

# Rivers Ave Retail/Office Space

5418 Rivers Ave Suites A & B  
North Charleston, SC 29406

For Lease



# Our Team

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# Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for 5418 Rivers Ave Suite A & B N Charleston SC, 29406.

This Offering Memorandum has been prepared by Charleston Commercial ("Broker") and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third-party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.



# EXECUTIVE SUMMARY

ADDRESS	5418 Rivers Ave Suites A & B
Ask Price	\$20 - \$24 PSF
Square Footage	1,436 - 2,017 SF
Lease Structure	Triple Net
Availability	January, 2026
Lease Terms	Negotiable
Renovated	Yes - HVAC, Flooring, Paint
Access	½ mile from I-26 & I-526
Signage	Large Pylon Signage
TMS #	472-08-00-006

Charleston Commercial is pleased to present 5418 Rivers Ave. Positioned along one of North Charleston's busiest commercial corridors with large pylon signage, the space offers a highly visible and versatile space ideal for professional office or retail users. The suites were recently renovated including new flooring, lighting, HVAC and breakroom, and are currently built-out for an office or retail user. Suite B features a reception area, lobby and 5 individual offices, with one being suitable for a conference room. Suite A features 2 individual offices, as well as a break room. The building has a common area with kitchenette and two bathrooms, as well as ample free parking in front and rear of building.

Surrounded by a strong mix of national and local retailers, restaurants, and service businesses, this property provides outstanding exposure to both daily commuters and destination traffic. With easy access to I-26, I-526, and the Charleston International Airport ensures seamless connectivity across the Tri-County area. Located just minutes from the rapidly growing North Charleston business district and major destinations such as the Tanger Outlets, Topgolf, and Charleston Area Convention Center.

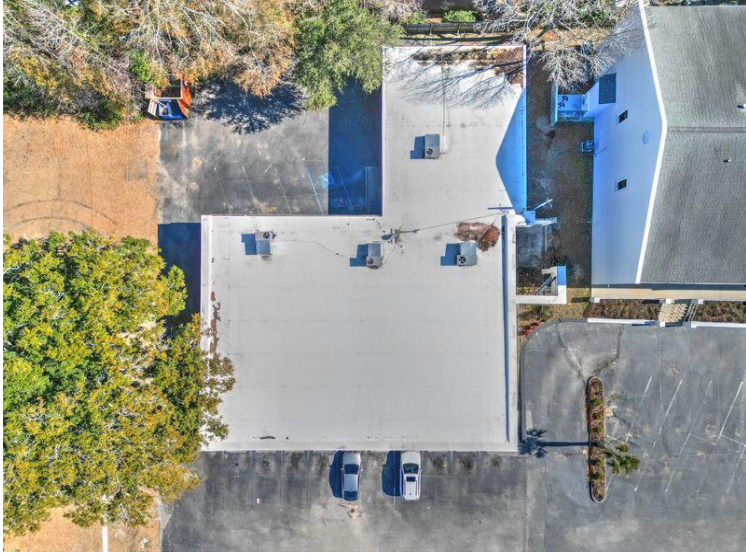
[Virtual Tour Unit B](#)    [Virtual Tour Unit A](#)



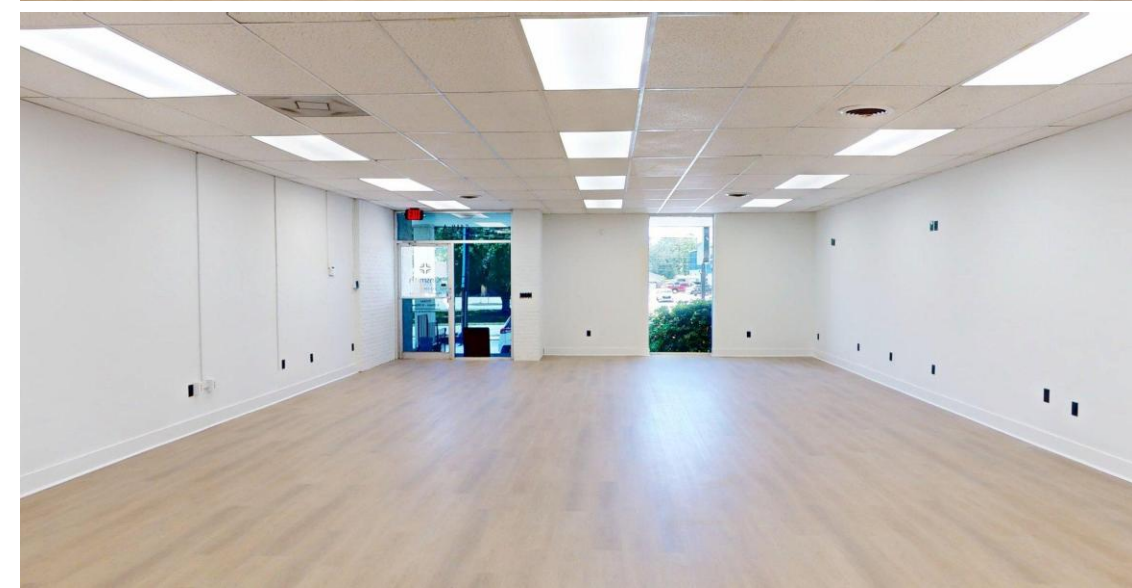
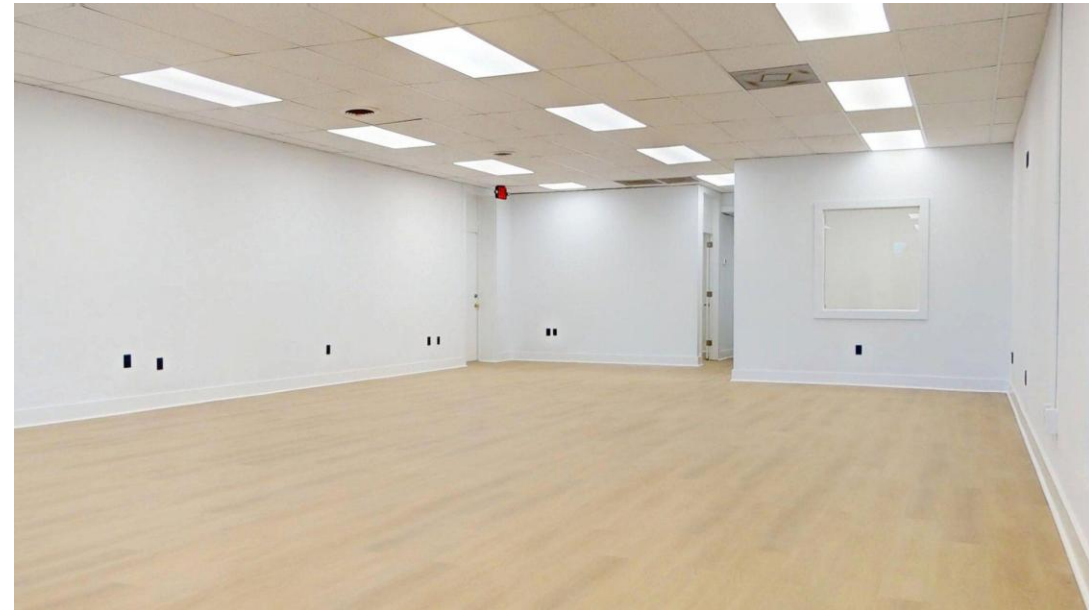
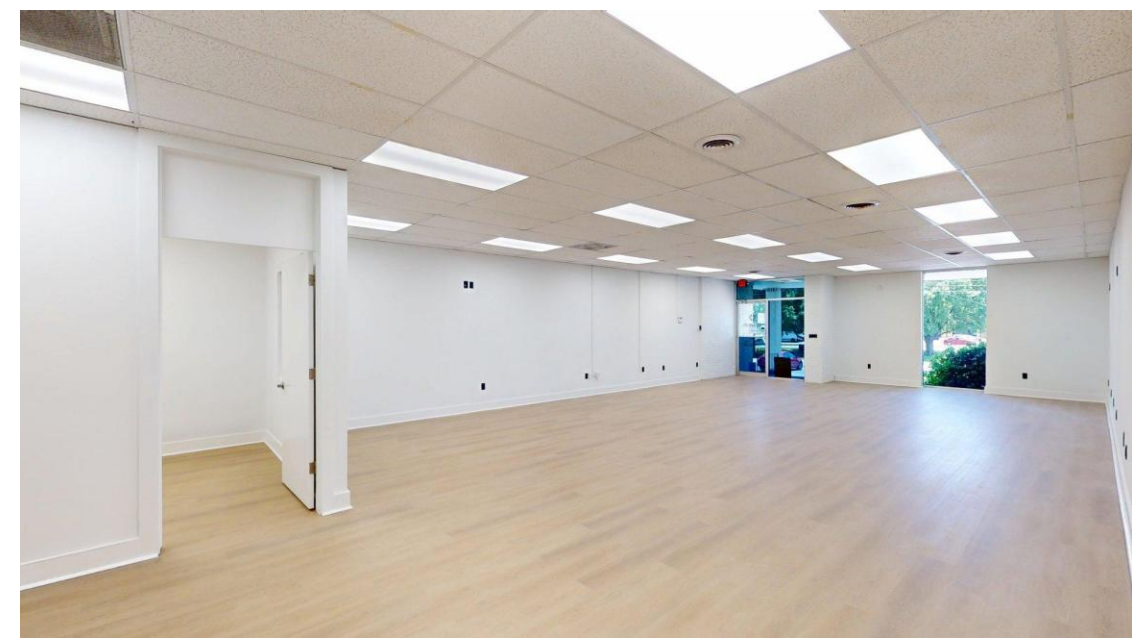
# PHOTOS - Frontage



# PHOTOS – Aerial View

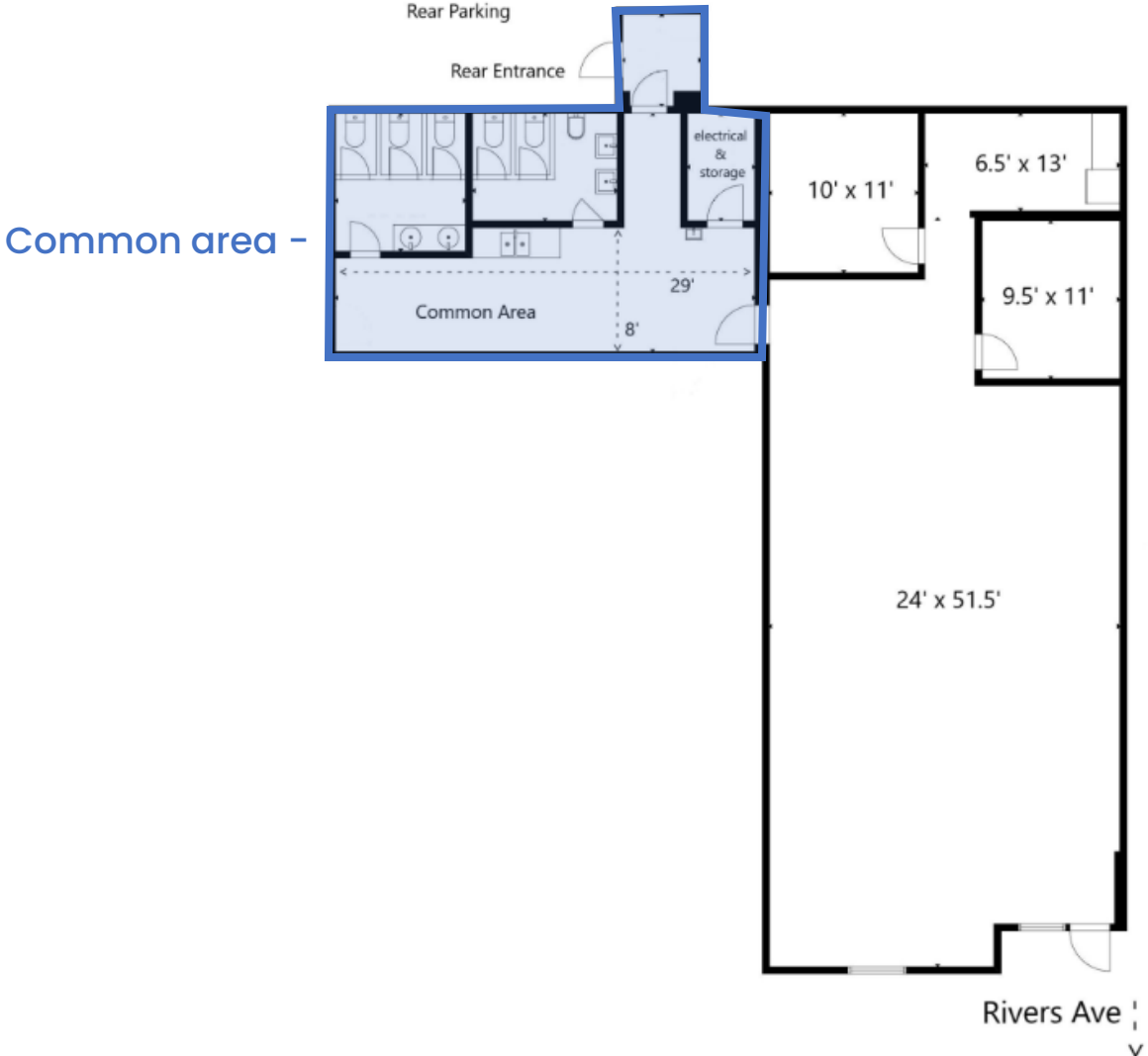


# PHOTOS – Suite A



# FLOOR PLAN – Suite A

5418 Rivers Ave - Suite A



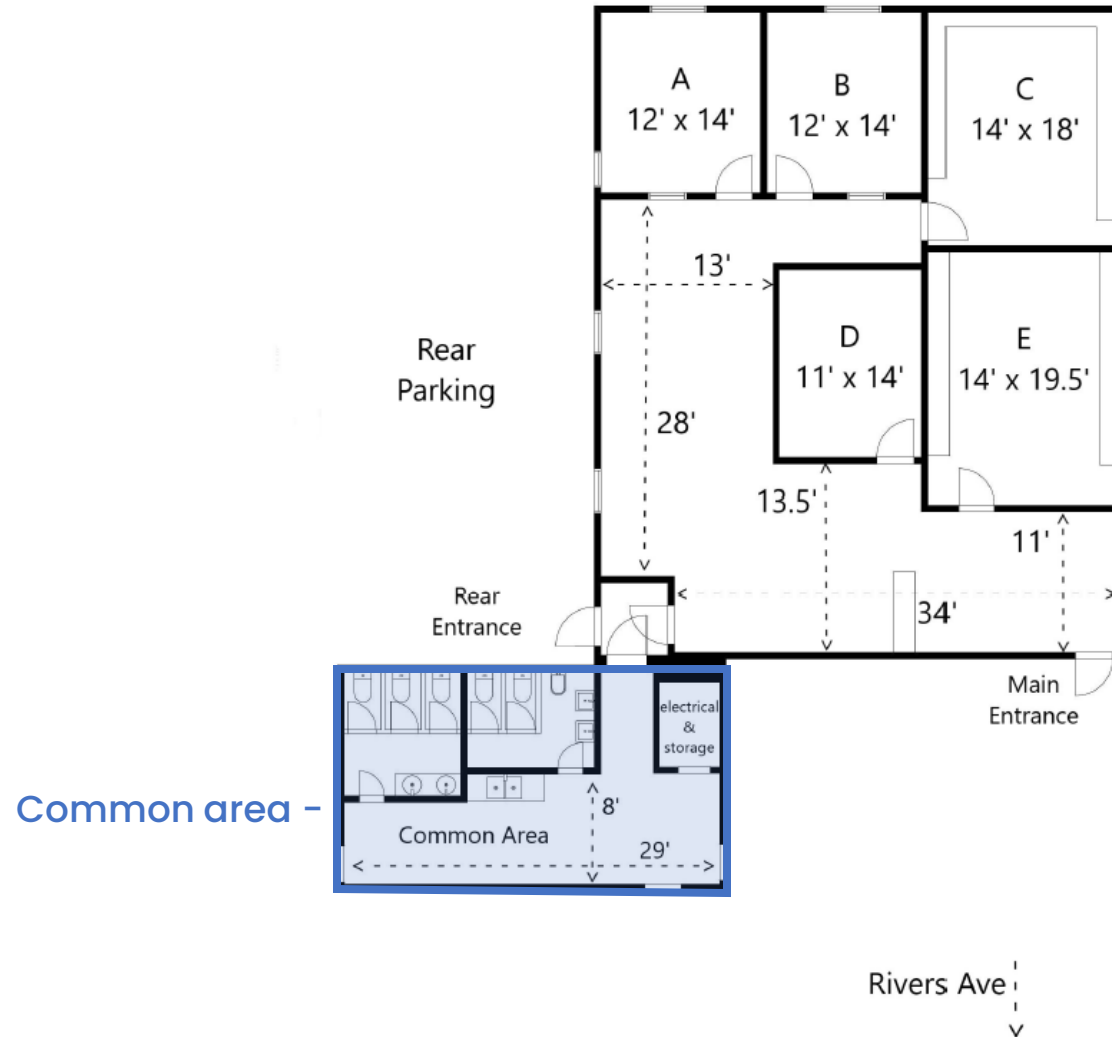
[Virtual Tour Unit A](#)

# PHOTOS – Suite B



# FLOOR PLAN – Suite B

5418 Rivers Ave - Suite B



[Virtual Tour Unit B](#)

# TRADE MAP

## Property Highlights

- Prime location on one of North Charleston's busiest commercial corridors
- Excellent visibility and signage along Rivers Avenue
- Traffic Count: approximately 35,000+ vehicles per day (SCDOT)
- Ample on-site parking with easy ingress and egress
- Strong nearby retail presence – minutes from Tanger Outlets, Topgolf, and Northwoods Mall
- Convenient access to I-26, I-526, and Charleston International Airport
- Surrounded by a dense residential and business population supporting steady customer traffic
- Recently updated exterior and adaptable interior configuration for custom tenant buildout

