

# OFFICE/WAREHOUSE FOR LEASE

## 4662 RIVERS AVENUE

N. CHARLESTON, SC 29405



### OFFERING SUMMARY

Lease Rate:	\$14.00 / SF NNN
Space Description:	Flexible Commercial
Available SF:	3,000 - 9,335 SF
Lot Size:	0.29 acres
Market:	N. Charleston
Parcel Number:	470-02-00-011

### PROPERTY OVERVIEW

Open layout that can accommodate a variety of uses. Can be divided up if necessary.

### PROPERTY HIGHLIGHTS

- Large, fully fenced laydown yard in rear
- Ample Parking
- Multiple Entrances
- Zoned B-2

For more information, please contact:

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,491	49,158	113,610
Average Age	38	39	39
Average Age (Male)	38	38	38
Average Age (Female)	39	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,968	20,219	47,843
Persons per HH	2.2	2.4	2.4
Average HH Income	\$81,971	\$67,457	\$80,718
Average House Value	\$284,822	\$277,033	\$337,092
Per Capita Income	\$37,259	\$28,107	\$33,632

Map and demographics data derived from AlphaMap

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