



RETAIL SPACE FOR SALE

6932 Rivers Avenue
North Charleston, SC 29406



COLDWELL BANKER
COMMERCIAL
ATLANTIC

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jdonovan@cbcatlantic.com



OFFERING SUMMARY

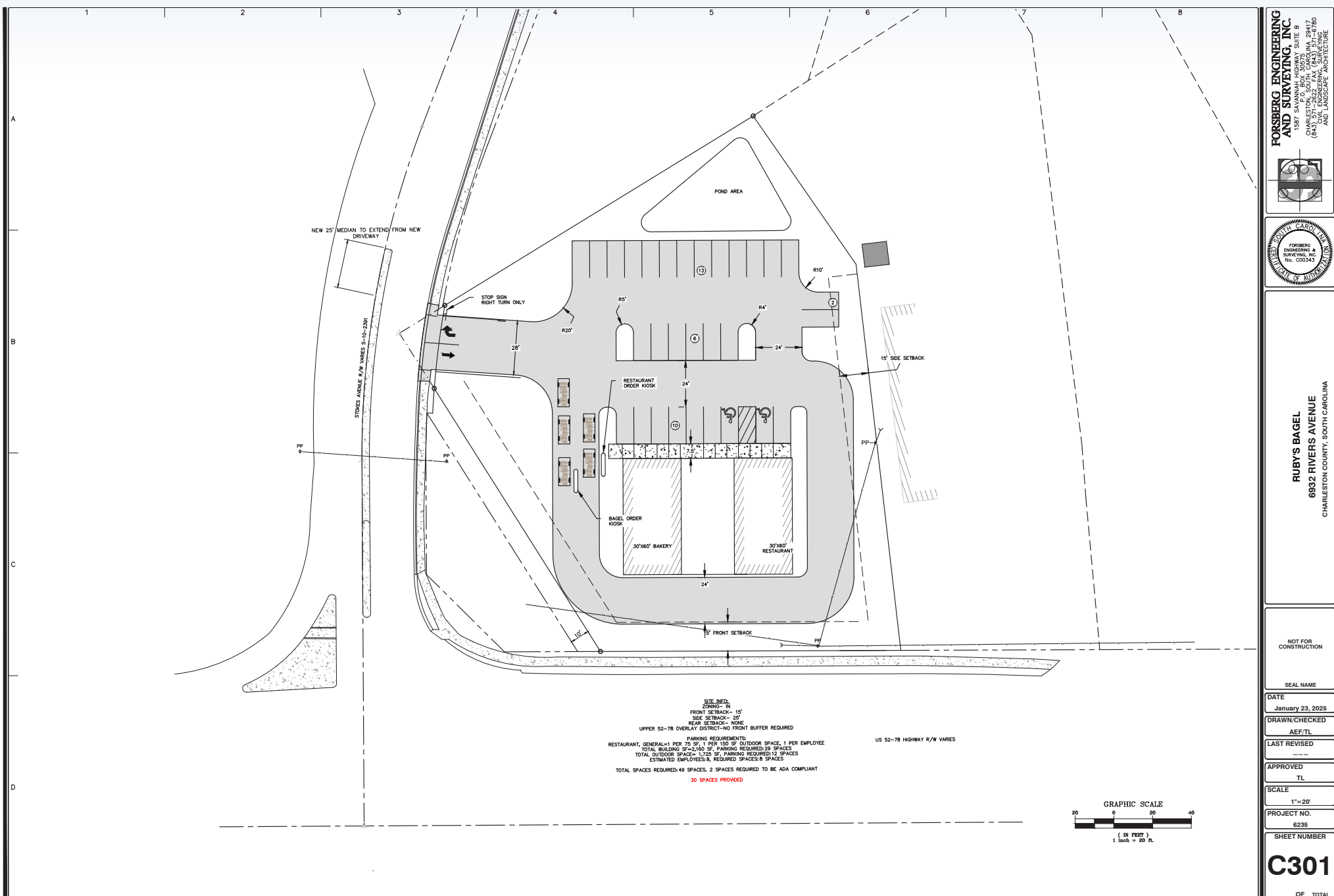
PROPERTY OVERVIEW

Price:	\$850,000
SF Available:	3,600 SF
Tax ID:	475-04-00-014
County:	Charleston County
Zoning:	Industrial in Charleston County

This prime retail property on Rivers Ave presents a unique investment opportunity with flexible zoning that allows for a range of commercial uses not typically permitted in the area. Positioned in a high-traffic corridor, the site offers outstanding visibility and accessibility for businesses looking to establish or expand their presence. Prospective buyers are encouraged to verify zoning allowances for their intended use. Don't miss this rare opportunity to own a standout commercial property in North Charleston!

Traffic count: 54,800 VPD 2022

CONCEPT SITE PLAN



RUBY'S BAGEL
6932 RIVERS AVENUE
CHARLESTON COUNTY, SOUTH CAROLINA

**NOT FOR
CONSTRUCTION**

SEAL NAME

DATE
January 23, 2025

DRAWN/CHECKED
AFF/TI

LAST REVISED

APPROVED

TL
SCALE

1"=20'

PROJECT NO.

6235

SHEET NUMBER

0001

C301

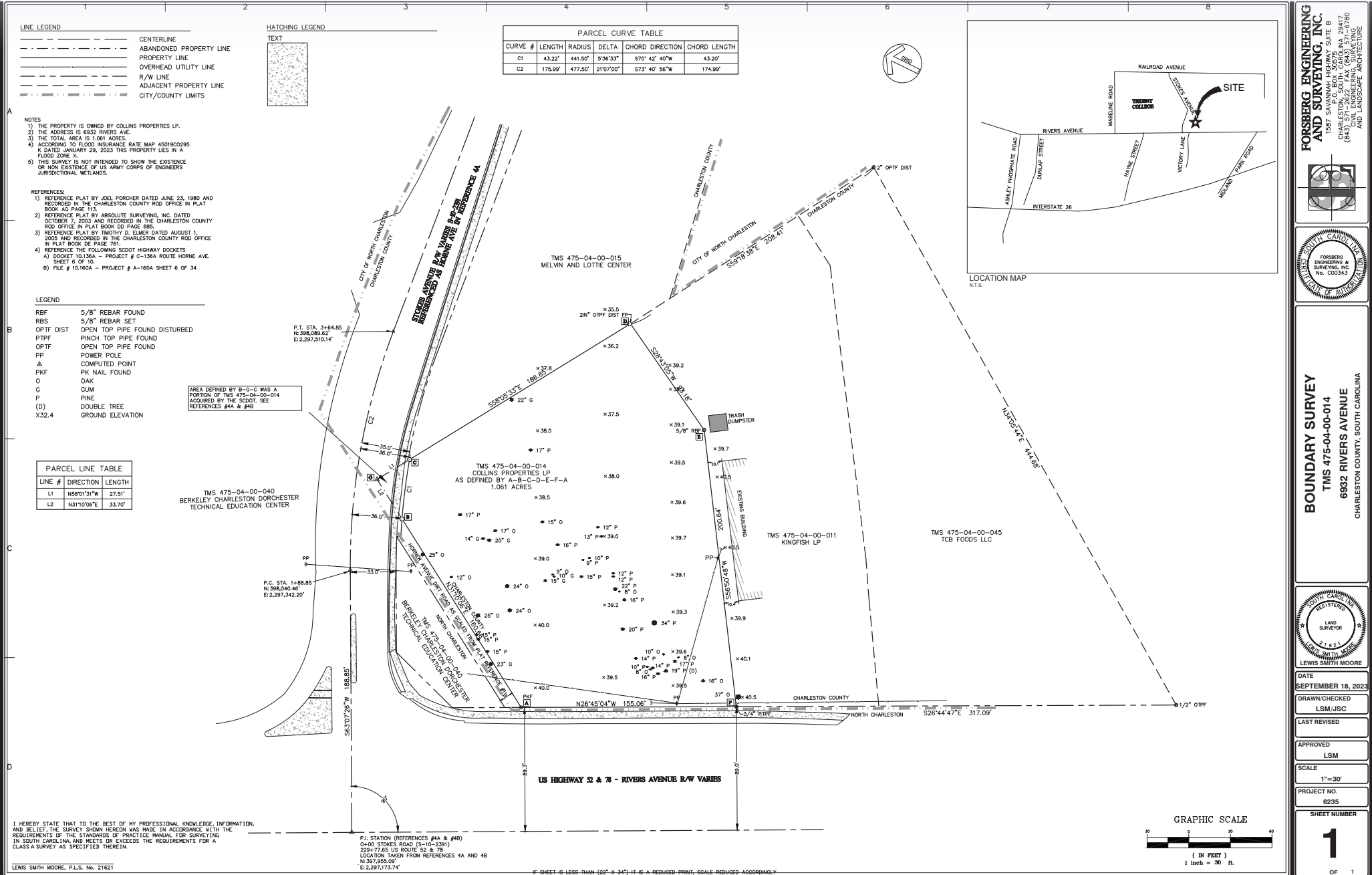
222



1.06
ACRES

RIVERS AVENUE

STOKES AVENUE



FORSBERG ENGINEERING AND SURVEYING, INC.
 1387 SOUTH CAROLINA AVENUE, SUITE B
 P.O. BOX 50575
 CHARLESTON, SOUTH CAROLINA 29417
 (843) 799-1600
 CIVIL ENGINEERING, SURVEYING
 AND LANDSCAPE ARCHITECTURE



BOUNDARY SURVEY
TMS 475-04-00-014
6932 RIVERS AVENUE
 CHARLESTON COUNTY, SOUTH CAROLINA



DATE
 SEPTEMBER 18, 2023

DRAWN/CHECKED
 LSM/JSC

LAST REVISED

APPROVED
 LSM

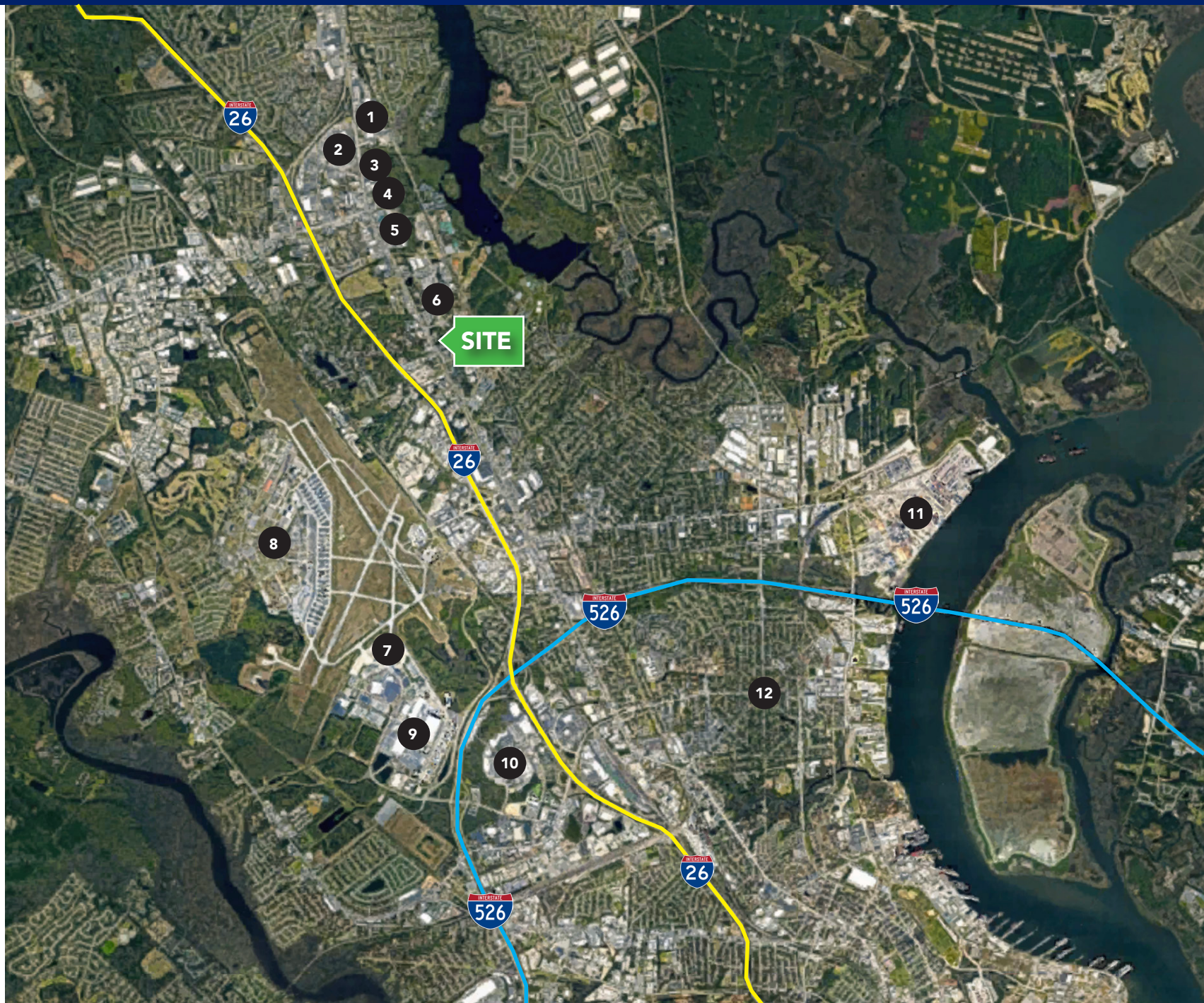
SCALE
 1"=30'

PROJECT NO.
 6235

SHEET NUMBER
 1

AREA MAP

- 1 The Promenade at Northwoods
Hobby Lobby
Ollie's Bargain Outlet
Party City
Plato's Closet
Moe's Southwest Grill
Boxcar Betty's
Sno DASH Frozen Treats
- 2 Northwoods Mall
- 3 Northwoods Marketplace
Aldi
PetSmart
Michaels
Guitar Center
Big Lots
Old Navy
Best Buy
Shoe Carnival
BURNIN99
Poke Cafe
Rooms To Go
- 4 North Pointe Plaza
Walmart
Rooms To Go Kids
Dollar Tree
Subway
- 5 North Rivers Towne Center
Target
Ross Dress for Less
LongHorn Steakhouse
Five Guys
Cold Stone Creamery
- 6 Trident Technical College
- 7 Charleston International Airport
- 8 Joint Base Charleston
- 9 Boeing
- 10 Tanger Outlets
- 11 North Charleston Terminal
- 12 Park Circle



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RETAIL SPACE FOR SALE

DEMOGRAPHICS



54,800
Vehicles per
Day

Demographics	1 Mile	3 Mile	5 Mile
Total Population:	8,991	56,532	141,831
Total Households:	3,704	22,312	55,843
Average HH Income:	\$52,592	\$75,089	\$77,819

6932 Rivers Ave, North Charleston SC 29406

2023 Average Household Income by Block Groups



All demographics based on Esri forecasts for 2023
SCDOT VPD 2022



5,267

Businesses
within 5 Miles



83,637

Employees
within 5 Miles



141,831

Population
within 5 Miles



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