

For Lease

±4,336-8,756 SF

Retail/Office/Flex Space

YOUR SIGN

5640 Rivers Ave

Charleston, South Carolina 29406

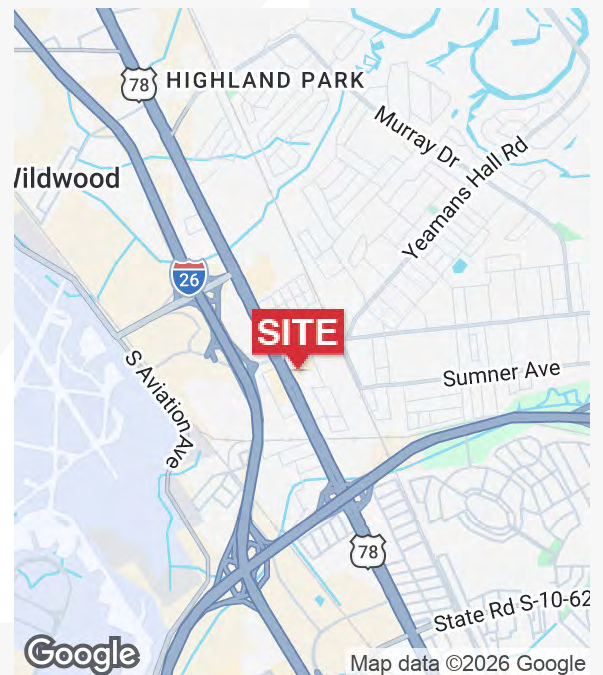
Property Description

±8,756 total SF of newly renovated office/retail/flex space available off Rivers Rd. The suites can be leased individually or combined:

- Suite B: ±4,420 SF - \$18/SF, NNN
- Suite C: ±4,336 SF - \$18/SF, NNN

Property Highlights

- ±4,336-8,756 SF for lease – allows for retail, office, and flex users
- Newly renovated
- Located on the busiest corridor in North Charleston just minutes from the Charleston International Airport
- Will be situated along the future Lowcountry Rapid Transit route
- Traffic count: 39,300 vehicles per day (SCDOT 2024)
- Zoning: B-2 General business - allowing for a variety of uses
- **LEASE RATE: \$18/SF, NNN (±\$6/SF)**



For more information

Ed Sutton

803 206 5382

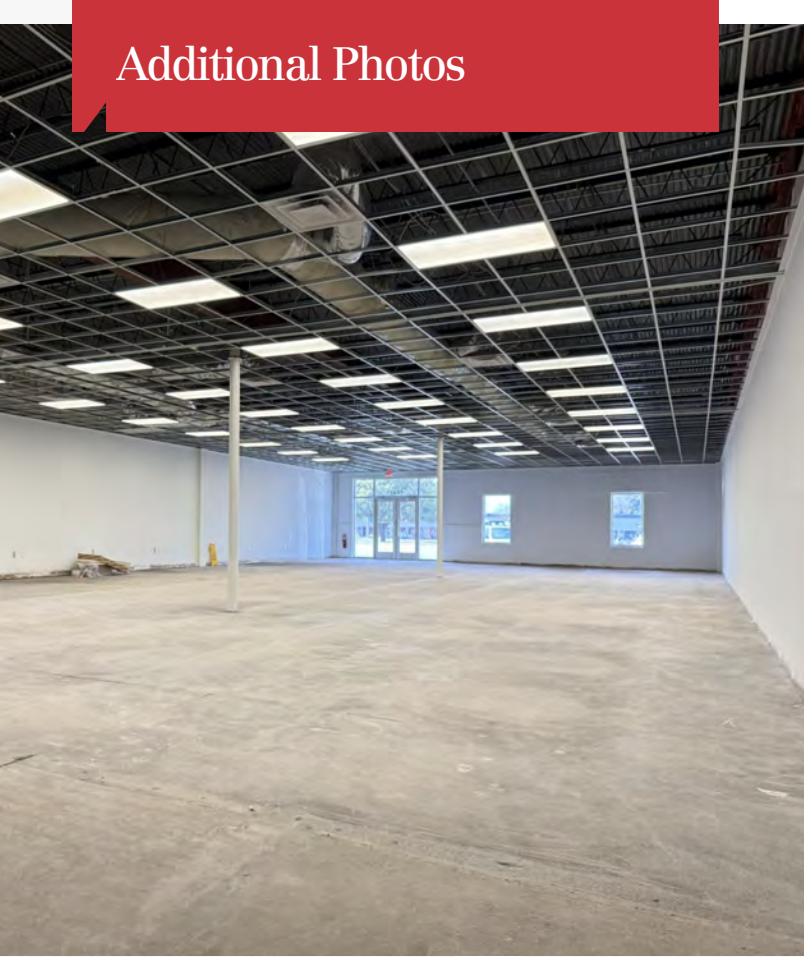
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Additional Photos

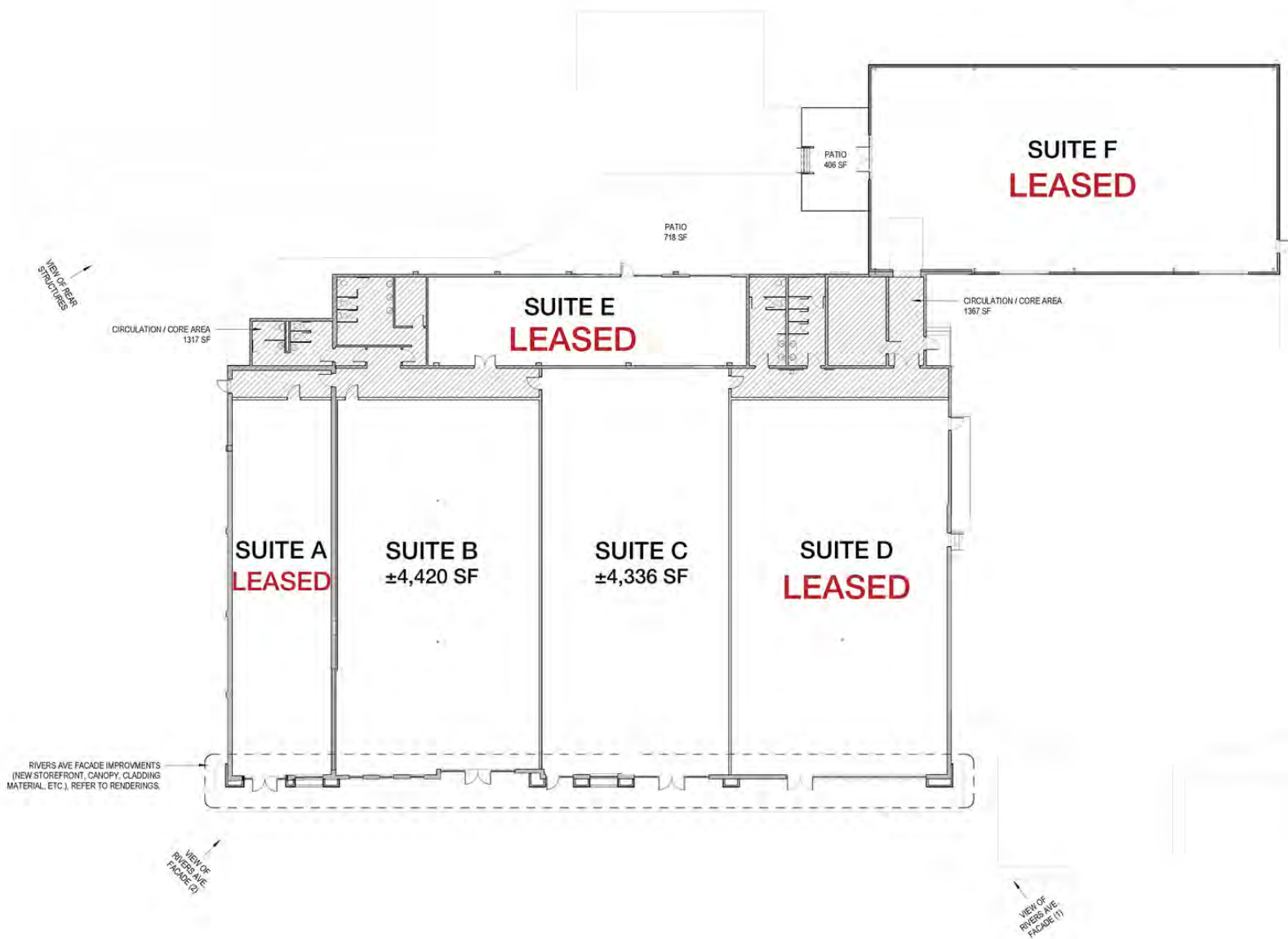




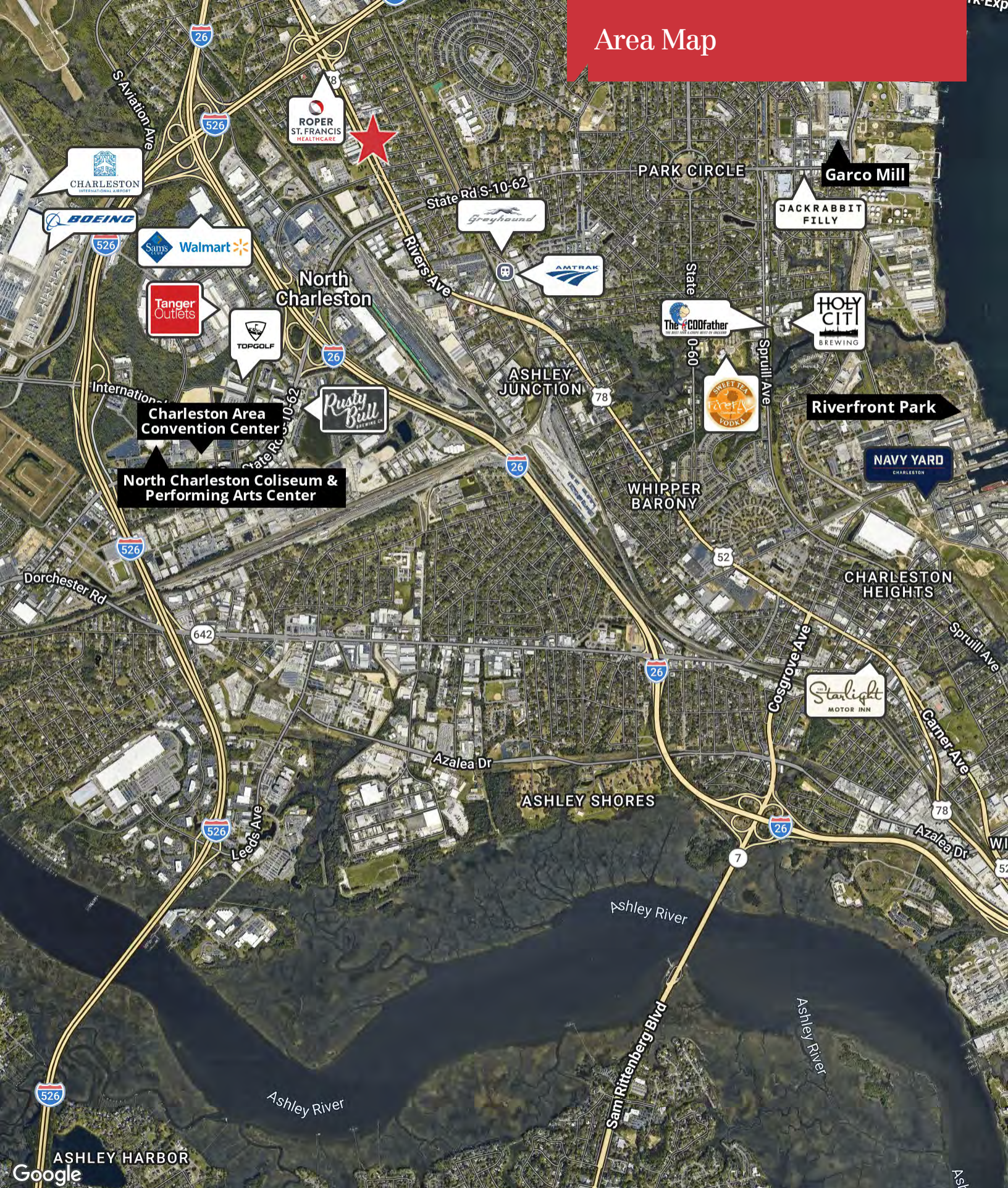
RIVERS AVE

RIVERS AVE

**±4,336-8,756 SF
AVAILABLE**



Area Map



Retailer Map

