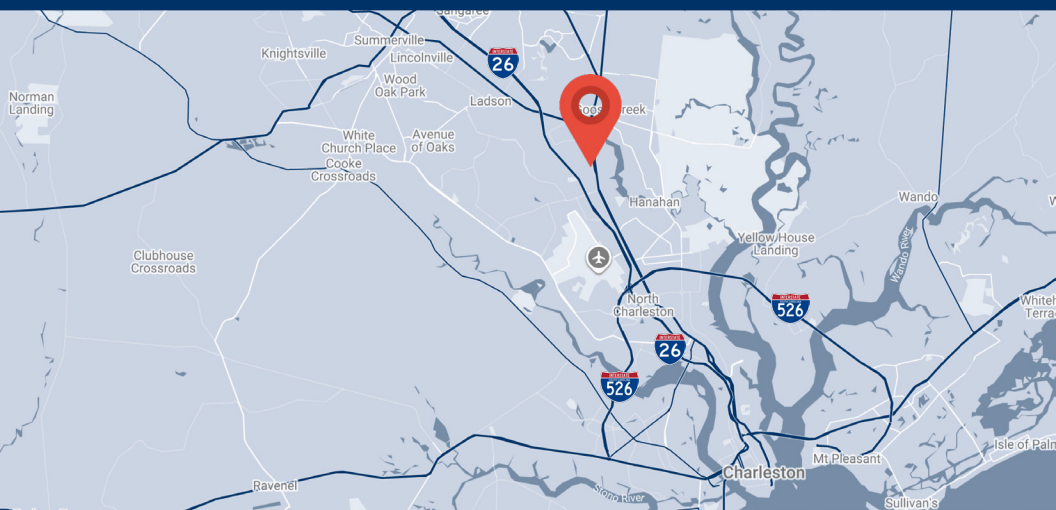


FLEX/OFFICE FOR LEASE

±9,898 to ±58,444 SF AVAILABLE



8085 RIVERS AVE, NORTH CHARLESTON, SC 29406



SQUARE FOOTAGE

±9,898 to ±58,444 SF total
±158,583 SF total office building

ACREAGE

15.8 acres

PARKING

951 surface parking spaces available
6.00/1,000 SF

YEAR BUILT

Built in 1984, renovated in 2018

UTILITIES

SCE&G, City Water

ZONING

Zoned B-2 - General business

LEASE RATE

Contact broker for pricing

CONTACT STEWART HASTY

980.265.5361 | shasty@piedmontproperties.com

SPACE AVAILABILITY

8085 RIVERS AVE | NORTH CHARLESTON, SC 29406



SUITE B

8085 RIVERS AVE | NORTH CHARLESTON, SC 29406



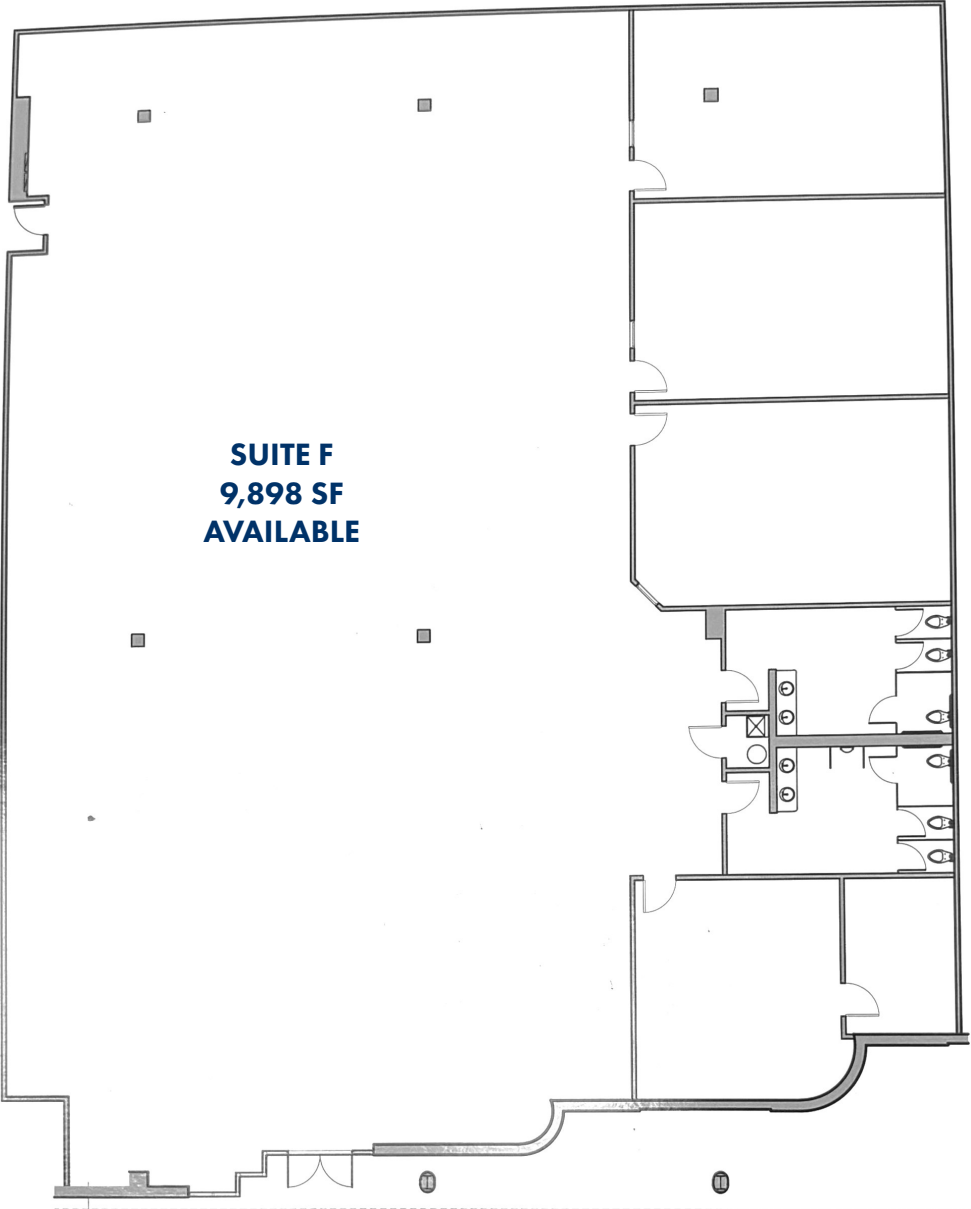
SUITE C

8085 RIVERS AVE | NORTH CHARLESTON, SC 29406



SUITE F

8085 RIVERS AVE | NORTH CHARLESTON, SC 29406



DEMOGRAPHICS

8085 RIVERS AVE | NORTH CHARLESTON, SC 29406

DEMOGRAPHIC SUMMARY

8085 Rivers Ave, North Charleston, South Carolina, 29406

Ring of 3 miles

KEY FACTS

63,916

Population



26,117

Households

34.3

Median Age

\$55,790

Median Disposable Income

EDUCATION

11.0%

No High School Diploma



27.8%

High School Graduate



31.9%

Some College/
Associate's Degree



29.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$69,545

Median Household Income



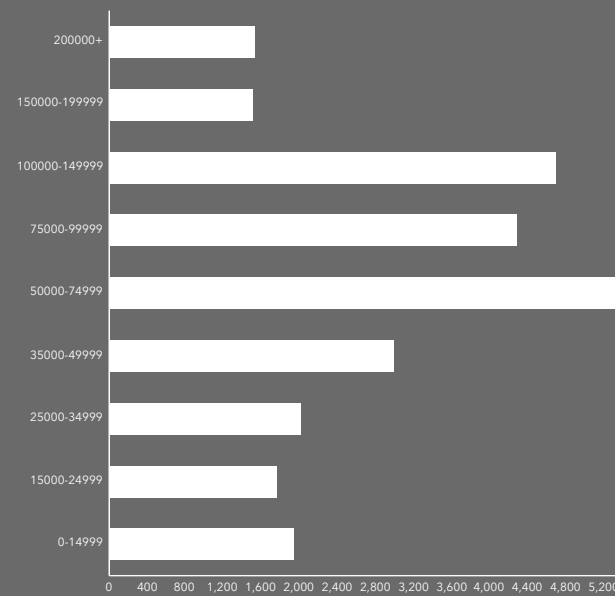
\$36,439

Per Capita Income

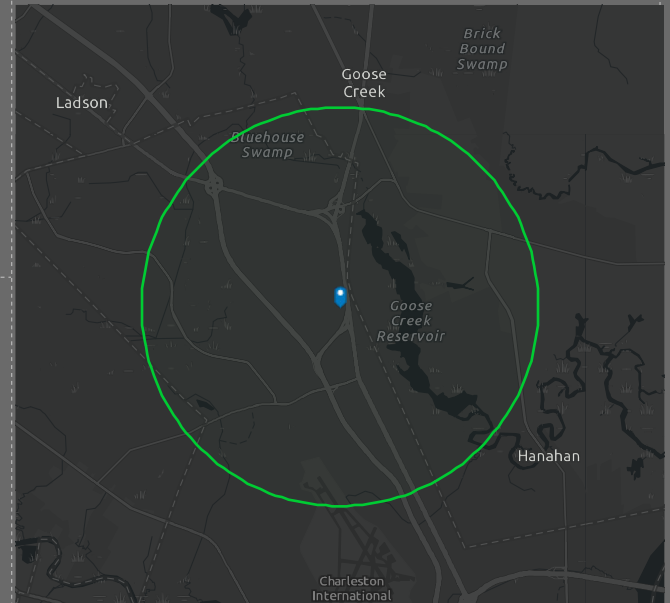


\$99,391

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

White Collar 58.8%

Blue Collar 26.0%

Services 18.3%

4.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

CONTACT

8085 RIVERS AVE | NORTH CHARLESTON, SC 29406



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CORFAC INTERNATIONAL

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