



OFFICE FOR LEASE OR SALE!

8252 RIVERS AVENUE | NORTH CHARLESTON, SC 29406



COLDWELL BANKER COMMERCIAL ATLANTIC
3506 WEST MONTAGUE AVENUE, SUITE 200 NORTH CHARLESTON, SC 29418
CBCATLANTIC.COM

OFFICE FOR LEASE OR SALE

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PROPERTY OVERVIEW



OFFERING SUMMARY

FOR SALE: \$1,095,000
FOR LEASE: \$14-\$16 PSF
BUILDING SIZE: 1,600 - 6,600 SF
GROSS LAND AREA: 0.40 AC

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	10,157	62,495	139,820
HOUSEHOLDS	4,601	24,137	52,190
AVG. HH INCOME	\$63,735	\$62,791	\$67,705

PROPERTY OVERVIEW

Stately Columned solid brick building on busy Rivers Avenue corridor across from Crews Chevrolet Superior visibility and access from North and South on Rivers , a rarity to be enjoyed. Presently undergoing tasteful facade Upfit , commercial grade new windows and doors , new glass ,all new metal casements. New paint , outside lighting fixtures , stucco and wood trim Hurricane protection ready.

Take the whole space 5000 down , 1600 upstairs already divided into 5 offices with common area and bathroom to be renovated. 25 parking places with parking lot to be re-blackd , sealed and striped! Great Signage right on the road!

PROPERTY HIGHLIGHTS

PROPERTY SUBTYPE: Business Park, Executive Suites, Governmental, High-Tech, Institutional, Medical, Mixed-Use, Flex Space, Net Leased, Office Building, Research & Development, Other

COUNTY: Charleston
TRAFFIC COUNT: 68,600 VPD

CBC ATLANTIC - 3506 W. MONTAGUE AVENUE, STE. 200 NORTH CHARLESTON, SC 29418 - CBCATLANTIC.COM

PROPERTY OVERVIEW 2

BEN CHASE

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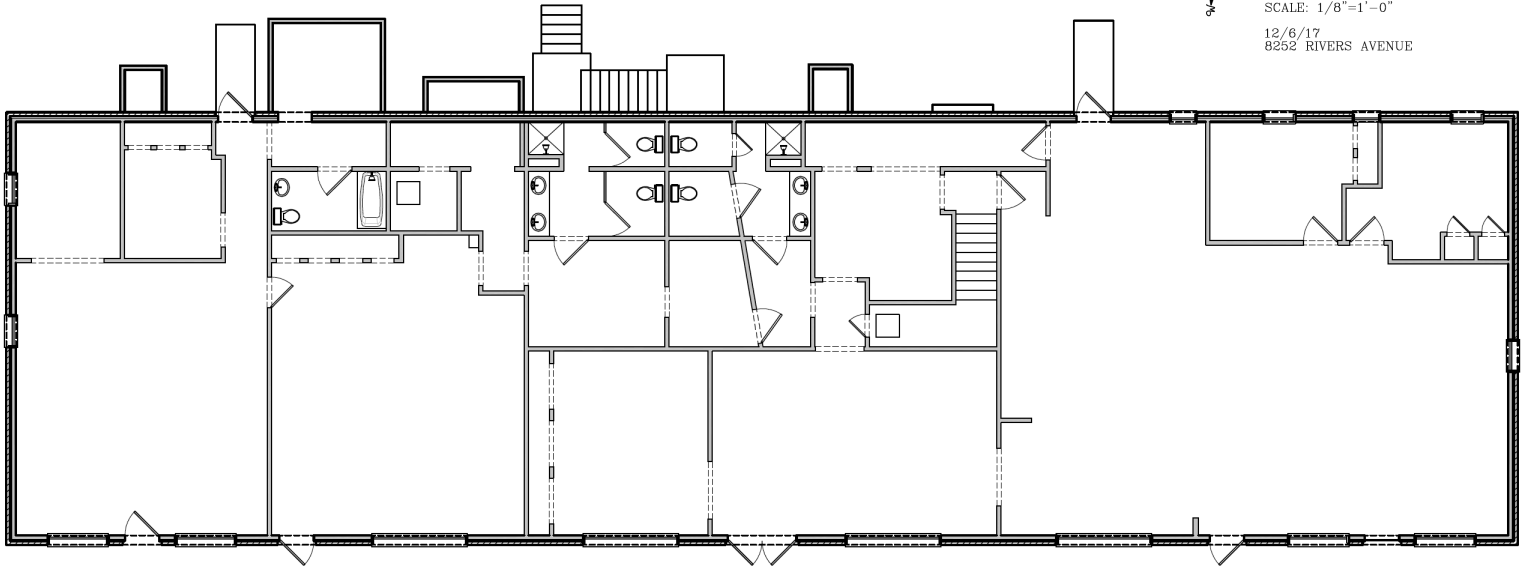
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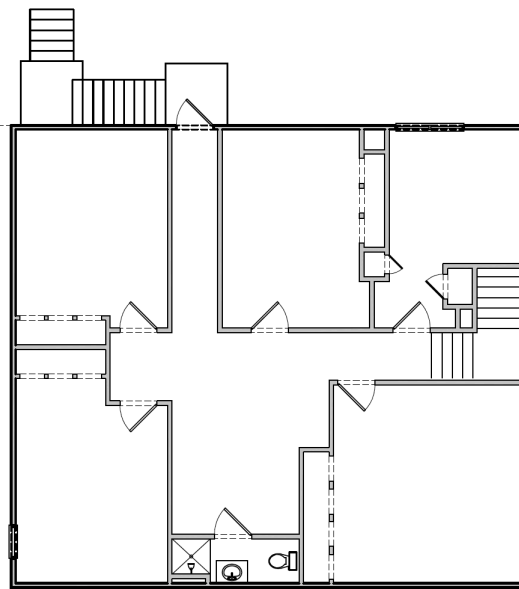
FLOOR PLAN



 **EXISTING
FIRST FLOOR PLAN**
SCALE: 1/8"=1'-0"
12/6/17
8252 RIVERS AVENUE



 **EXISTING
SECOND FLOOR PLAN**
SCALE: 1/8"=1'-0"
12/6/17
8252 RIVERS AVENUE



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IMAGES



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ATLANTIC

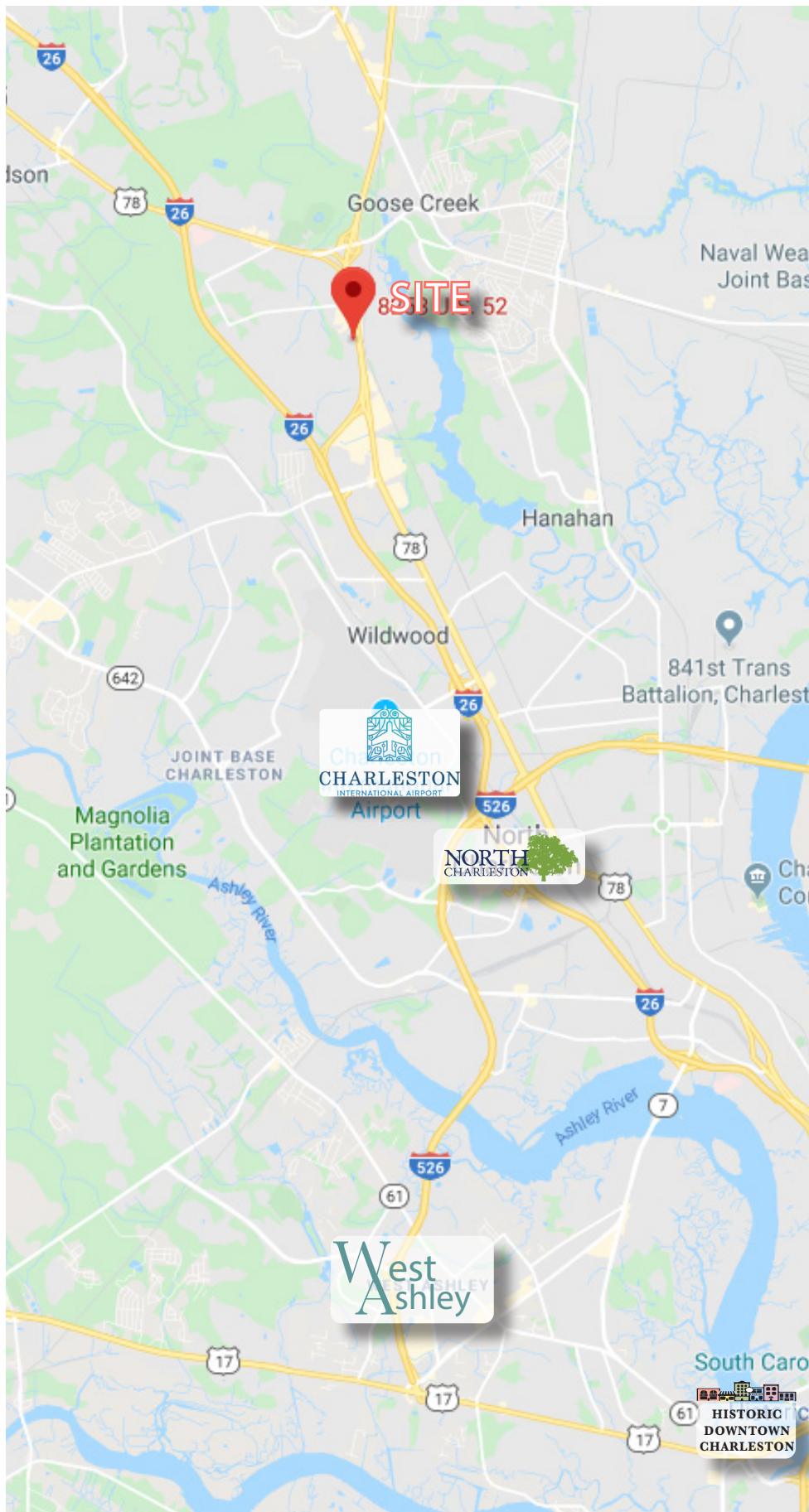
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