



DEVELOPMENT PRE-LEASING

NEW CENTER PRE-LEASING

7818 RIVERS AVENUE | NORTH CHARLESTON, SC 29406



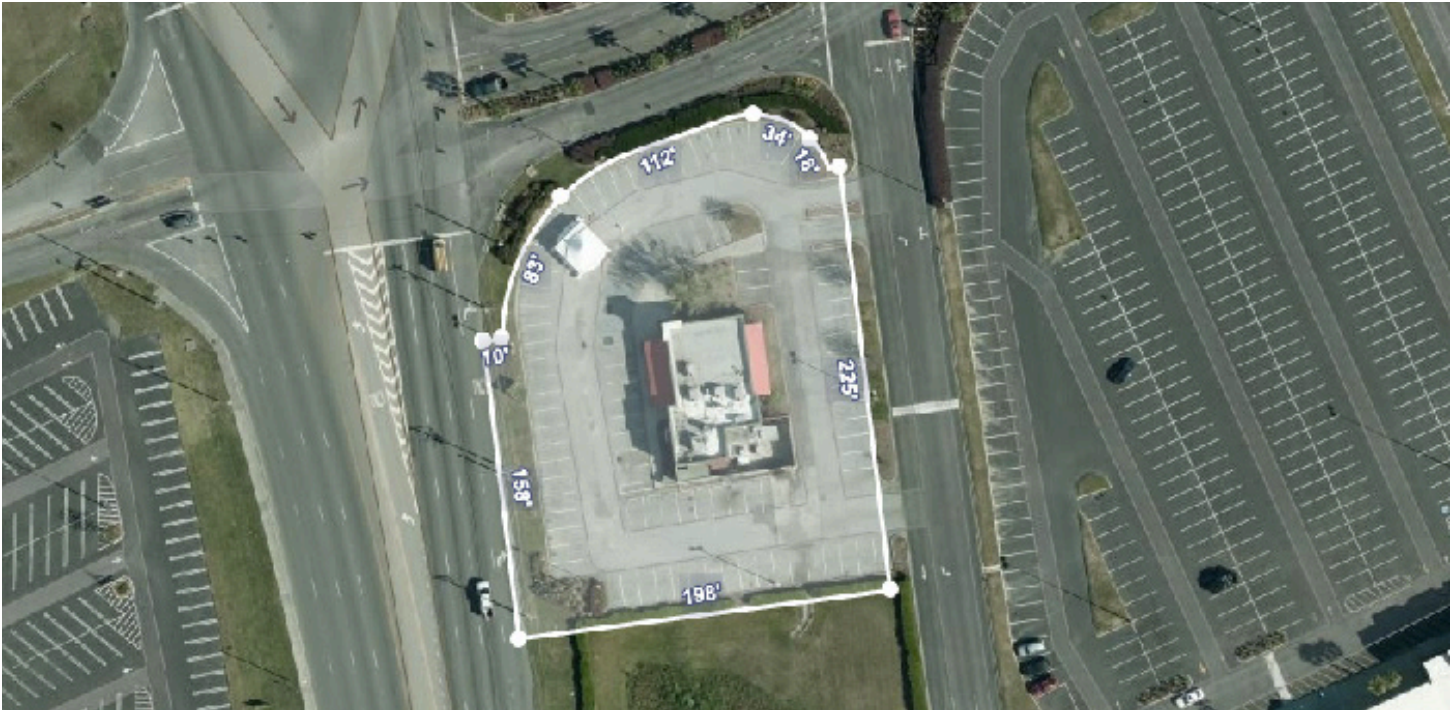
ATLANTIC

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

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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

FOR LEASE: \$40 PSF NNN
AVAILABLE SF: 10,000 SF
PROPERTY TYPE: Redevelopment
COUNTY: North Charleston
TAX ID: 484-00-00-108
TRAFFIC COUNT: 39,600 VPD

PROPERTY OVERVIEW

CBC is pleased to present this 10,000 ft center pre-leasing now! This property is located on an outparcel in front of The Promenade at Northwoods center on bustling Rivers Ave across from Northwoods Mall at a lighted intersection. This is one of the busiest Retail corridors in Charleston with notable businesses nearby that include Wild Wing Cafe, Outback Steakhouse, and Olive Garden to name a few. High traffic counts and incredible visibility and access make this a premier site for any retailer.

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
POPULATION	7,724	53,207	122,204
HOUSEHOLDS	4,058	23,660	51,991
AVG. HH INCOME	\$59,623	\$60,513	\$62,790

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

PROPERTY OVERVIEW 2

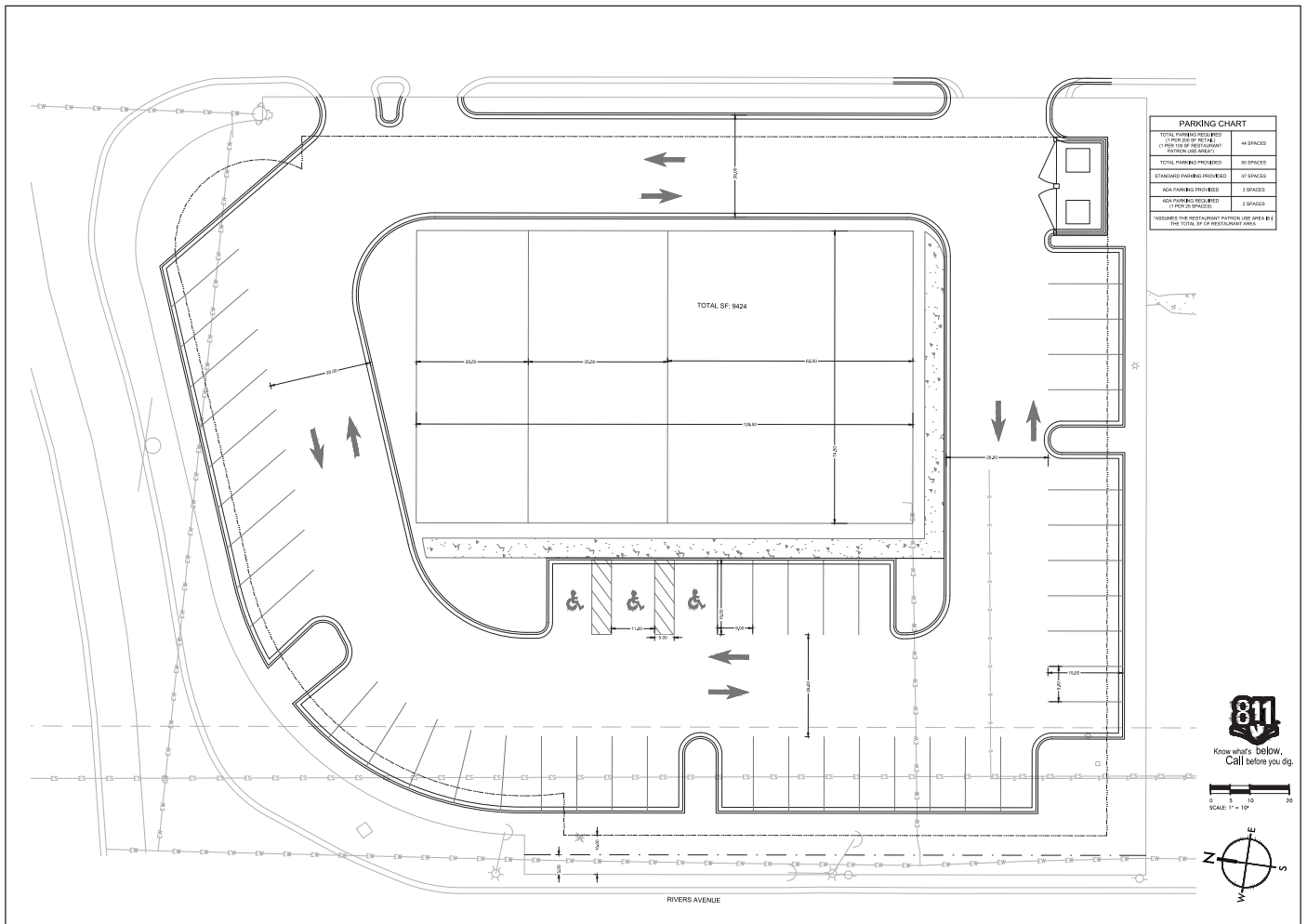
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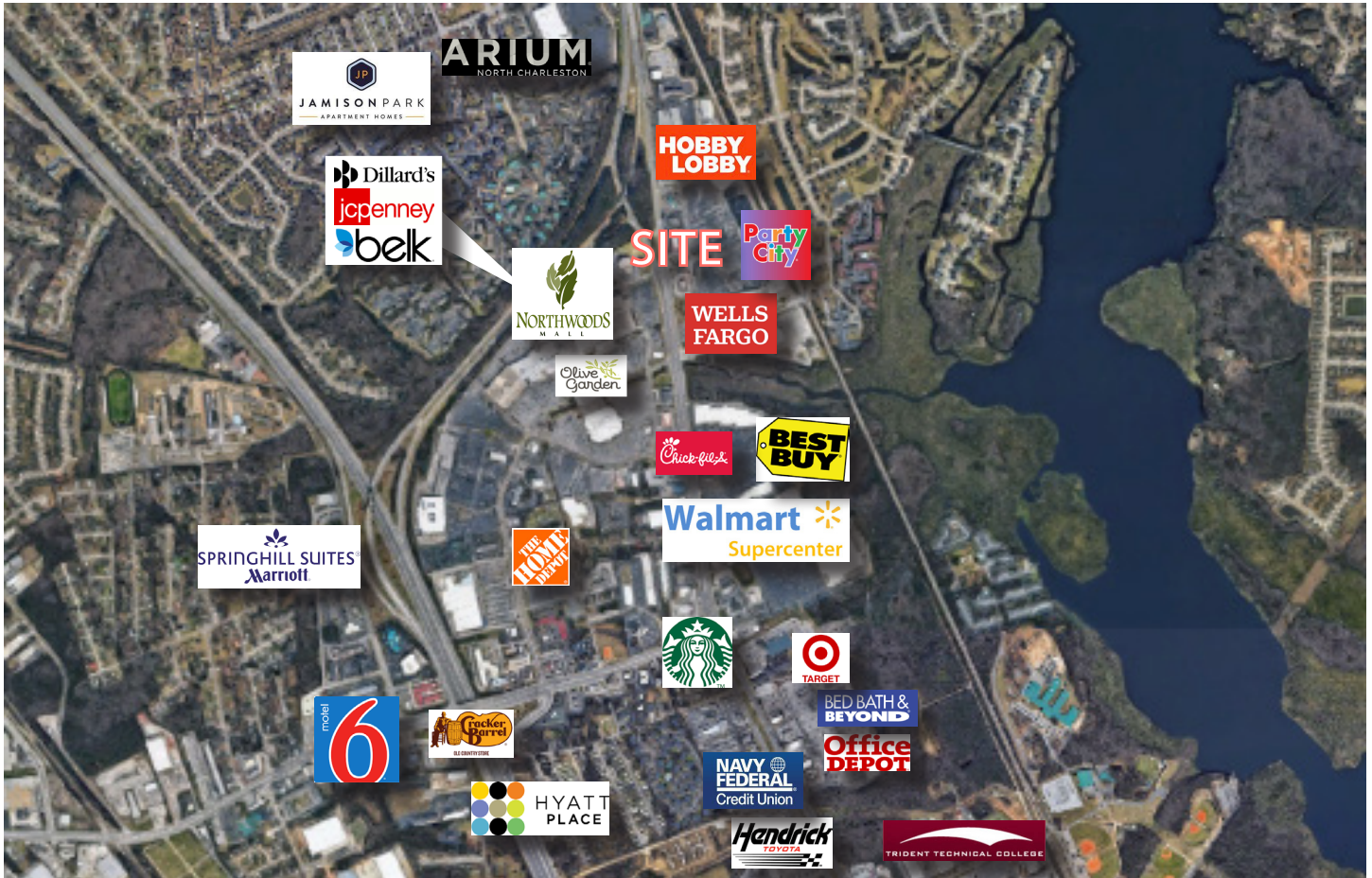
SITE PLAN



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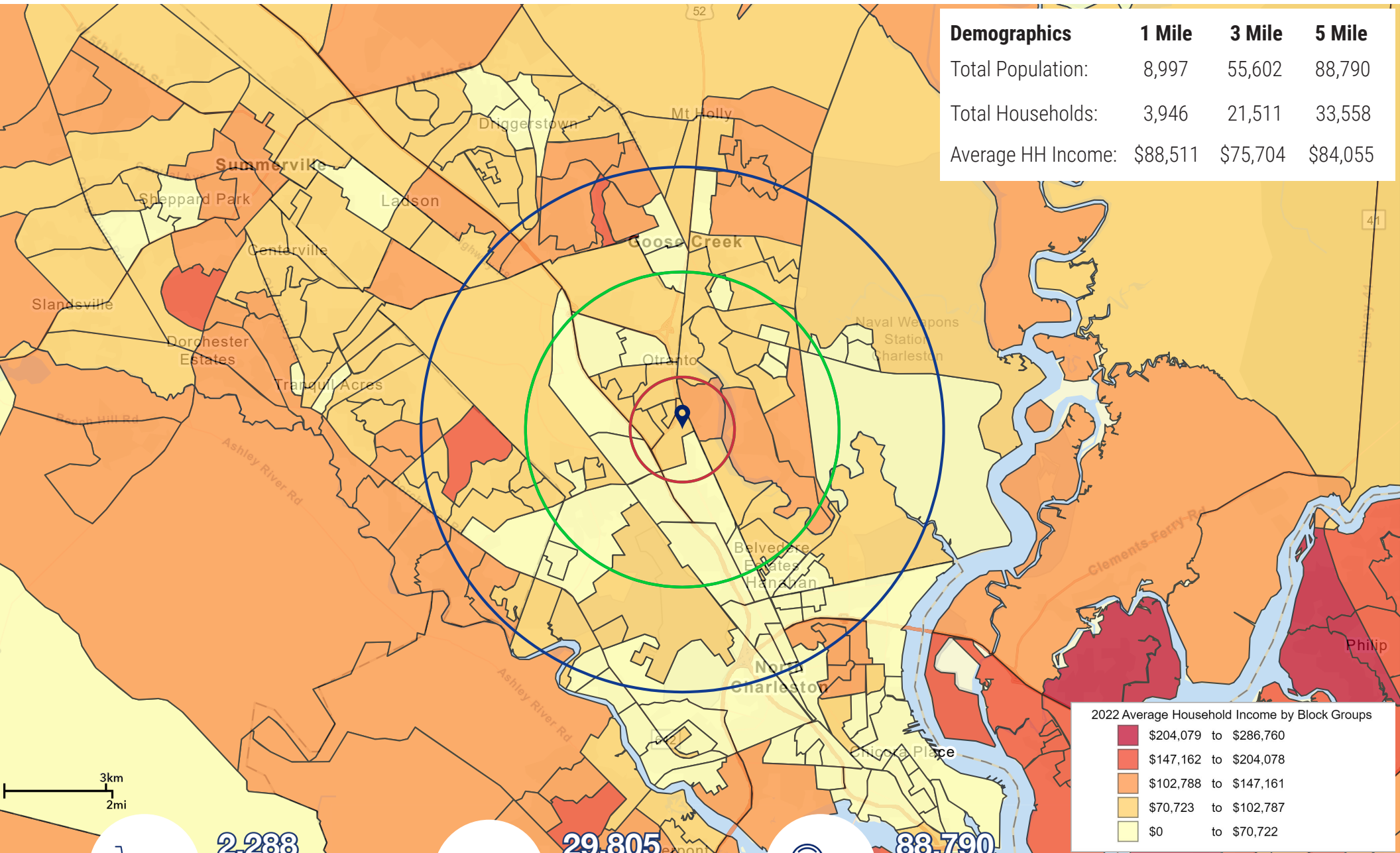
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MACRO MAP



DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
Total Population:	8,997	55,602	88,790
Total Households:	3,946	21,511	33,558
Average HH Income:	\$88,511	\$75,704	\$84,055



2022 Average Household Income by Block Groups

Dark Red	\$204,079 to \$286,760
Red	\$147,162 to \$204,078
Orange	\$102,788 to \$147,161
Light Orange	\$70,723 to \$102,787
Yellow	\$0 to \$70,722

2,288
Businesses
within 5 Miles

29,805
Employees
within 5 Miles

88,790
Population
within 5 Miles

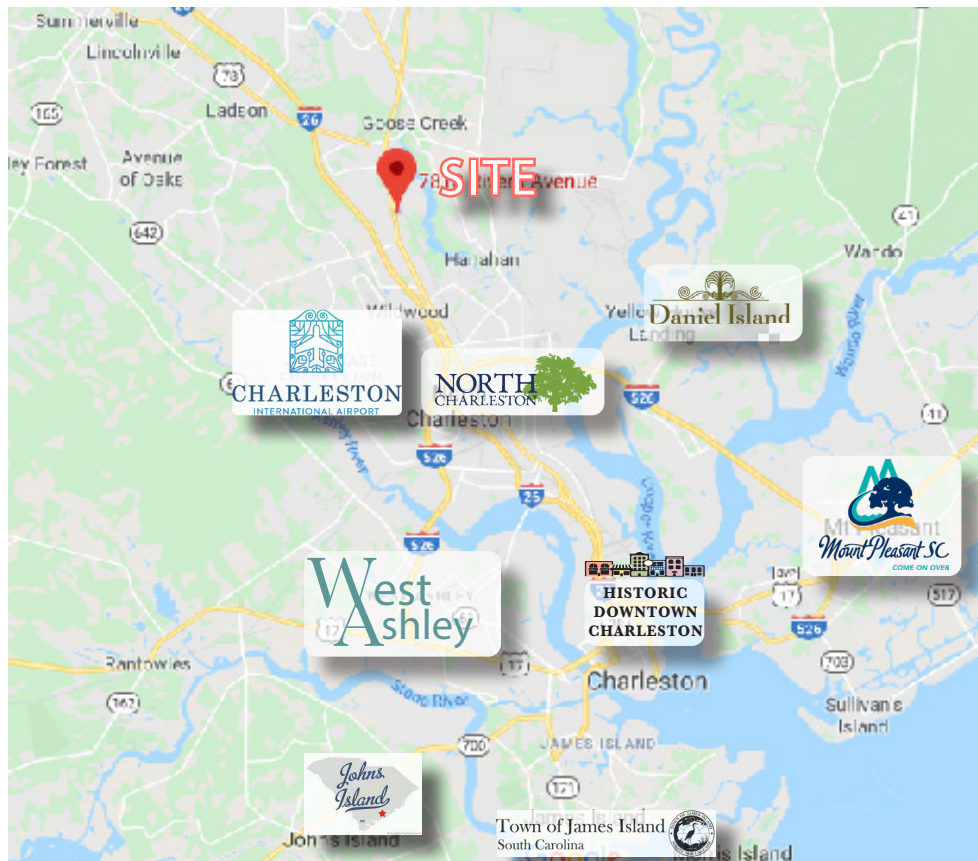
All demographics based on Esri forecasts for 2022



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COMMERCIAL
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