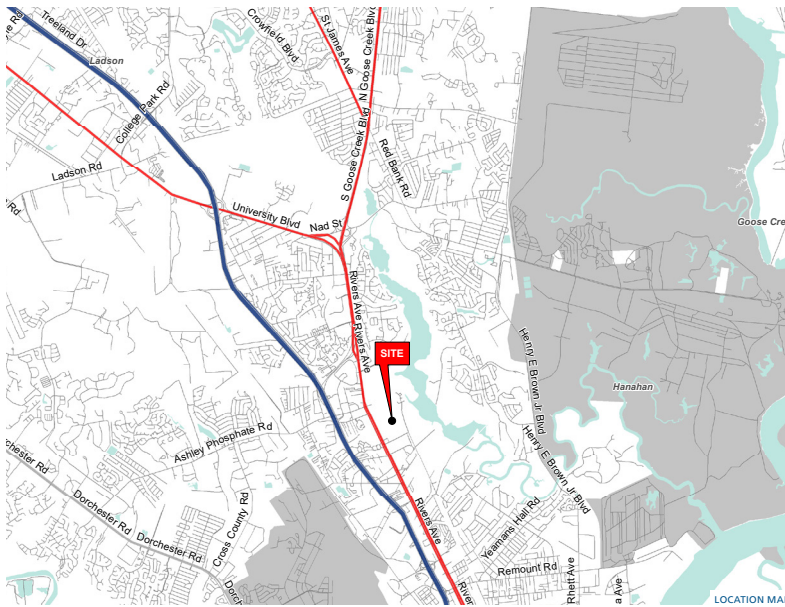




NORTH RIVERS TOWN CENTER

7250 RIVERS AVENUE | NORTH CHARLESTON, SOUTH CAROLINA 29406



PROPERTY / LEASE INFORMATION

SPACE AVAILABLE:	1,600 - 31,280 SF
LEASE REATE:	PLEASE CALL
EST. TICAM:	PLEASE CALL
TOTAL GLA:	141,463 SF

PROPERTY DESCRIPTION

- Anchored by Target, Ross, Bed Bath & Beyond, and David's Bridal. Tenants are reporting above average sales performance.
- Site benefits from two(2) pylon signs
- New ownership with proposed renovations

DEMOGRAPHICS (2018)

	1 MILE	3 MILE	5 MILE
POPULATION	5,167	62,747	137,687
AVERAGE HH INCOME	\$50,786	\$58,134	\$60,161
MEDIAN HH INCOME	\$43,134	\$51,724	\$50,505
BUSINESS ESTABLISHMENTS	282	2,118	5,464
DAYTIME EMPLOYMENT	4,440	26,715	69,651

© 2020 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

NORTH RIVERS TOWN CENTER

7250 RIVERS AVENUE | NORTH CHARLESTON, SOUTH CAROLINA 29406



↓↑ ENTRANCE/EXIT
 TRAFFIC SIGNAL
 1530802

Rivers Avenue (US Highways 52 & 78)
 47,400 VPD

Unit	Tenant	SF	Unit	Tenant	SF	Unit	Tenant	SF	Unit	Tenant	SF
700-1	AVAILABLE	2,400 SF	1100	Ross Dress for Less	30,024 SF	503	Gamestop	1,750 SF	300-1	Five Guys	2,042 SF
700-1A	Remedy Staffing	2,400 SF	1200	Office Depot	16,000 SF	500-1	Great Clips	1,250 SF	200-7	Super Nails & Spa	1,400 SF
700-7	AVAILABLE	1,600 SF	1300	David's Bridal	10,000 SF	NOT OWNED	Longhorn Steakhouse	-----	200-5	Wingstop	1,400 SF
NOT OWNED	TARGET	-----	NOT OWNED	Chuck E Cheese's	-----	300-7	Coldstone Creamery	1,556 SF	200-3	Firehouse Subs	1,800 SF
900	AVAILABLE	31,280 SF	500-7	Pearl Vision	2,000 SF	300-5	Cricket Wireless	1,216 SF	200-1	America's Mattress	2,400 SF
1000	Bed Bath & Beyond	28,200 SF	500-7B	E-Cig Charleston	28,200 SF	300-3	Tropical Smoothie Cafe	1,745 SF	300-3	Smokey Bones Bar/Grill	1,745 SF

TRAFFIC COUNTS 2018 (SCDOT)

39,600 VPD on Rivers Avenue (just north of site)

© 2020 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



AERIAL