

For Lease

±4,336-8,756 SF

Retail/Office/Flex Space

YOUR SIGN

# 5640 Rivers Ave

Charleston, South Carolina 29406

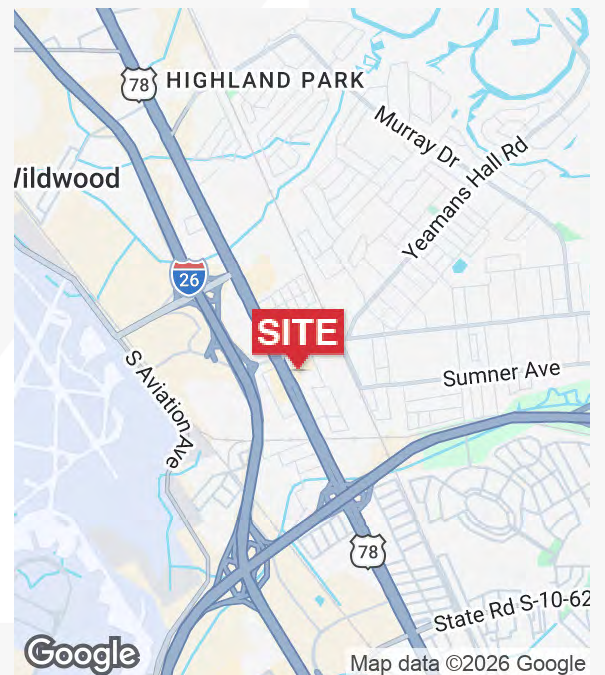
## Property Description

±8,756 total SF of newly renovated office/retail/flex space available off Rivers Rd. The suites can be leased individually or combined:

- Suite B: ±4,420 SF - \$19/SF, NNN
- Suite C: ±4,336 SF - \$19/SF, NNN

## Property Highlights

- ±4,336-8,756 SF for lease – allows for retail, office, and flex users
- Newly renovated
- Located on the busiest corridor in North Charleston just minutes from the Charleston International Airport
- Will be situated along the future Lowcountry Rapid Transit route
- Traffic count: 39,300 vehicles per day (SCDOT 2024)
- Zoning: B-2 General business - allowing for a variety of uses
- **LEASE RATE: \$19/SF, NNN (±\$6/SF)**



For more information

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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## Additional Photos

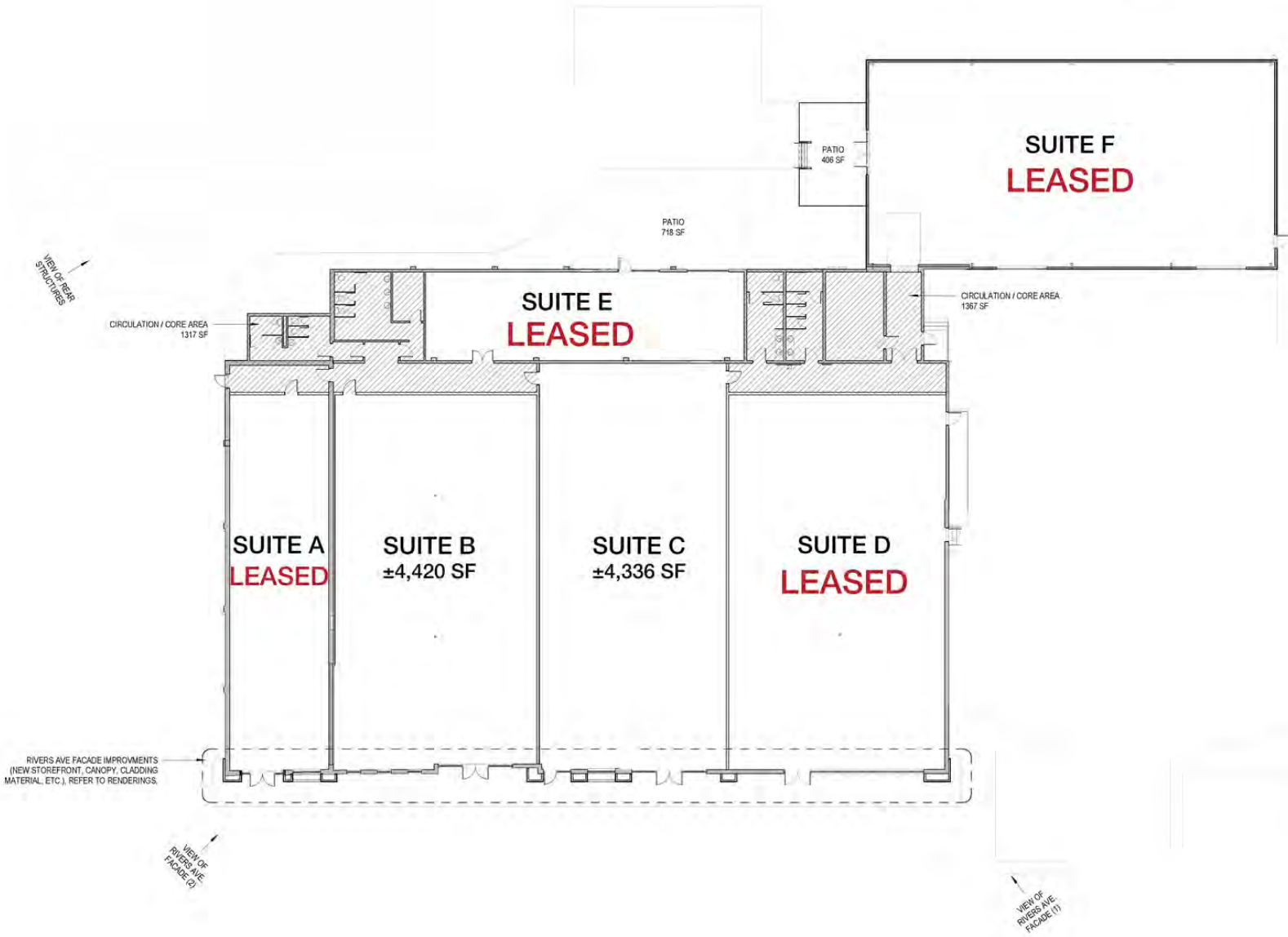




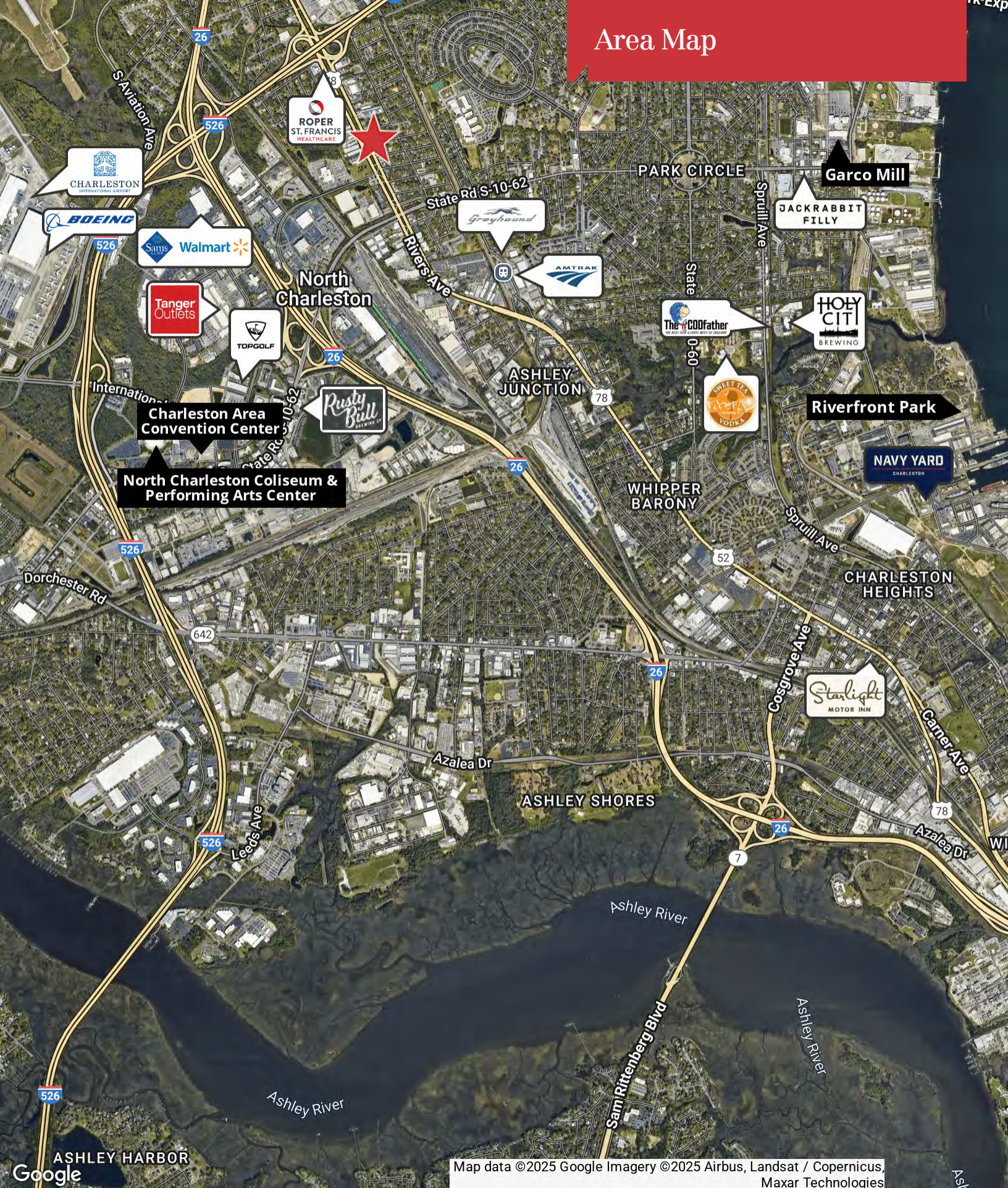
RIVERS AVE

RIVERS AVE

**±4,336-8,756 SF  
AVAILABLE**

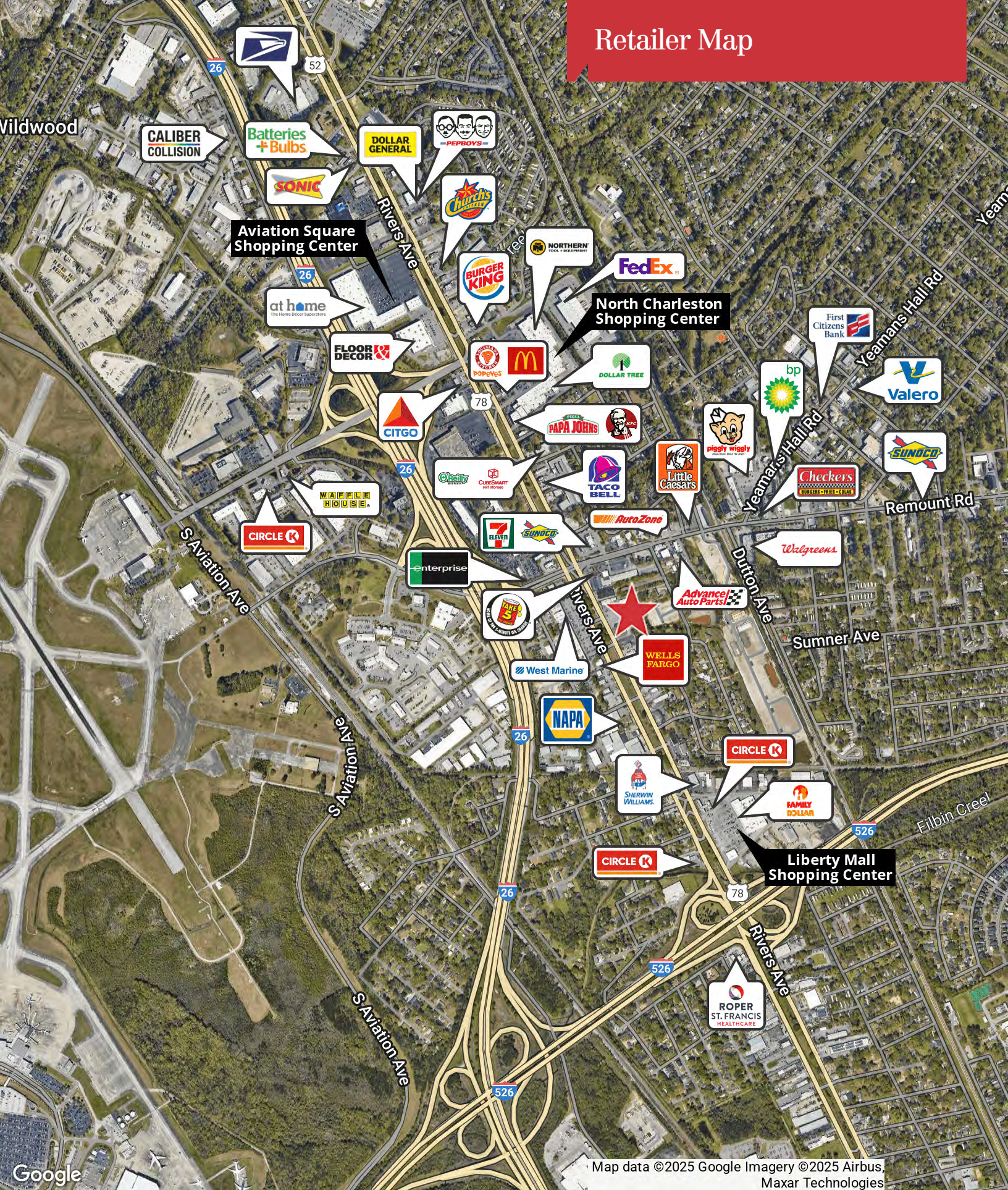


# Area Map



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# Retailer Map



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies