

# FOR LEASE

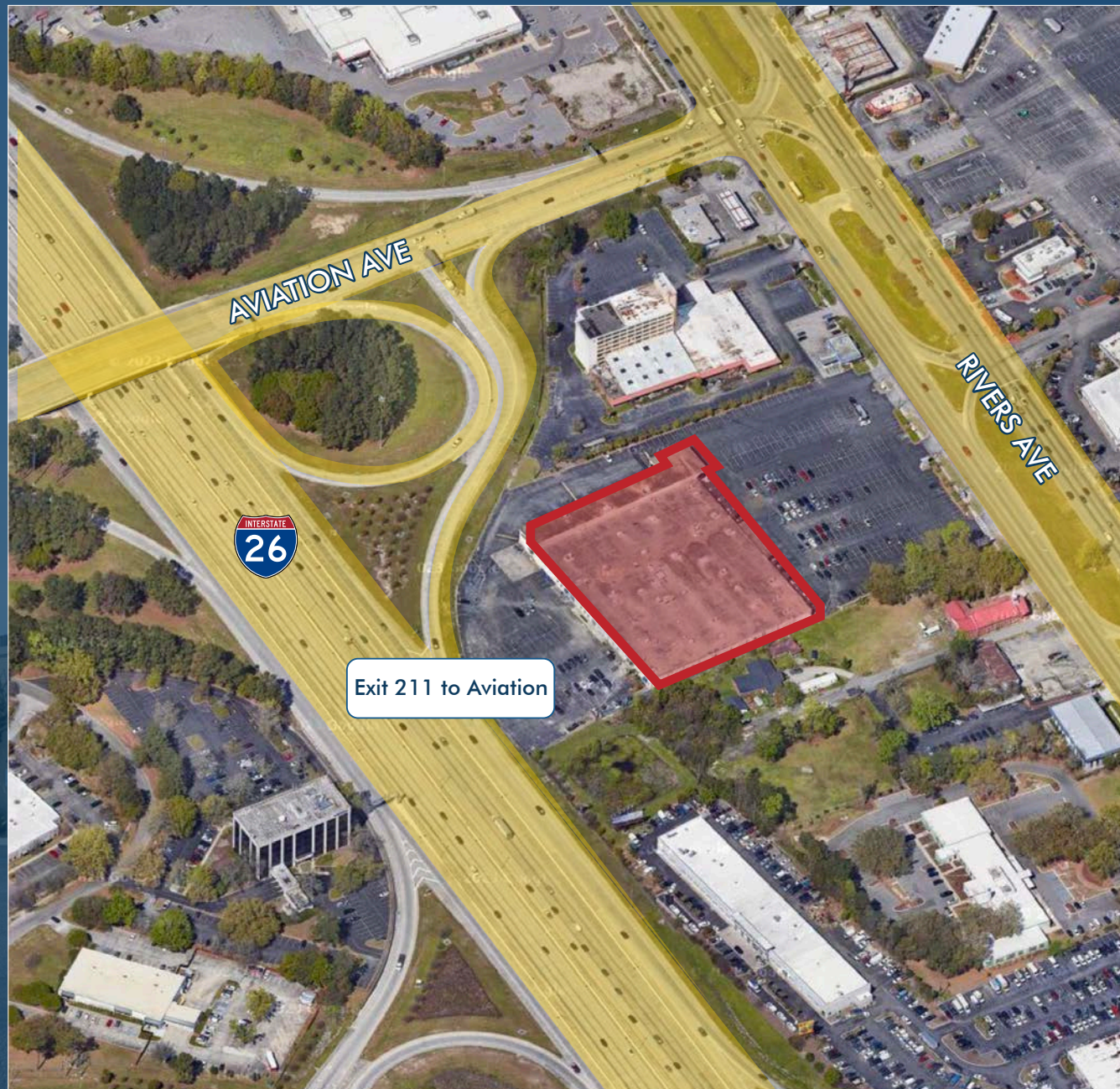
RETAIL / OFFICE  
/INDUSTRIAL

SEEN BY 200,000+ VEHICLES PER DAY!



5935 RIVERS AVE, North Charleston, SC 29406





### JOIN A DYNAMIC TENANT GROUP



## PROPERTY OVERVIEW

Located within the Aviation Centre Office/Retail/Warehouse Complex, the property is just south of the Interstate 26/Aviation Avenue interchange. It offers signage opportunities both facing Rivers Avenue and on I-26, which provides **EXPOSURE TO OVER 200,000 CARS PER DAY!**

## BUILDING HIGHLIGHTS



Ample Parking



Interstate Signage/Visibility



Easy Access



Central Location



Nearby Amenities

## BUILDING SPECS

PARCEL ID 472-03-00-105

COUNTY CHARLESTON

BUILDING SIZE 106,664 SF

CONSTRUCTION MASONRY

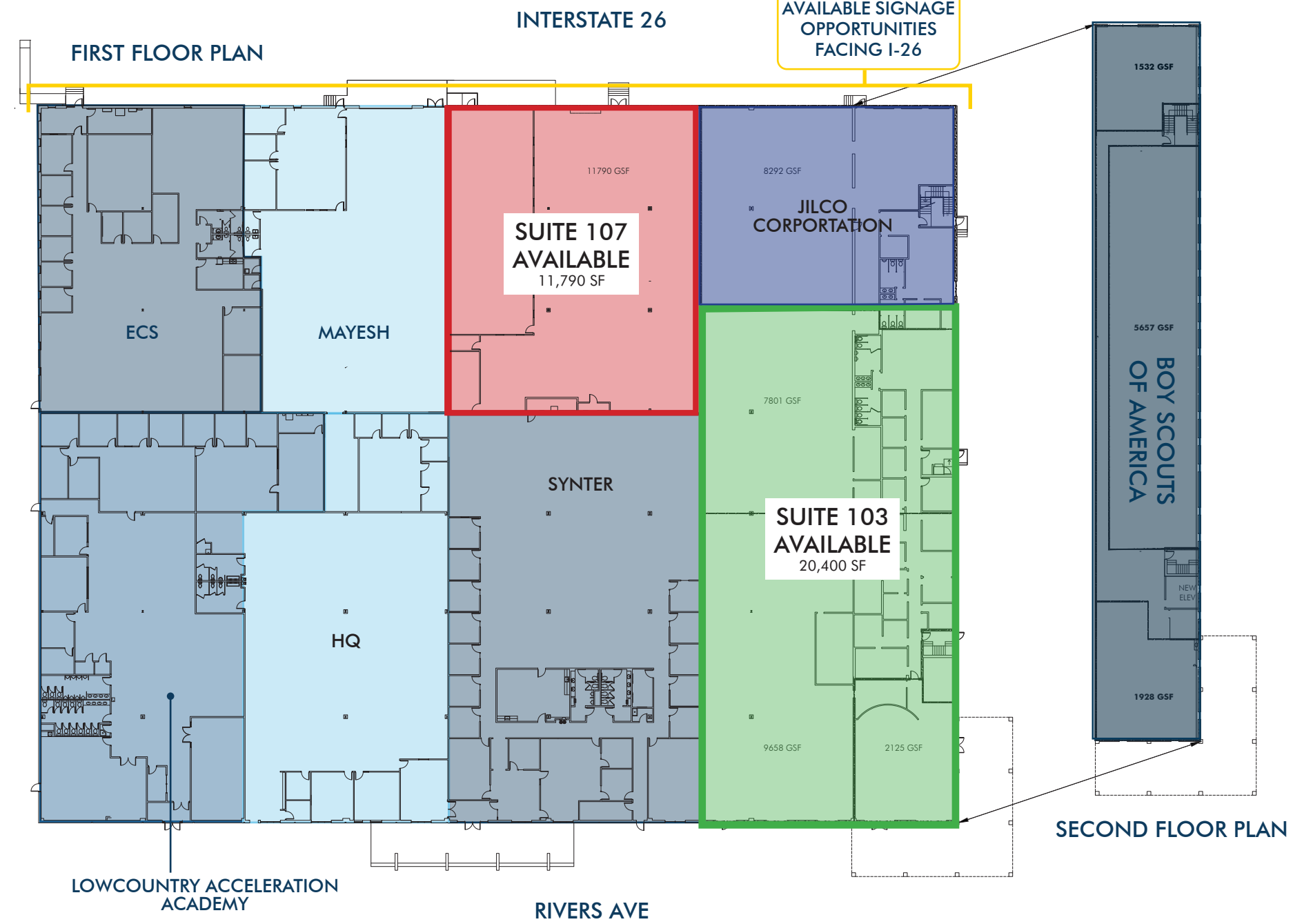
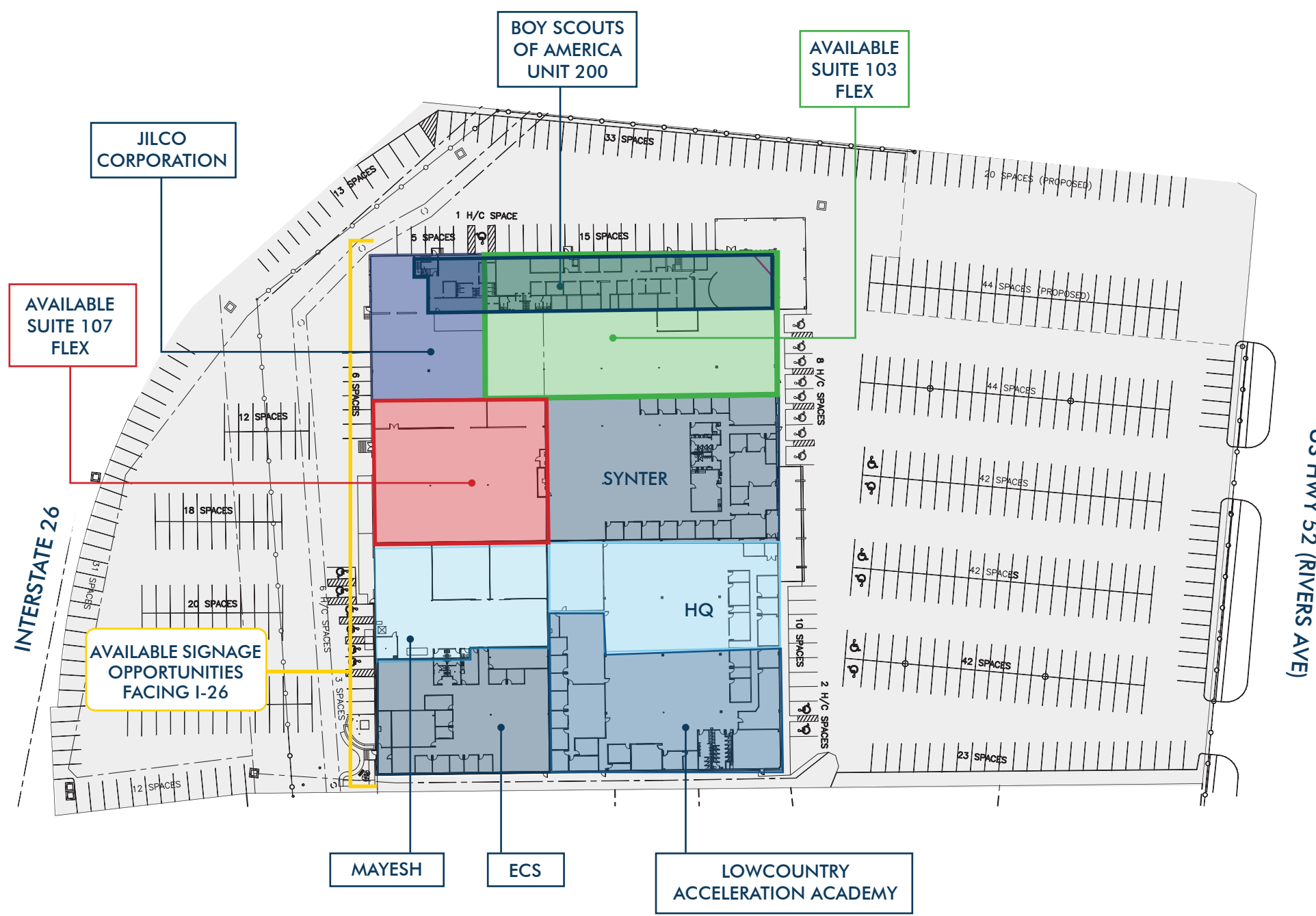
ZONING G-B - GENERAL BUSINESS

TRAFFIC COUNT: I-26 143,019 VPD

TRAFFIC COUNT: RIVERS AVE 57,465 VPD

SITE PLAN

FLOOR PLAN



5935 RIVERS AVE, North Charleston, SC 29406

## SUITE 103



20,400 SF  
SIZE

\$14 PSF, NNN  
LEASE RATE

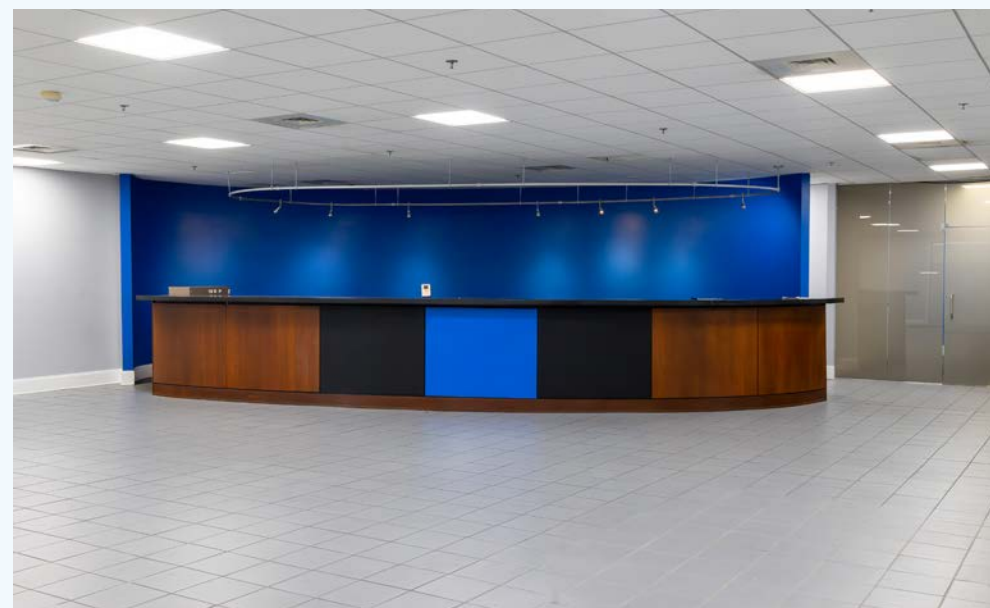
\$4.52/SF  
OPEX

## SUITE 103 DESCRIPTION

Suite 103 offers up to 20,400 sf with a mixture of reception space, private offices, and conditioned bull pen. It includes a large reception area, two conference rooms, twenty private office, a large break area. This flexible space is ideal for users with a high head count of office staff and a mixture of light assembly/production space for products. Suite 100 offers prominent signage opportunities facing both Rivers Avenue and I-26, 3-Phase power, sprinklers and LED lighting. Aviation Centre has 4.25/1000 car parking ratio.

## SUITE 103

5935 RIVERS AVE, North Charleston, SC 29406



## SUITE 103 SPECS

SIZE	20,400 SF
CLEAR HEIGHT	13' - 15'
HEAT/COOL	YES
PARKING	4.25 spaces per 1,000
TRAILER PARKING	N/A
LIGHTING	LED
SPACE DIMENSIONS	122' X 89'
POWER	120V / 3-PHASE
SPRINKLERS	YES
COLUMNS	YES

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SUITE 107



11,790 SF  
SIZE

\$14 PSF NNN  
LEASE RATE

\$4.52/SF  
OPEX

## SUITE 107 DESCRIPTION

Fully conditioned 11,790 SF industrial/Flex or Office space available for lease within Aviation Centre Office/ Retail Complex in North Charleston, SC . The current configuration includes bathrooms, a recently installed dock high loading door, 13' clearance, 3-Phase Power, sprinklers and LED lighting. Landlord is open to user specific modifications including removing existing ceiling grid to increase clearance to 15' or specific interior build out. Unit 104 offers unobstructed visibility and signage opportunities directly facing I-26 with exposure to 200,000 cars per day. Ample car parking with parking ratio of 4.25 per 1000 PSF.

SUITE 107



5935 RIVERS AVE, North Charleston, SC 29406

## SUITE 107 SPECS

SIZE 11,790 SF

CLEAR HEIGHT 13'

DOCK HEIGHT DOORS ONE 10'X10'

HEAT/COOL YES

PARKING 60 SPACES

TRAILER PARKING N/A

LIGHTING LED

SPACE DIMENSIONS 122' X 89'

POWER 120V / 3-PHASE

SPRINKLERS YES

COLUMNS NO



## DEMOGRAPHICS

5935 RIVERS AVE, North Charleston, SC 29406



POPULATION

One mile

5,431

Three mile

44,845

Five mile

124,493



TOTAL BUSINESSES

633

3,642

7,131



MEDIAN AGE

37.5

35.2

36.5



MEDIAN HOUSEHOLD INCOME

\$62,217

\$68,496

\$70,017

### TRANSPORTATION MAP



### AMENITIES MAP



5935 RIVERS AVE, North Charleston, SC 29406

## LOCATION OVERVIEW



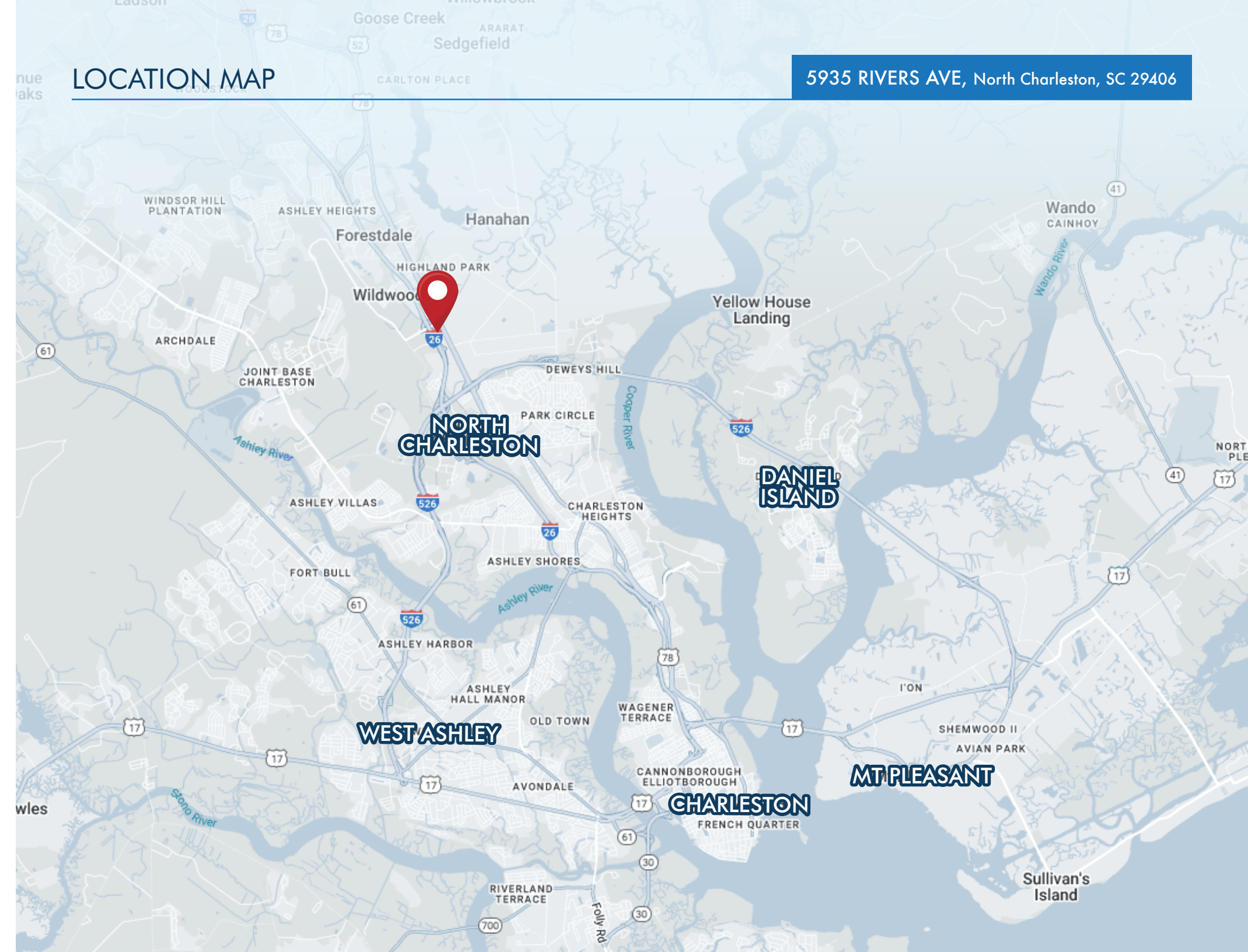
North Charleston is dedicated to establishing an environment where businesses can flourish. Whether an existing business or one looking to relocate, North Charleston's municipal government presents one of the most business friendly environments.

North Charleston's market access is second to none. The State of South Carolina boasts five interstate highways, five commercial airports, two Class I railroads, seven independent rail lines and the world-class Port of Charleston.

Photo courtesy of www.6amcity.com, www.davisfloyd.com, www.tripadvisor.com & www.iflychs.com

## LOCATION MAP

5935 RIVERS AVE, North Charleston, SC 29406





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