

FOR LEASE

2940 Rivers Avenue | North Charleston, SC



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC



OFFERING SUMMARY

Lease Rate:	\$15 PSF
Total Available:	10,824 SF
Lease Type:	\$1.30 NNN
Tax ID:	469-15-00-101
County:	Charleston County
Zoning:	B-2 North Charleston

PROPERTY OVERVIEW

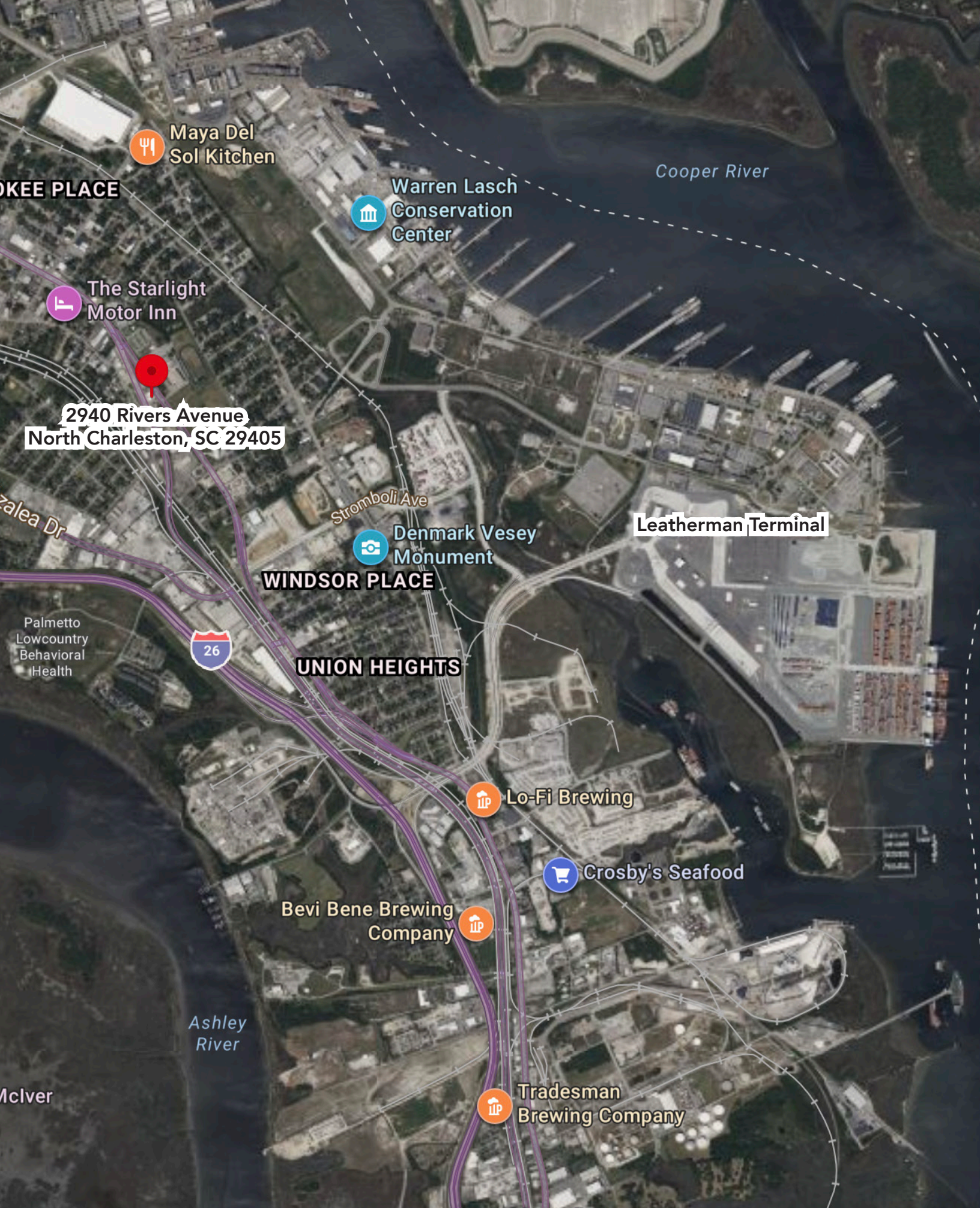
- Centrally located uptown Auto/Paint/Body Shop.
- A lot of everything!
- Five rollup door bays, generous office space, lobby, covered outside storage and open car parks.
- Great visibility in Charleston's explosive neck area.
- Can be a variety of uses.
- Will go fast!



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WINDSOR PLACE

UNION HEIGHTS

Leatherman Terminal



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Demographics

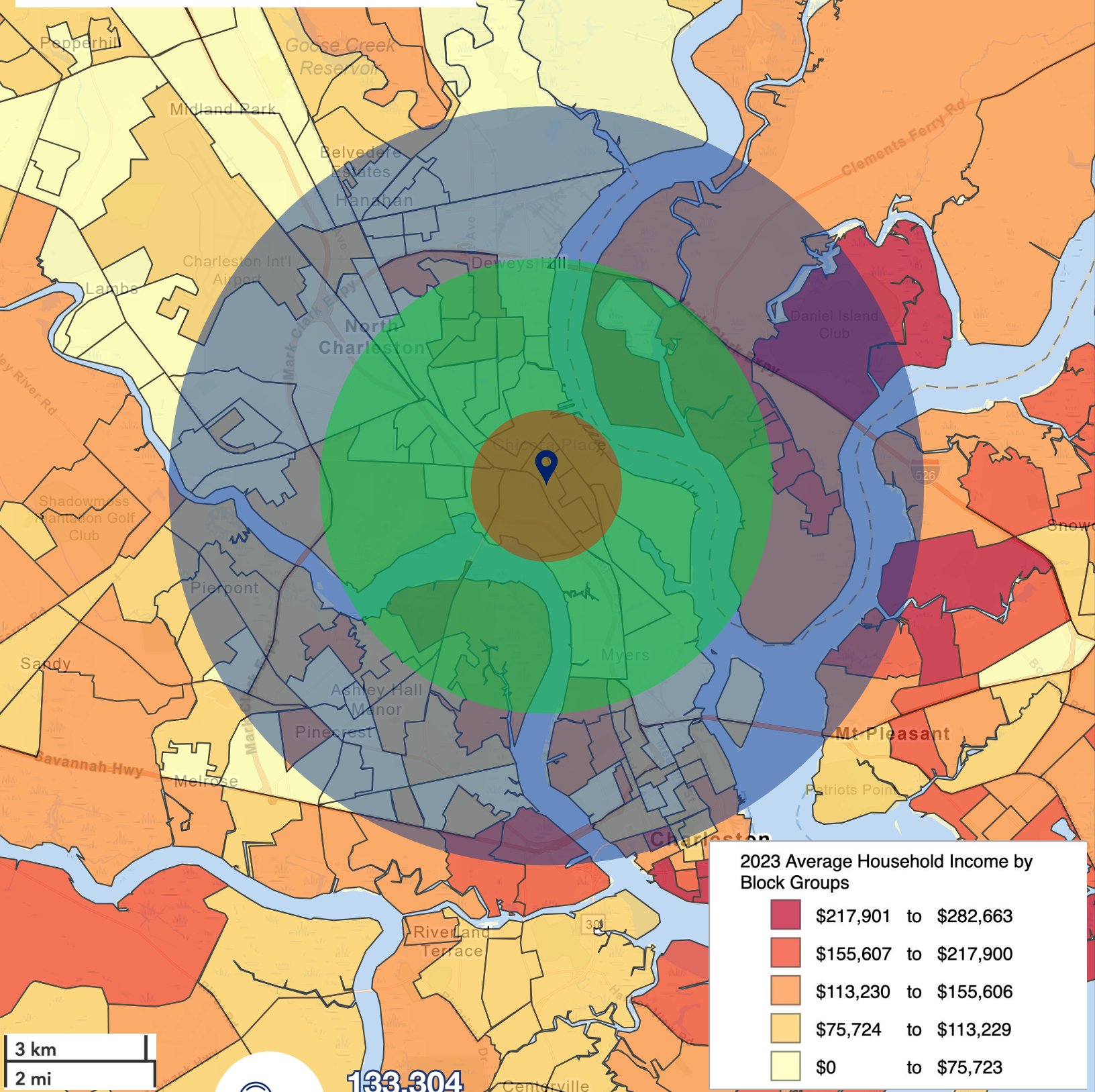
	1 Mile	3 Mile	5 Mile
Total Population:	6,010	32,880	133,304
Total Households:	2,382	13,791	58,520
Average HH Income:	\$45,788	\$84,724	\$94,580



8,130
Businesses
within 5 Miles



147,640
Employees
within 5 Miles



2023 Average Household Income by Block Groups

	\$217,901 to \$282,663
	\$155,607 to \$217,900
	\$113,230 to \$155,606
	\$75,724 to \$113,229
	\$0 to \$75,723

133,304

Population
within 5 Miles

All demographics based on Esri forecasts for 2023



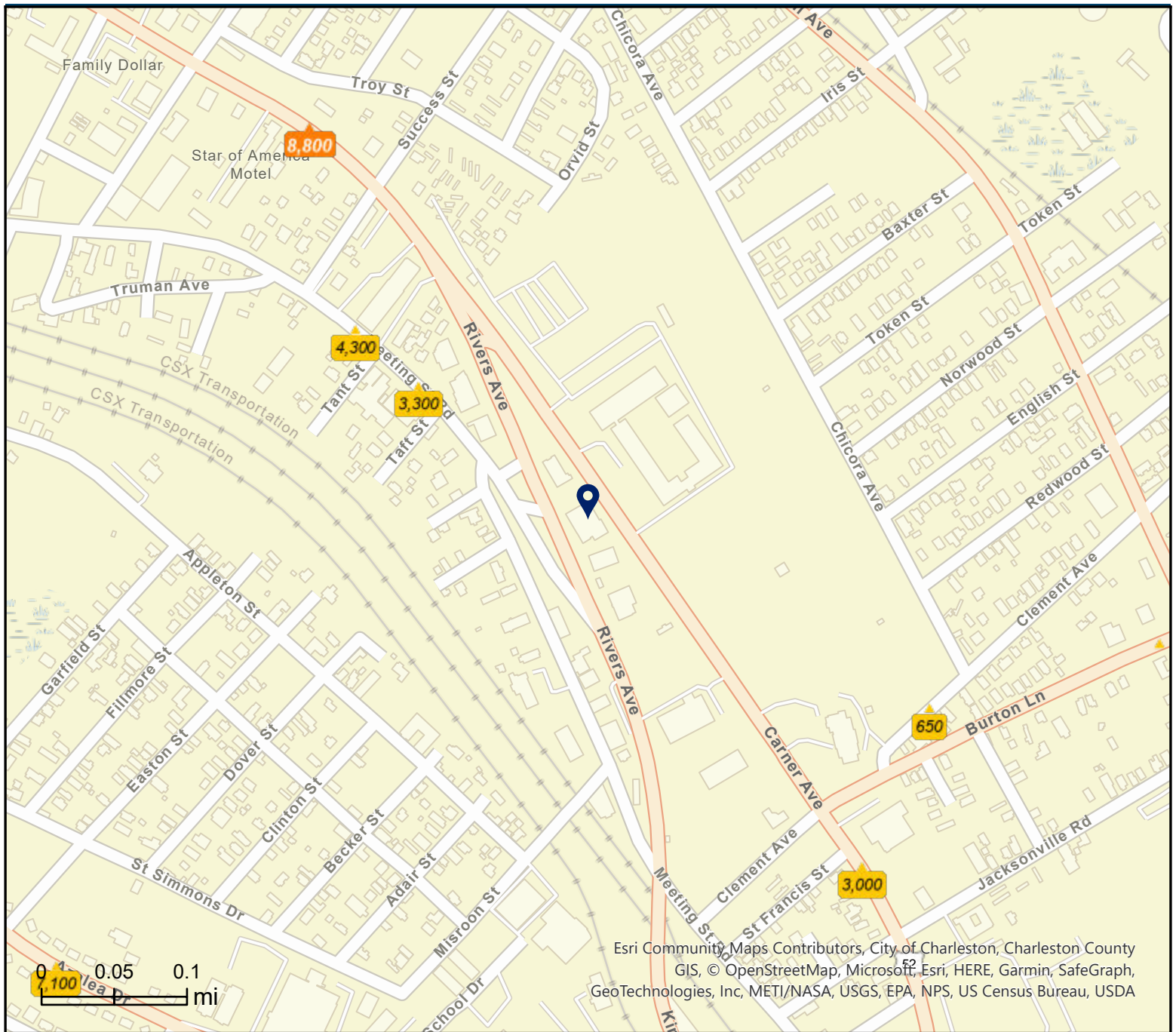
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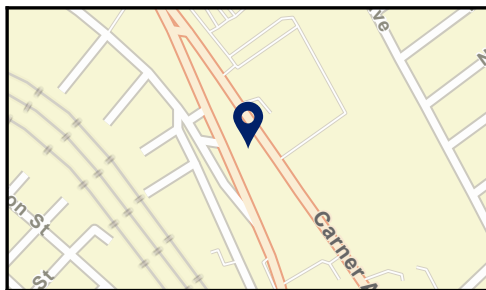
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2940 Rivers Av, North Charleston, South Carolina, 29405
Rings: 1, 3, 5 mile radii

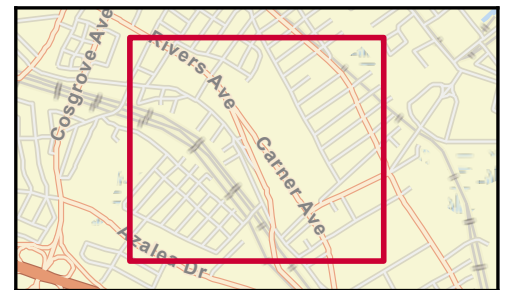
Prepared by Esri
Latitude: 32.84931
Longitude: -79.96883



Esri Community Maps Contributors, City of Charleston, Charleston County
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GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

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