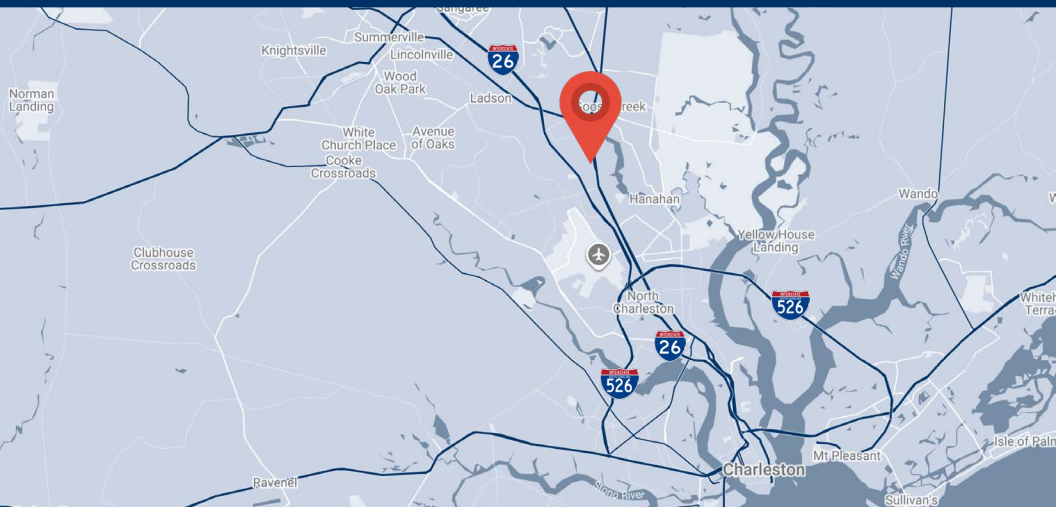


# FLEX/OFFICE FOR SALE OR LEASE

±9,898 TO ±79,997 SF AVAILABLE



**8085 RIVERS AVE, NORTH CHARLESTON, SC 29406**



## SQUARE FOOTAGE

±9,898 to ±79,997 SF available space  
±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

## PRICING

Lease Rate: \$ 13.50 - \$ 16.50 PSF NNN  
Sale Price: Contact Broker

**CONTACT STEWART HASTY**

980.265.5361 | [shasty@piedmontproperties.com](mailto:shasty@piedmontproperties.com)

# SPACE AVAILABILITY

8085 RIVERS AVE | NORTH CHARLESTON, SC 29406



# SUITE B

8085 RIVERS AVE | NORTH CHARLESTON, SC 29406



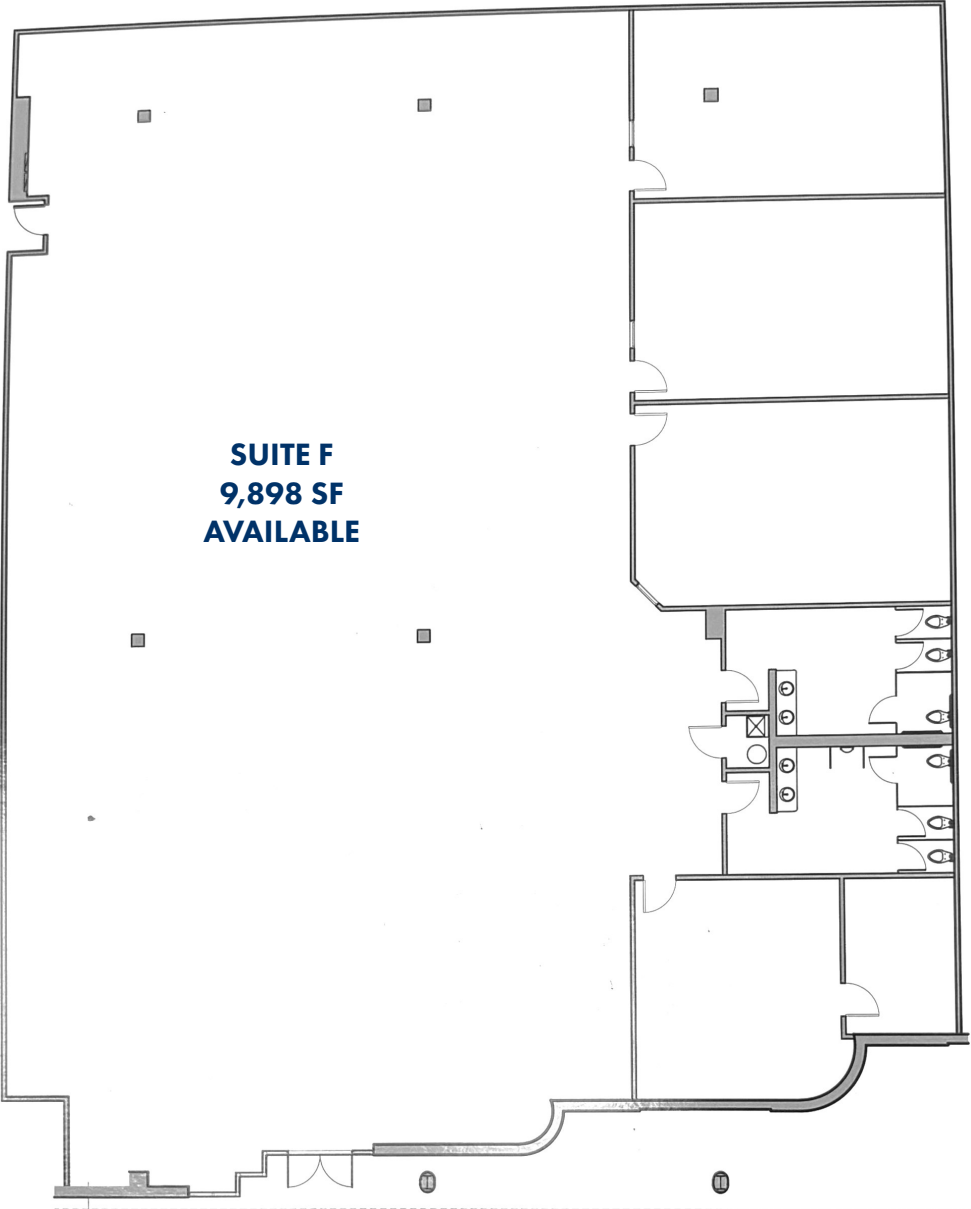
# SUITE C

8085 RIVERS AVE | NORTH CHARLESTON, SC 29406



# SUITE F

8085 RIVERS AVE | NORTH CHARLESTON, SC 29406



**SUITE F  
9,898 SF  
AVAILABLE**

# 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



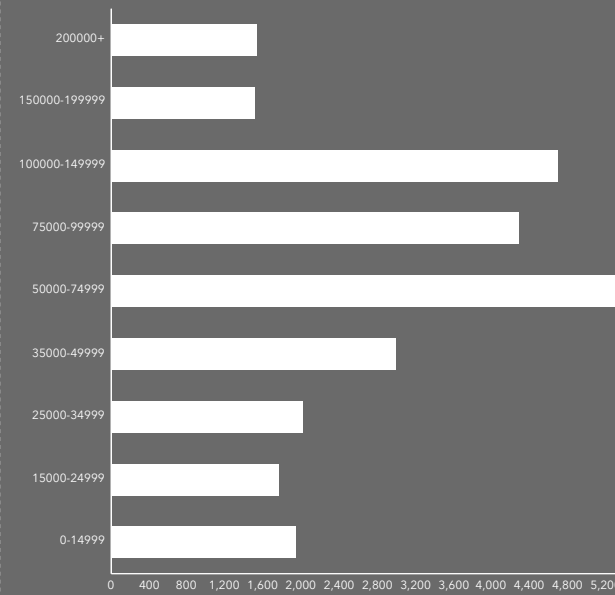
\$36,439

Per Capita Income

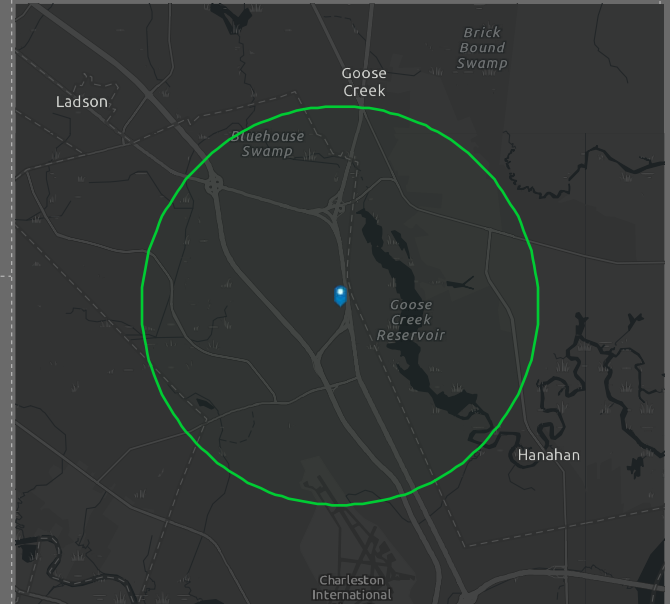


\$99,391

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



**PIEDMONT PROPERTIES**  
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