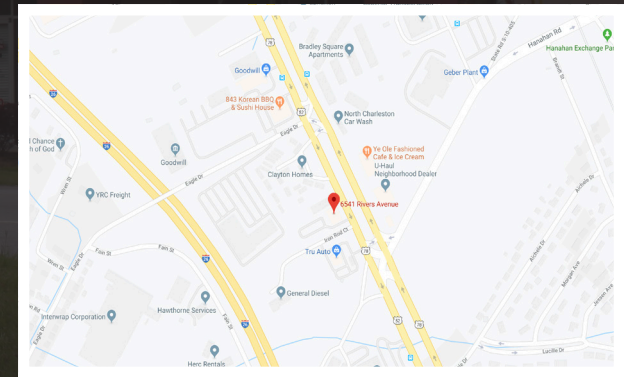


RETAIL | OFFICE



LOCATION

Other Shops include



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(843) 856-4600  
[www.belklucy.com](http://www.belklucy.com)

Kevin Shields  
 kevin.shields@belklucy.com  
 (843) 936-1715 — direct office  
 (843) 593-7119 — mobile

AND

Blair Belk, CCIM  
 blair.belk@belklucy.com  
 (843) 606-5449 — direct office  
 (843) 709-9292 — mobile



PROPERTY INFORMATION



PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing of Rivers Crossing which is an attractive retail/office center ideally located on well-travelled Rivers Avenue. This center offers great visibility and signage opportunities, easy access to I-26, plenty of parking, and high traffic counts. Suite A has a functional office layout comprised of a reception area, five offices, breakroom with a kitchenette, and a copy room. Suite B is an open layout, perfect for retail. Both suites can be combined for a total of 2,948sf. Co-tenants include Domino's and Express Employment.

AREA DESCRIPTION

North Charleston is a vibrant city that attracts more than 2 million visitors annually. This thriving, business friendly area is a major economic driver of the 745,000-person Charleston, SC MSA. The city has excellent shopping facilities, malls, restaurants, and beautifully planned neighborhoods. The new North Charleston brings an atmosphere of prosperity, excitement, and continued growth to the hub of the Lowcountry.

LEASING OPPORTUNITIES

Suite A	1,548 sf	\$17.00/sf NNN
Suite B	1,400 sf	\$17.00/sf NNN
CAM, Taxes, Ins. (est.)		\$5.00/sf

DEMOGRAPHICS (3-MILE)

Population	54,344
Households	19,313
Avg. HH Income	\$63,135

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PHOTOS

SUITE A



SUITE B



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