



FOR SALE

Three Building Property Totaling **±46,621 SF** in North Charleston

5051 & 5045 Rivers Avenue, N Charleston, SC 29406

Markus Kastenholz, CCIM, CPA

Managing Director
+1 843 813 1187
markus.kastenholz@colliers.com

Remington Beatty, CCIM

Brokerage Associate
+1 843 720 7510
remington.beatty@colliers.com

Graham Fraley

Brokerage Associate
+1 703 344 6184
graham.fraley@colliers.com



Property Summary

This three-building commercial property offers ±46,621 SF of versatile space designed to accommodate a wide range of commercial, retail, industrial, and showroom uses. The property includes a restaurant building, a fully air-conditioned retail/showroom facility featuring approximately 10 private offices and conference rooms, and a spacious rear warehouse ideal for industrial storage or distribution.

The site features ample parking and outdoor yard space, excellent visibility along a high-traffic corridor, prominent signage opportunities, loading docks, and multiple roll-up doors, providing exceptional accessibility and functionality for a variety of business operations.



Address	5051 & 5045 Rivers Ave, N Charleston, SC 29406
Total Building Size	±46,621 SF
Total Property Size	±2.38 Acres
Sale Price	\$9,000,000
Parcel #	472-14-00-189, 190
Zoning	CRD - Commercial Redevelopment District (City of North Charleston)
Parking	Ample surface parking
Year Built	1980
Property Type	Industrial, Multi-family, Retail

Building Breakdown

BUILDING A

- ±15,552 SF
- 10 private offices
- Break room
- Retail counter
- Loading dock access in rear
- 3-phase power



BUILDING B

- ±27,440 SF
- Steel frame construction
- 5 roll-up doors
- Dock-high loading in rear
- Split load dock in front
- Drive-In access (4)
- Ample yard space
- Electric: 3-phase, 200 amp

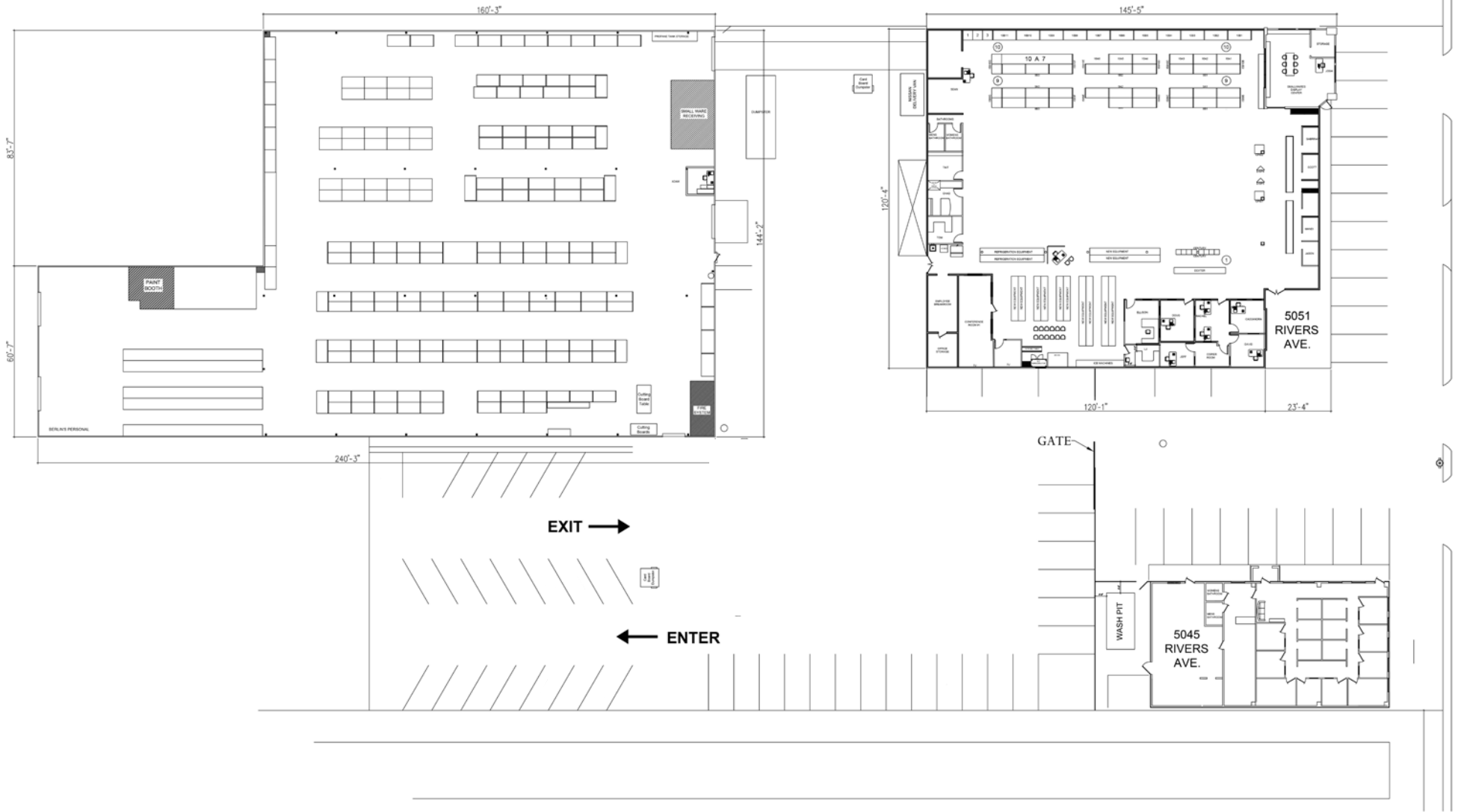


BUILDING C

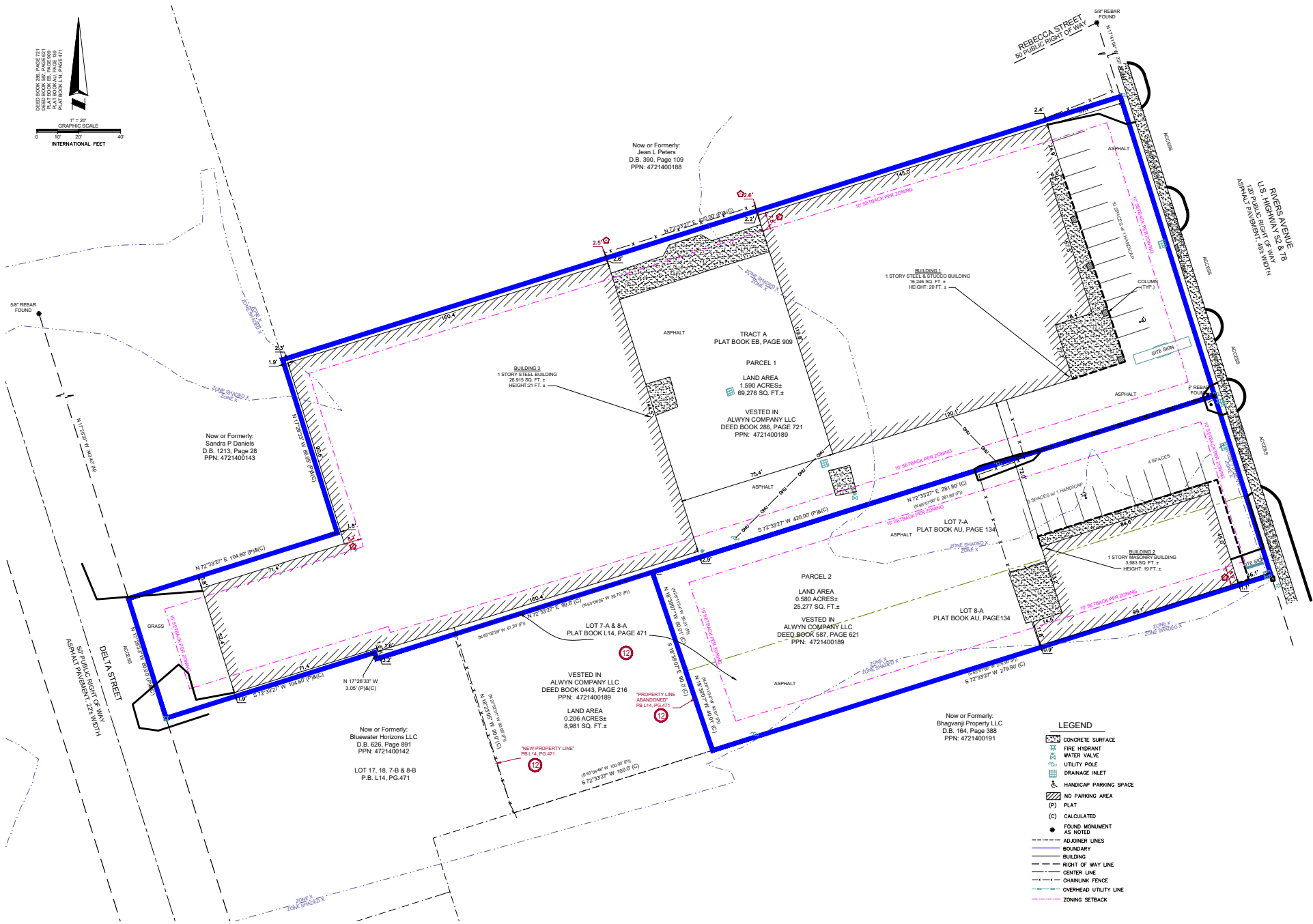
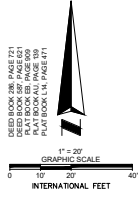
- ±3,629 SF
- Former restaurant
- Designated parking
- High visibility
- Prominent signage



Property Floor Plan



Property Survey



Now or Formerly:
Sandra P Daniels
D.B. 1213, Page 28
PPN: 4721400143

Now or Formerly:
Jean L Peters
D.B. 390, Page 109
PPN: 4721400188

Now or Formerly:
Bluewater Horizons LLC
D.B. 626, Page 891
PPN: 4721400142

Now or Formerly:
Bhagani Property LLC
D.B. 164, Page 388
PPN: 4721400191

- LEGEND**
- CONCRETE SURFACE
 - FIRE HYDRANT
 - WATER VALVE
 - UTILITY POLE
 - DRAINAGE INLET
 - HANDICAP PARKING SPACE
 - NO PARKING AREA
 - PLAT
 - CALCULATED
 - FOUND MONUMENT AS NOTED
 - ADJOMER LINES
 - BOUNDARY
 - BUILDING
 - RIGHT OF WAY LINE
 - CENTER LINE
 - CHAINLINK FENCE
 - OVERHEAD UTILITY LINE
 - ZONING SETBACK

RIVERS AVENUE
U.S. HIGHWAY 52 & 78
120' PUBLIC RIGHT OF WAY WIDTH
ASPHALT PAVEMENT 45' WIDTH

Aerial Overview

NEW Roper St. Francis Campus

Building B

Building C

Building A

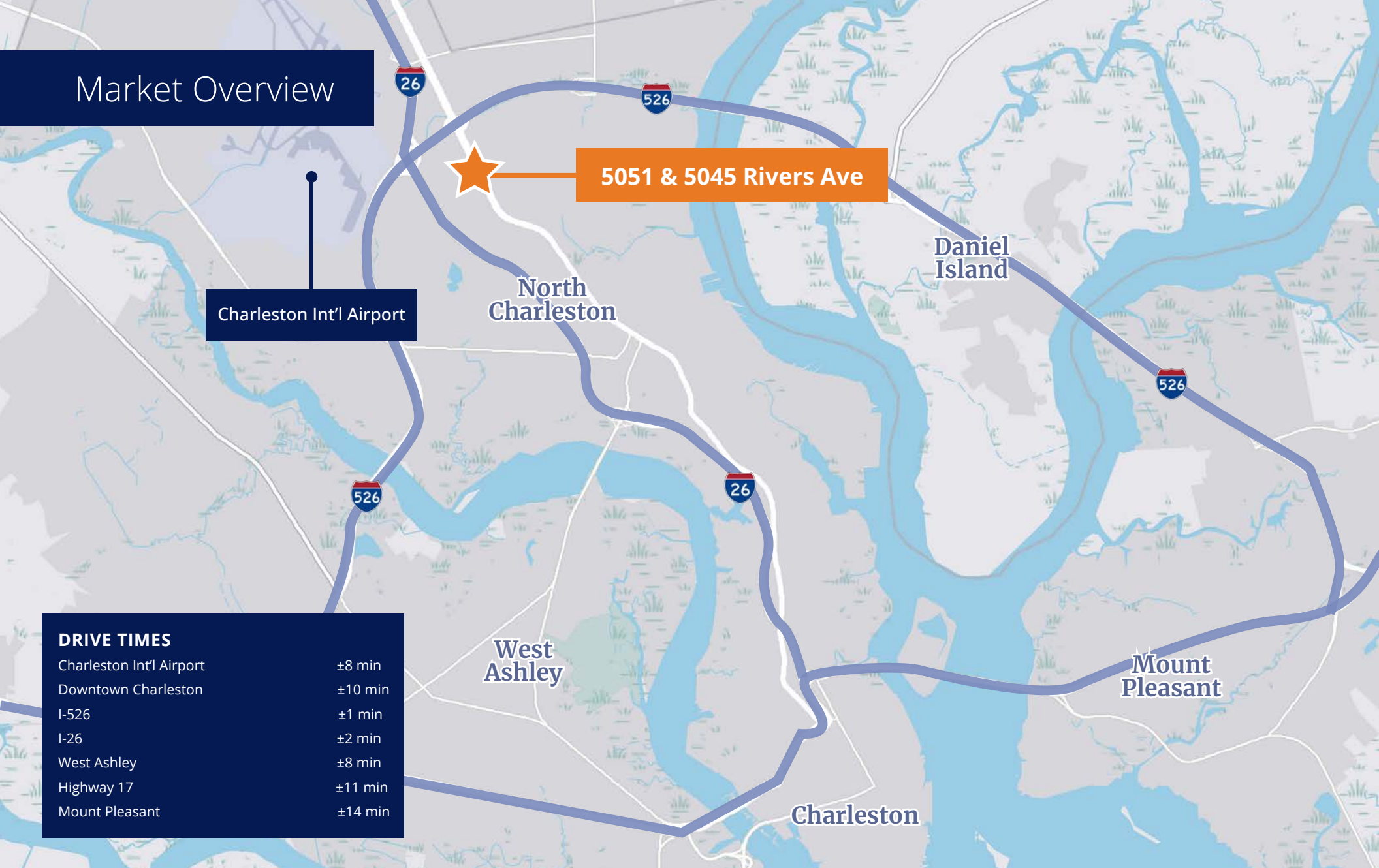
Rivers Avenue



Location Overview



Market Overview



5051 & 5045 Rivers Ave

Charleston Int'l Airport

North Charleston

Daniel Island

DRIVE TIMES

Charleston Int'l Airport	±8 min
Downtown Charleston	±10 min
I-526	±1 min
I-26	±2 min
West Ashley	±8 min
Highway 17	±11 min
Mount Pleasant	±14 min



Colliers | South Carolina
960 Morrison Drive, Ste 400
Charleston, SC 29403
+1 843 747 1200

Markus Kastenholz, CCIM, CPA
Managing Director
+1 843 813 1187
markus.kastenholz@colliers.com

Remington Beatty, CCIM
Brokerage Associate
+1 843 720 7510
remington.beatty@colliers.com

Graham Fraley
Brokerage Associate
+1 703 344 6184
graham.fraley@colliers.com