



HIGH VISIBILITY OFFICE BUILDING FOR SALE

5528 Rivers Avenue
North Charleston, SC 29406

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**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

EXECUTIVE SUMMARY



ADDRESS

5528 Rivers Avenue
North Charleston, SC 29406



PRICE

\$965,000



BUILDING SIZE

3,485 SF



ZONING

See description



COUNTY

Charleston County



ACRES

0.34 Acres



TAX ID

472-08-00-098



VEHICLES PER DAY

SCDOT 39,700 VPD 2023



YEAR BUILT

1977

PROPERTY OVERVIEW

High-Visibility 3,485 SF Office Building on Rivers Avenue – Ideal for Professional Use

This well-positioned 3,485 SF commercial building offers excellent exposure on busy Rivers Avenue in the City of North Charleston. With terrific street visibility, ample on-site parking, and a manageable footprint, it's the perfect opportunity for professional services, legal offices, medical practices, and more.

Situated within the B-2 General Business District, the property is also split-zoned (internal use: no) and lies within the Upper 52-78 Overlay District, providing additional flexibility and future development potential within this evolving commercial corridor.

Property Highlights: 3,485 SF of fully conditioned space, Prime Rivers Avenue frontage with high traffic counts, Generous on-site parking, Zoned B-2 (General Business District), Split-zoned (internal use: no), Within Upper 52-78 Overlay District, Suitable for legal, medical, or professional office use

This is a rare opportunity to own a “bite-sized” commercial asset in one of North Charleston’s most active and visible commercial corridors, ideal for owner-users or investors seeking a high-demand location.

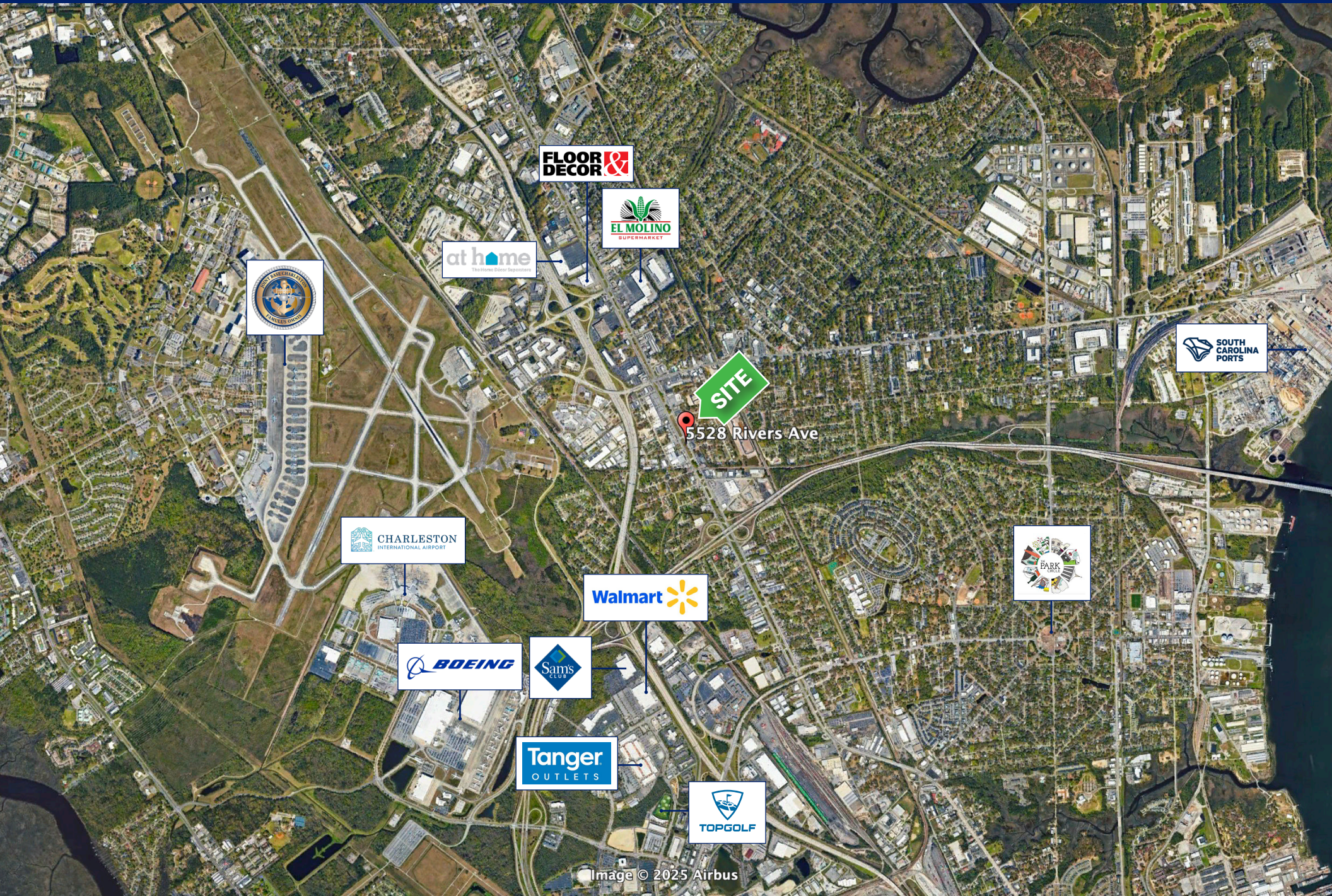


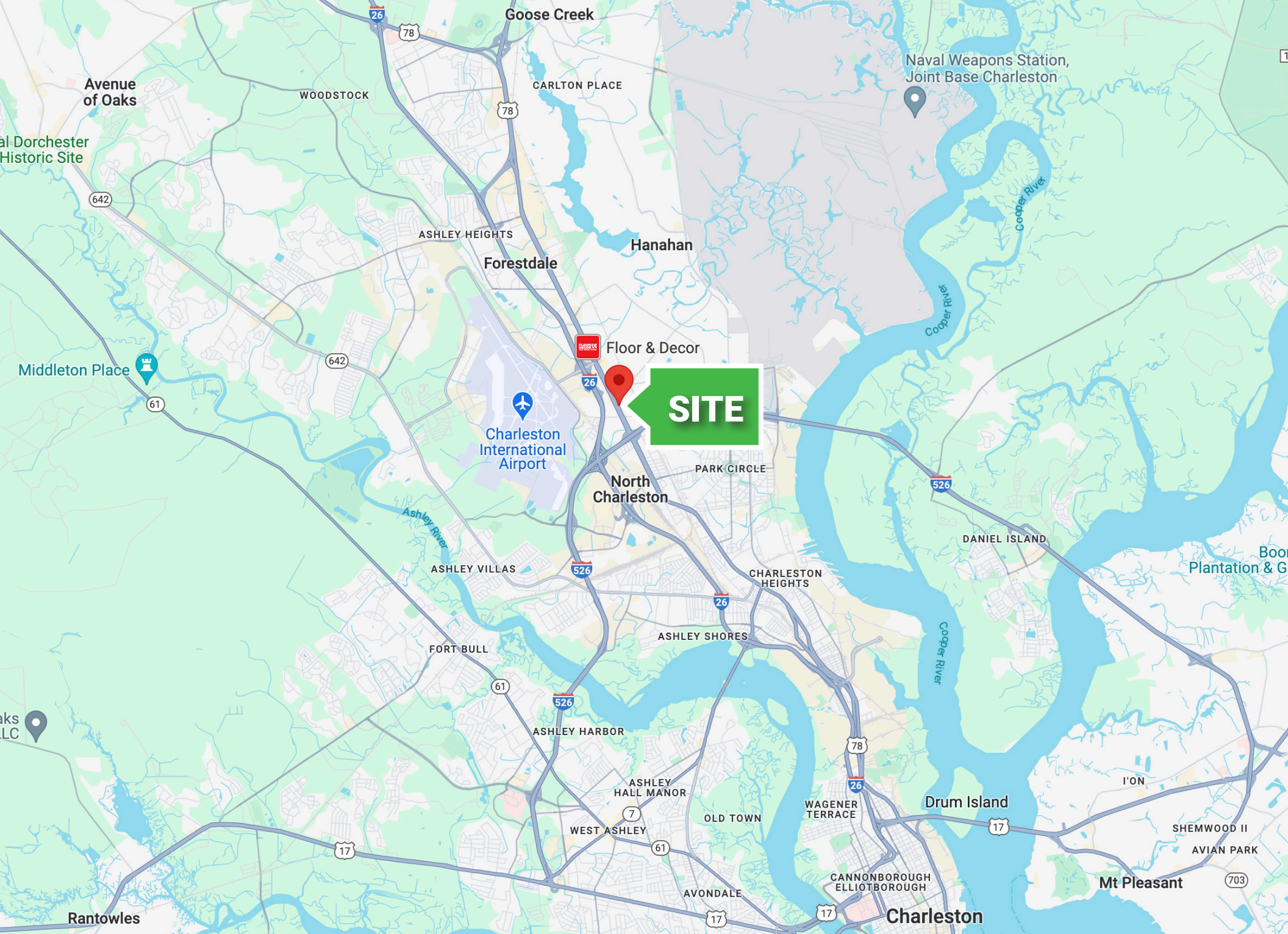


5528 Rivers Ave



AREA MAP





SITE

Floor & Decor

5528 Rivers Avenue | North Charleston, SC 29406

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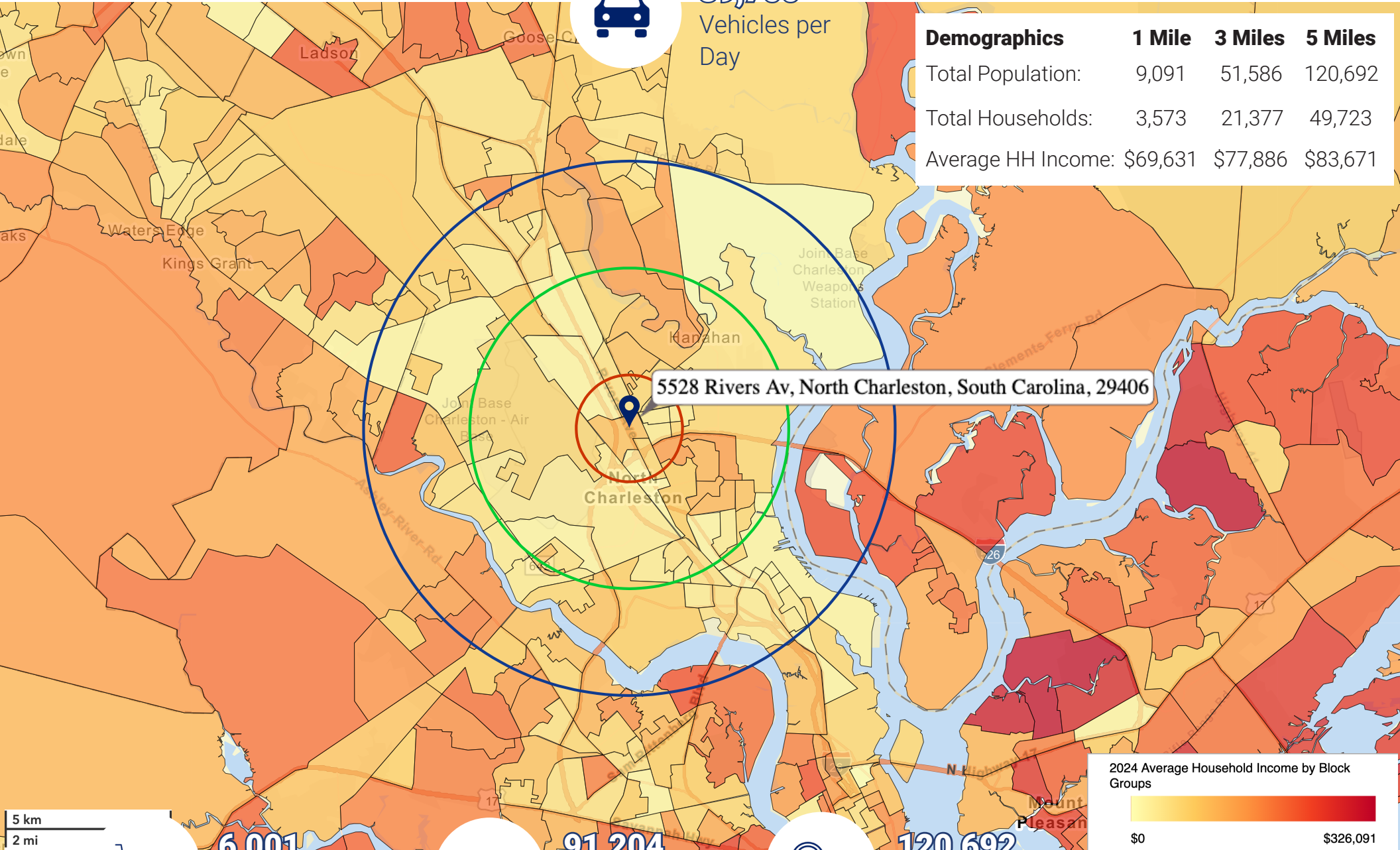
DEMOGRAPHICS



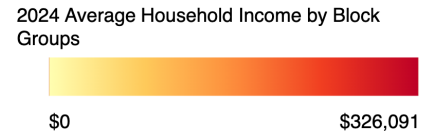
39,700

Vehicles per Day

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	9,091	51,586	120,692
Total Households:	3,573	21,377	49,723
Average HH Income:	\$69,631	\$77,886	\$83,671



5528 Rivers Av, North Charleston, South Carolina, 29406



5 km
2 mi

6,001
Businesses
within 5 Miles



91,204
Employees
within 5 Miles



120,692
Population
within 5 Miles

All demographics based on Esri forecasts for 2024

SCDOT AADT 2023



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