

B2 ZONING OFF RIVERS AVE

1951 Hawthorne Drive, North Charleston, SC 29406

FOR SALE OR LEASE



**COLDWELL BANKER
COMMERCIAL**

ATLANTIC

JAMES A. DINGLE
Senior Broker
jdingle@cbcatlantic.com

OFFERING SUMMARY



PRICE

\$1,600,000/\$10,000 per Month



ZONING

City of North Charleston - B-2 -
General Business District



COUNTY

Charleston County



ACRES

2.05 Acres



TAX ID

475-12-00-002

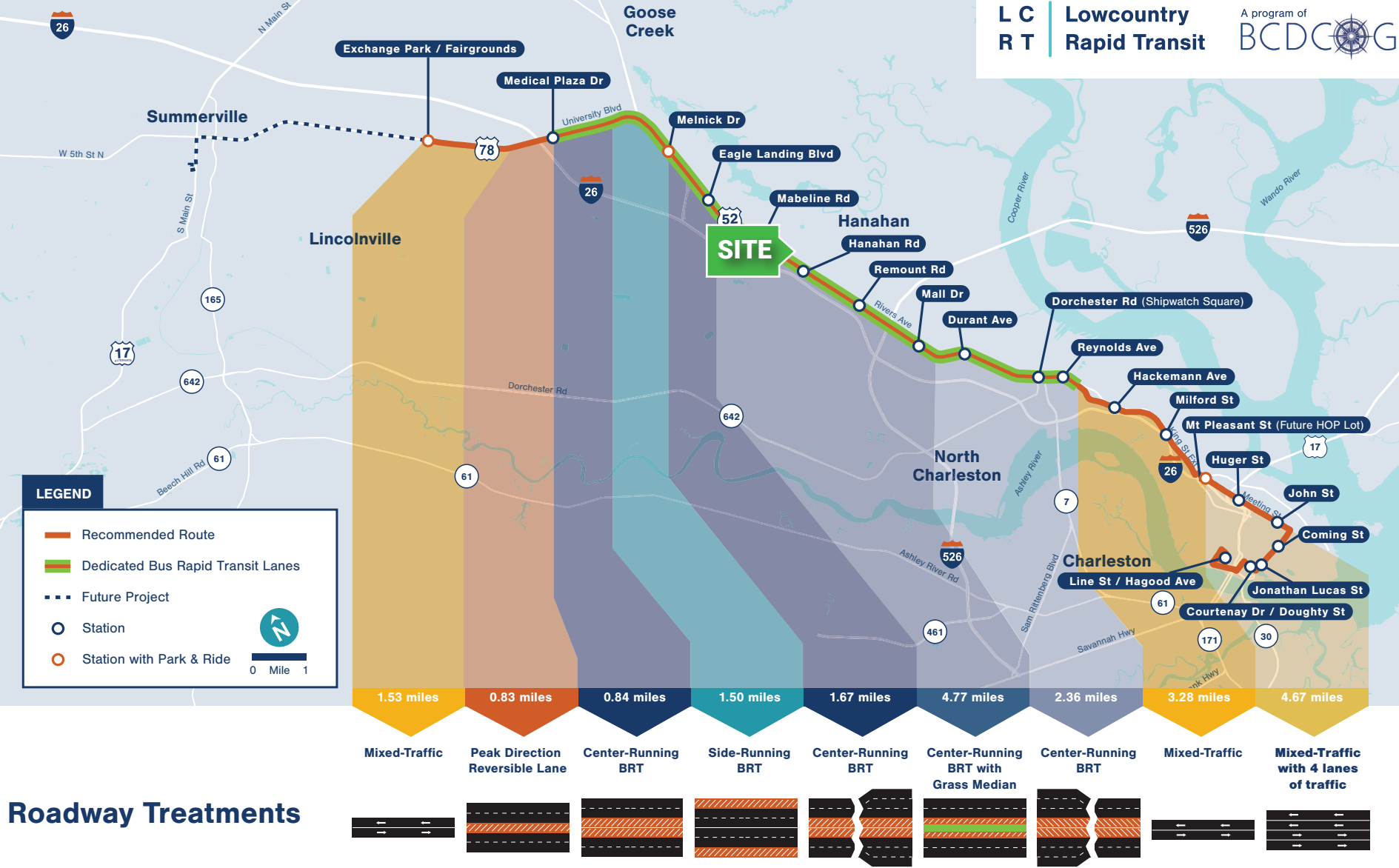
Sizeable B-2 commercial tract off Rivers Avenue. Total of 2.05 AC. Presently, wooded but owner willing to clear upon a contract to lease for highest and best use. Site is located behind (former Captain D's) currently Larry's Convenience Store. The land is high and dry and located in the high traffic and future business and transit corridor along the 6000 block of Rivers Avenue. Drive by and see the location and opportunity.

SITE PLAN



1951 HAWTHORNE DRIVE, NORTH CHARLESTON, SC 29406

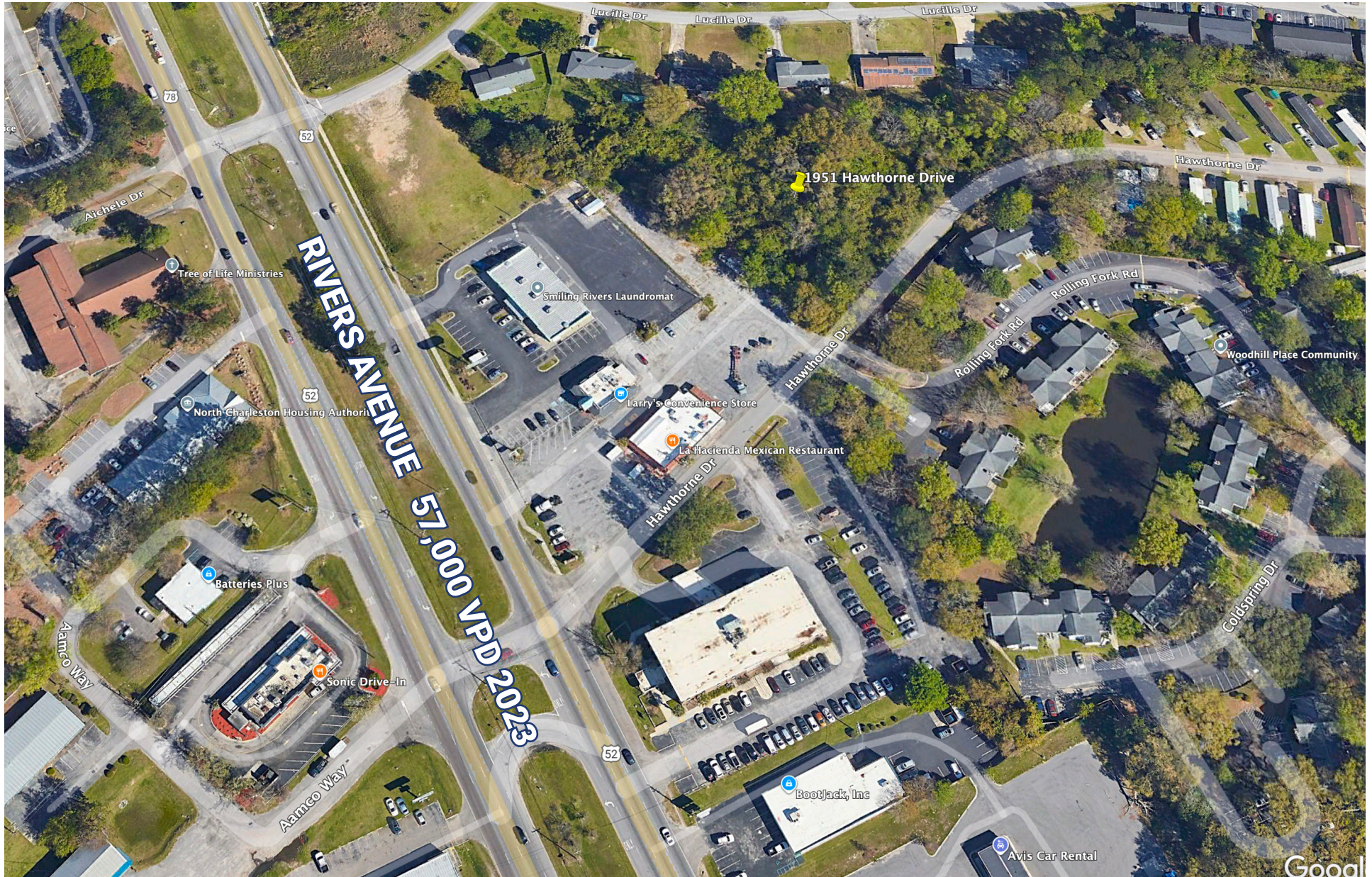
AERIAL MAP



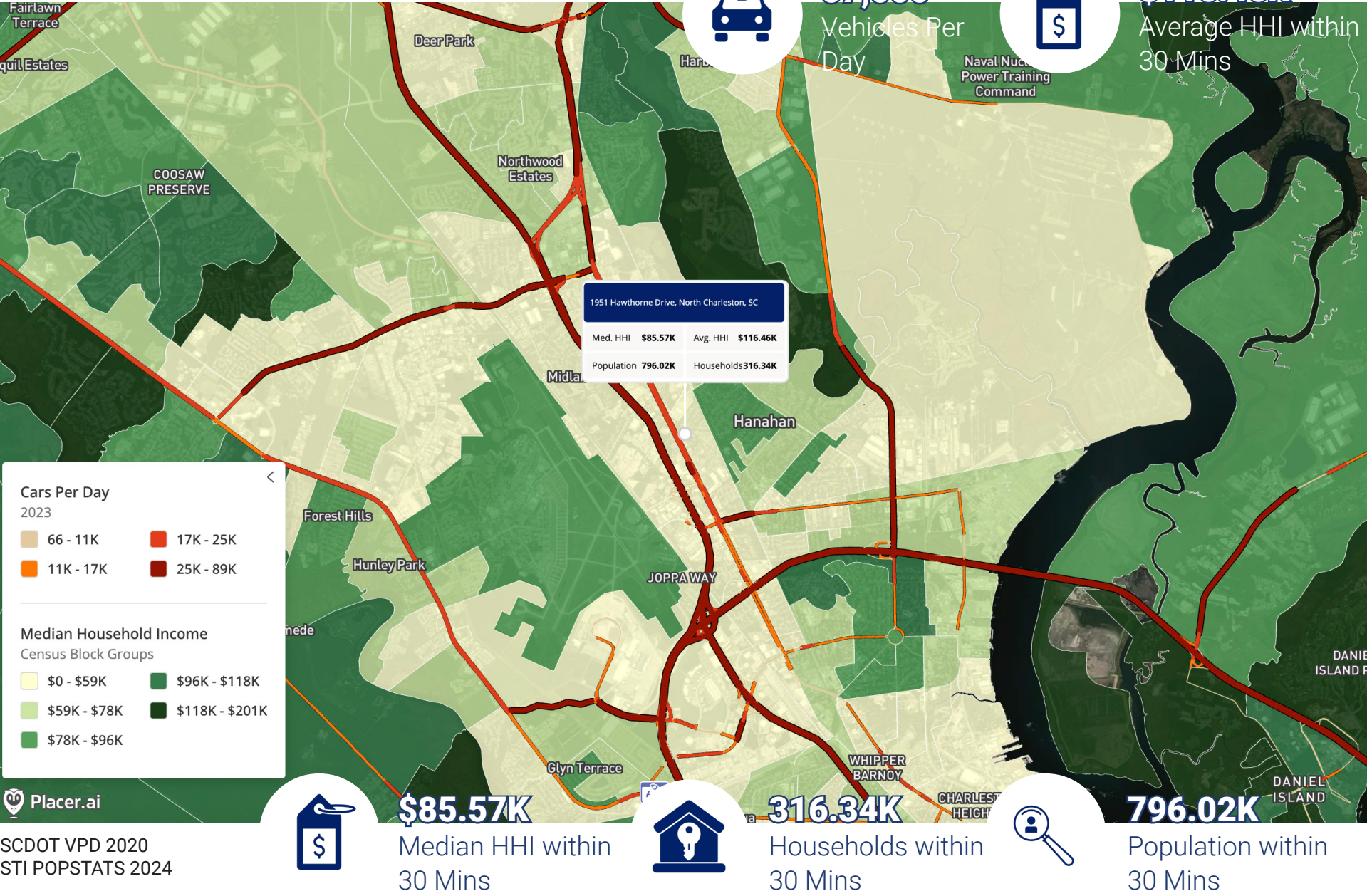
Roadway Treatments

B2 ZONED SITE OFF RIVERS

AREA MAP



DEMOGRAPHICS





**COLDWELL BANKER
COMMERCIAL**

ATLANTIC

3506 W Montague Ave Suite 200

North Charleston, SC 29418

843.744.9877

cbcatlantic.com | cbcretailatlantic.com

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Coldwell Banker Commercial Atlantic makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.