

FOR SALE OR LEASE

7842
Rivers Avenue

NORTH CHARLESTON | SC

Colliers
INTERNATIONAL

Colliers International
40 Calhoun Street | Suite 460
Charleston, SC 29401
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\$1,500,000

BUILDING SPECIFICATIONS

Sale Price	\$1,500,000
Lot Size	0.77 AC
Building Size	5,870 SF
Parking Spaces	85+

THE BUILDING

- ±5,870-square-foot former restaurant outparcel available for sale/lease in South Carolina's #1 retail submarket
- Ample parking, more than 85 spaces available with plenty of room for potential drive-thru and curbside pickup
- Flexible B-2 zone can accommodate a plethora of uses including full service restaurant, fast food, auto parts, urgent care and office
- Individual deeded pylon signage with excellent visibility on Rivers Ave ±38,500 VPD

NEARBY TENANTS INCLUDE:

HOBBY LOBBY



AREA DEMOGRAPHICS (3 MILES)



Projected Population (2020)

64,750



Projected Population (2025)

70,706



Average Household Income (2020)

\$66,730



Projected Average Household Income (2025)

\$72,066



Unemployment Rate (2020)

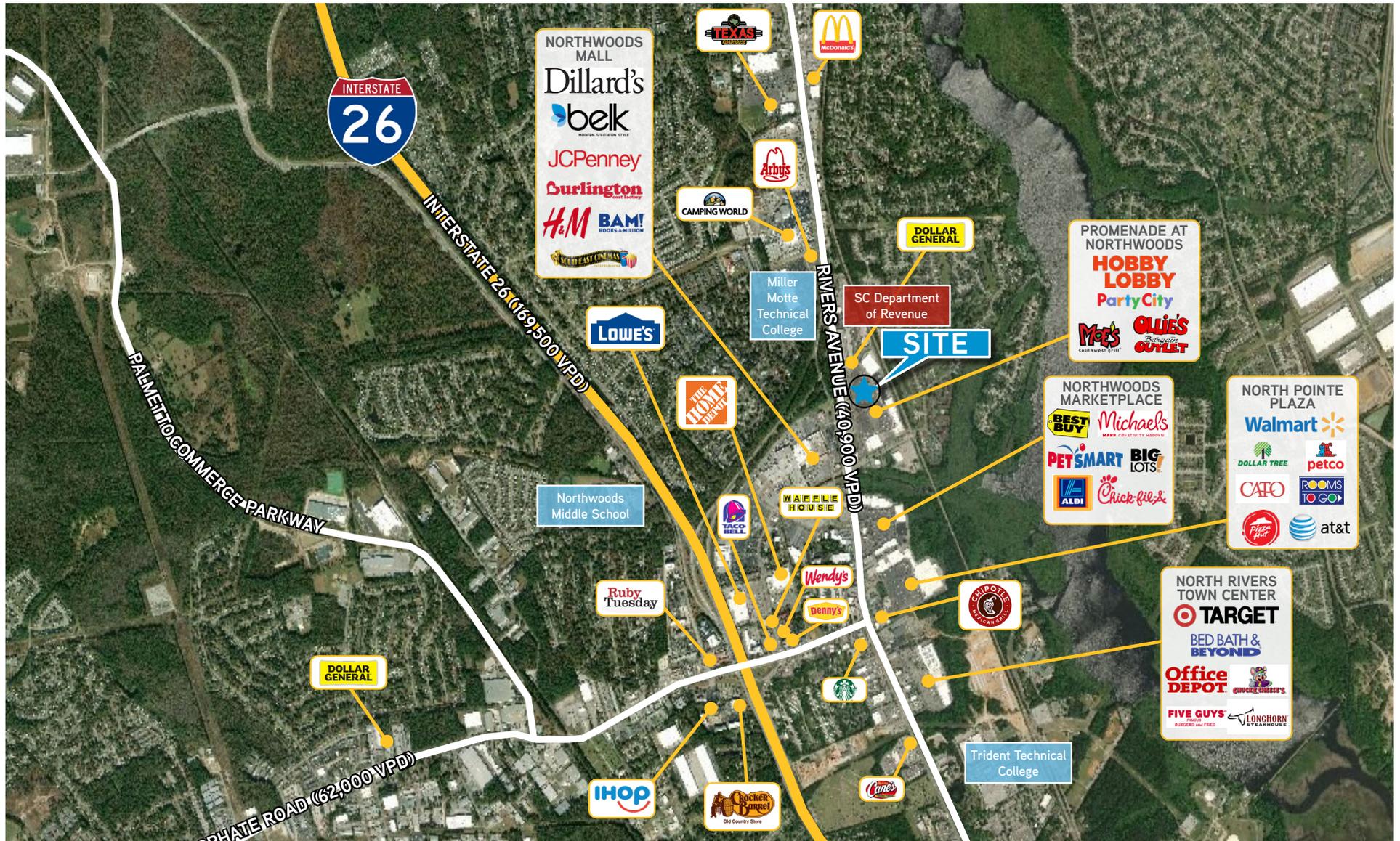
10.4%



Education Attainment

High School Diploma : 26.4%
Some College-No Degree: 22.8%
College Diploma : 18%
Post-Secondary Degree : 6.5%





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