



## OFFICE FOR LEASE OR SALE!

8252 RIVERS AVENUE | NORTH CHARLESTON, SC 29406



# ATLANTIC

COLDWELL BANKER COMMERCIAL ATLANTIC  
3506 WEST MONTAGUE AVENUE, SUITE 200 NORTH CHARLESTON, SC 29418  
[CBCATLANTIC.COM](http://CBCATLANTIC.COM)

# OFFICE FOR LEASE OR SALE

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## PROPERTY OVERVIEW



### OFFERING SUMMARY

**FOR SALE:** \$1,125,000  
**FOR LEASE:** \$15-\$17 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

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PROPERTY OVERVIEW 2

### BEN CHASE

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## IMAGES



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**ATLANTIC**

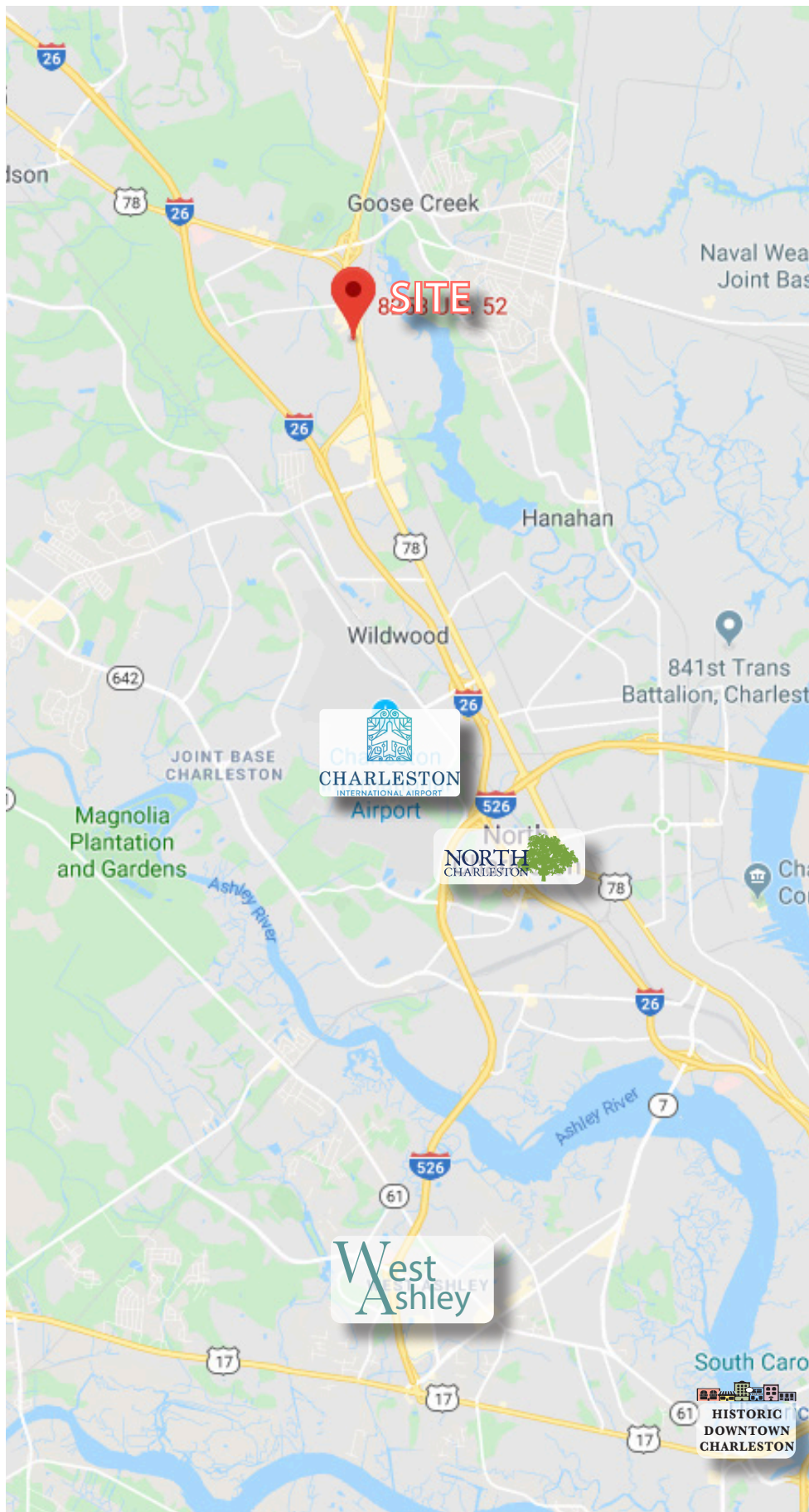
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Broker

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