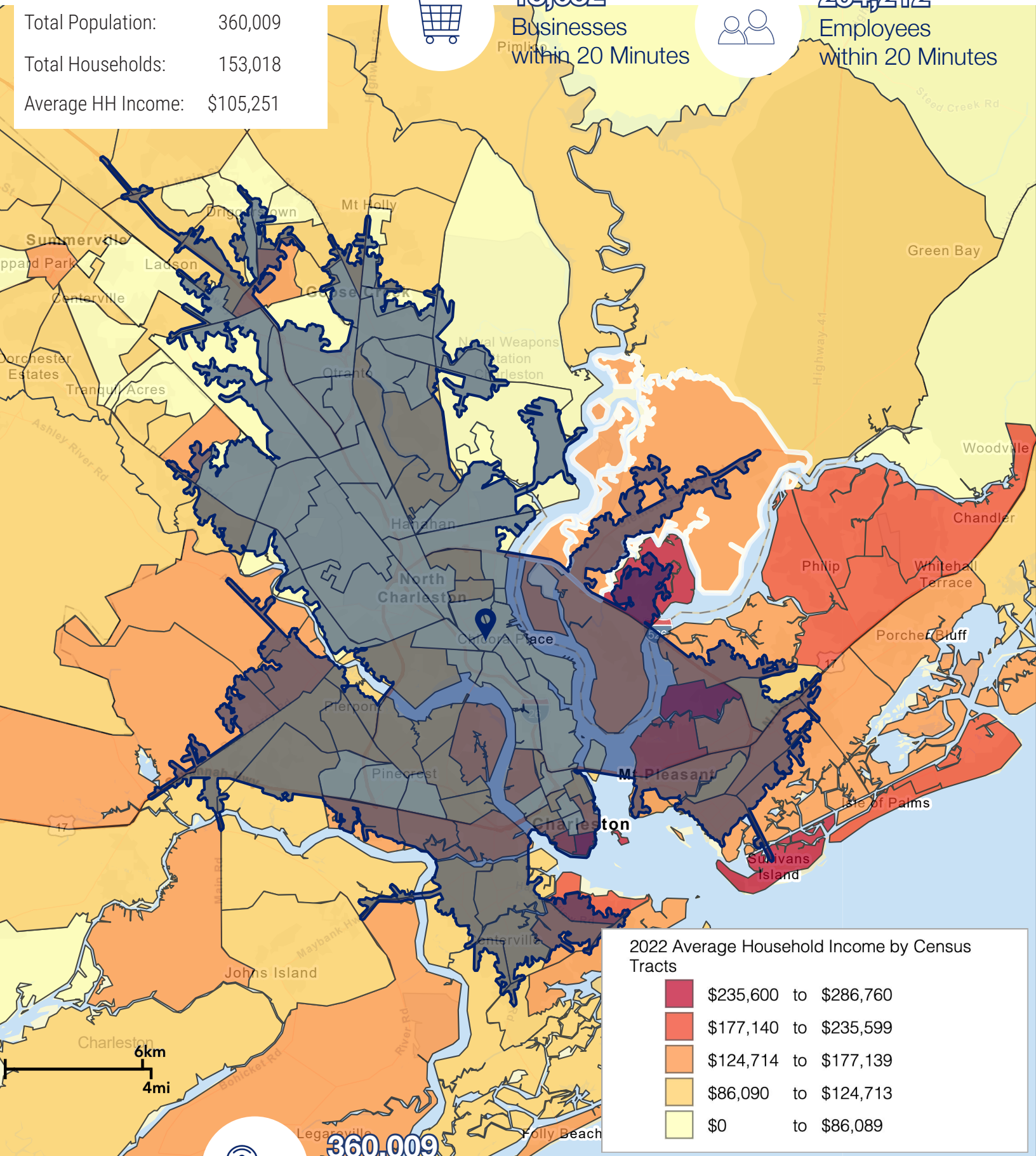
18,682

Businesses
within 20 Minutes



254,212

Employees
within 20 Minutes



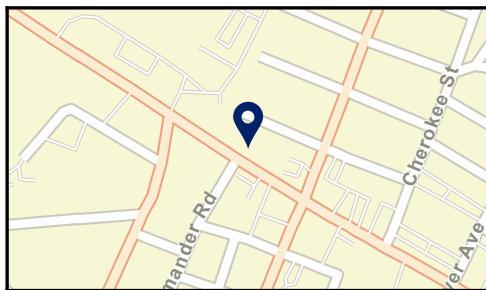
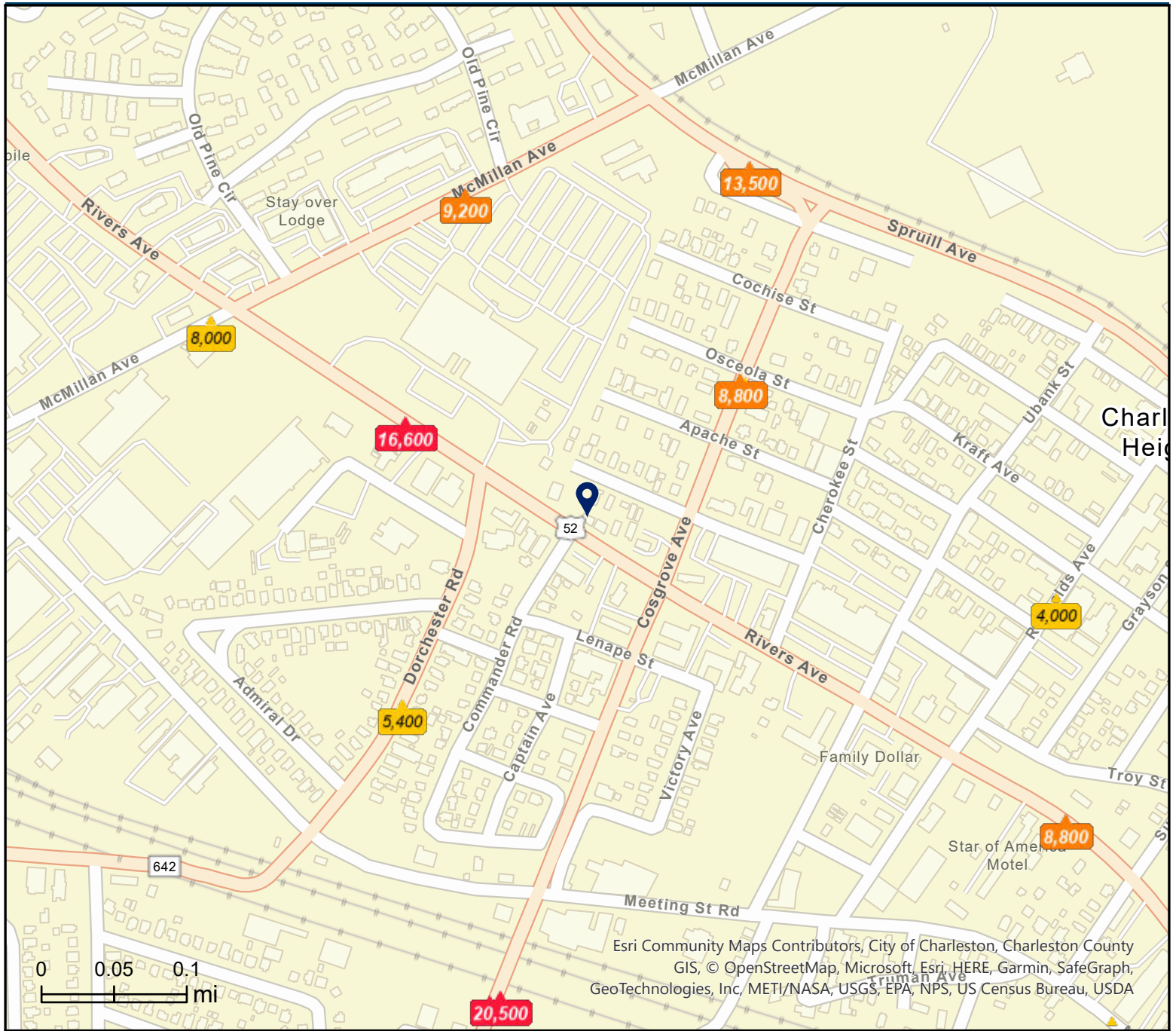
All demographics based on Esri forecasts for 2022



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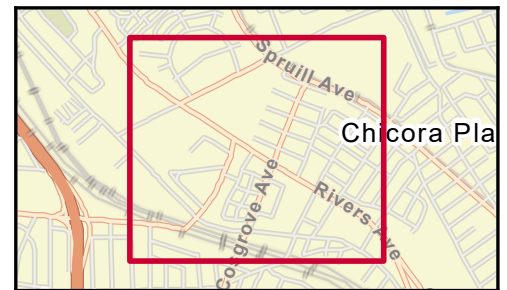
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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

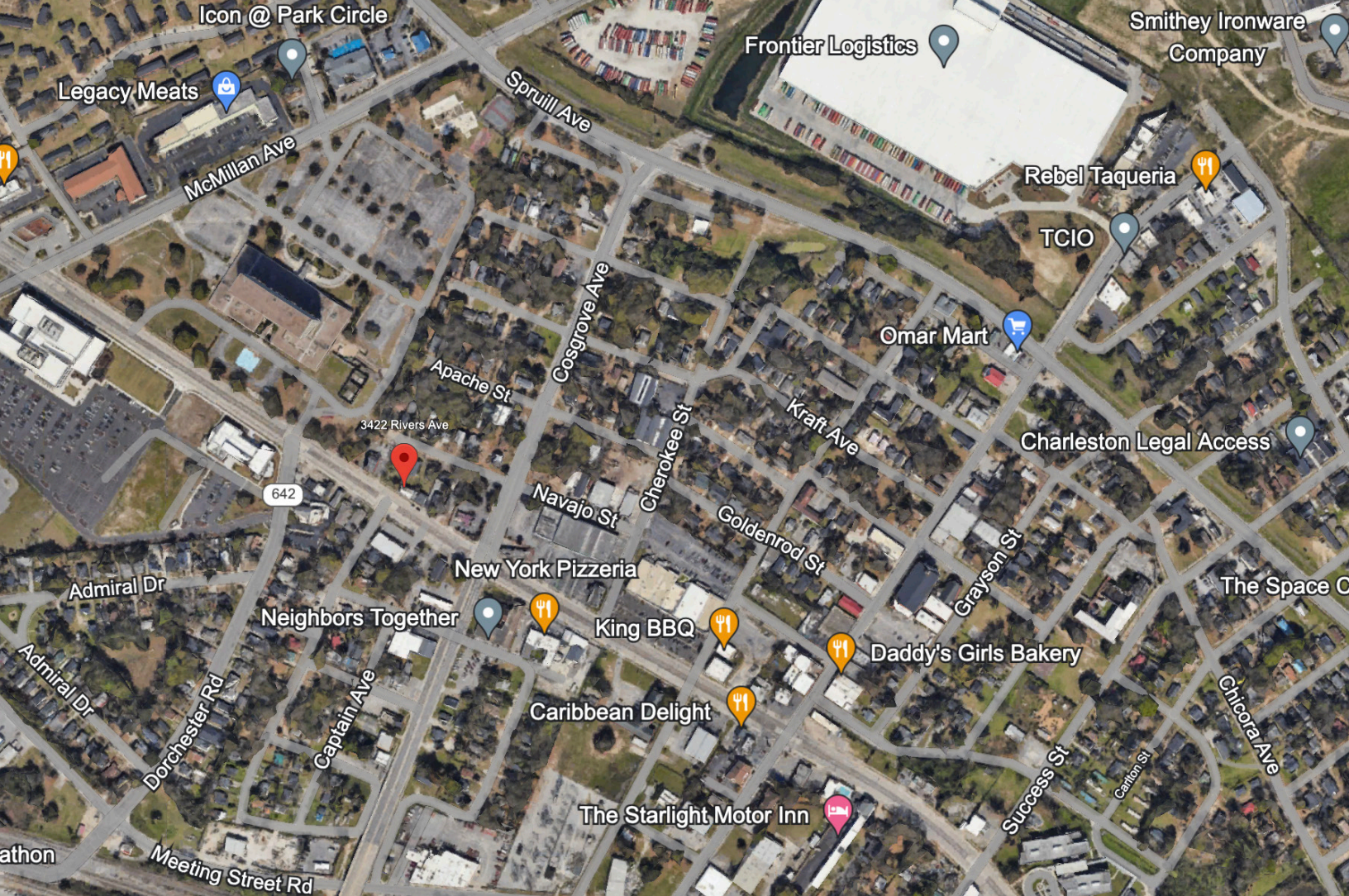


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