



For Lease

RETAIL PROPERTY

RIVERS BEND

CLEMENTS FERRY ROAD, CHARLESTON, SC 29492

for more information, please contact:

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OFFERING SUMMARY

Lease Rate:	\$35 - 40 SF/yr (NNN)
Building Size:	7,000 SF
Available SF:	1,742 - 7,000 SF
Zoning:	PUD
Market:	Charleston
Submarket:	Cainho

PROPERTY OVERVIEW

Rivers Bend is a premier new construction retail and office development strategically located at a heavily traveled, signalized intersection in one of the Charleston area's fastest-growing corridors. The project offers exceptional visibility, convenient access, and a built-in customer base with direct frontage on a 120-unit condominium community. This thoughtfully designed commercial building will feature 1,700-7,000 SF or retail options, with high ceilings, modern construction, and a distinctive architectural style that sets it apart from surrounding retail. Each retail suite will include a private outdoor patio, creating a unique and inviting environment for tenants and customers alike. Surrounded by significant residential expansion, the area is master planned for more than 18,000 new homes, including nearby Del Webb communities, and is further supported by a new MUSC medical facility located within a quarter mile of the site--driving strong daytime and evening traffic.

PROPERTY HIGHLIGHTS

- New Construction
- Flexible Floor Plans
- Patio Space
- Fronting 120 Condominiums

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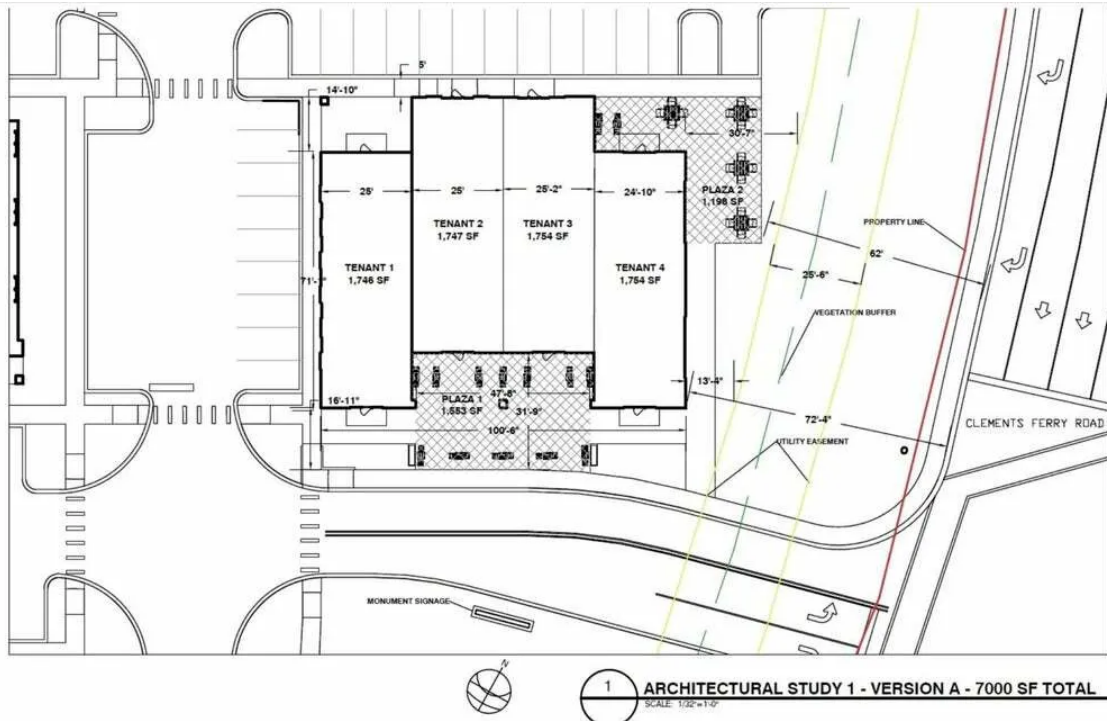
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,742 - 7,000 SF	Lease Rate:	\$35 - \$40 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Tenant 1	Available	1,746 - 7,000 SF	NNN	\$35.00 - \$40.00 SF/yr	-
Tenant 2	Available	1,752 - 7,000 SF	NNN	\$35.00 - \$40.00 SF/yr	-
Tenant 3	Available	1,742 - 3,500 SF	NNN	\$35.00 - \$40.00 SF/yr	-
Full building	Available	1,742 - 7,000 SF	NNN	\$35.00 - \$40.00 SF/yr	-

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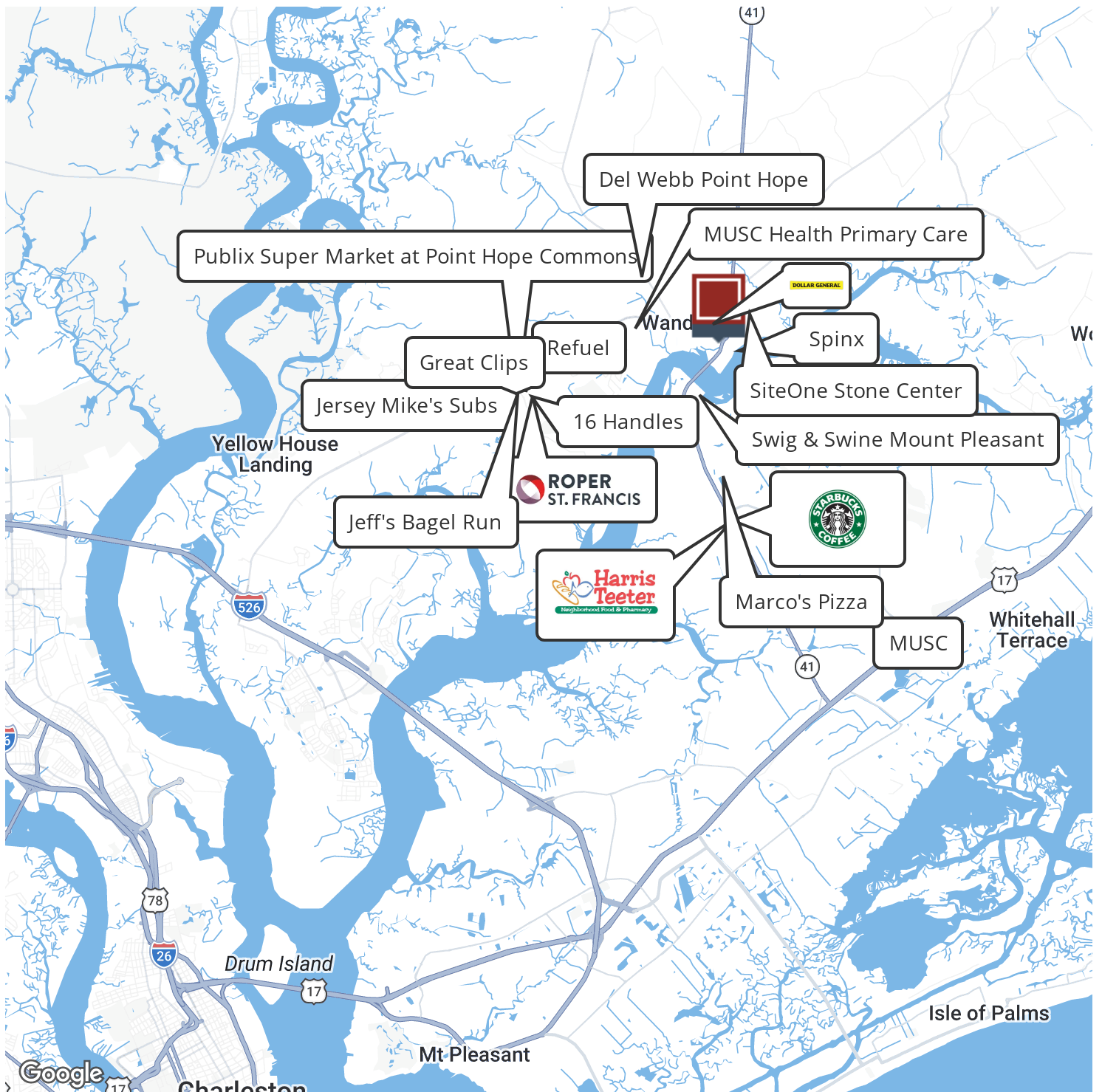
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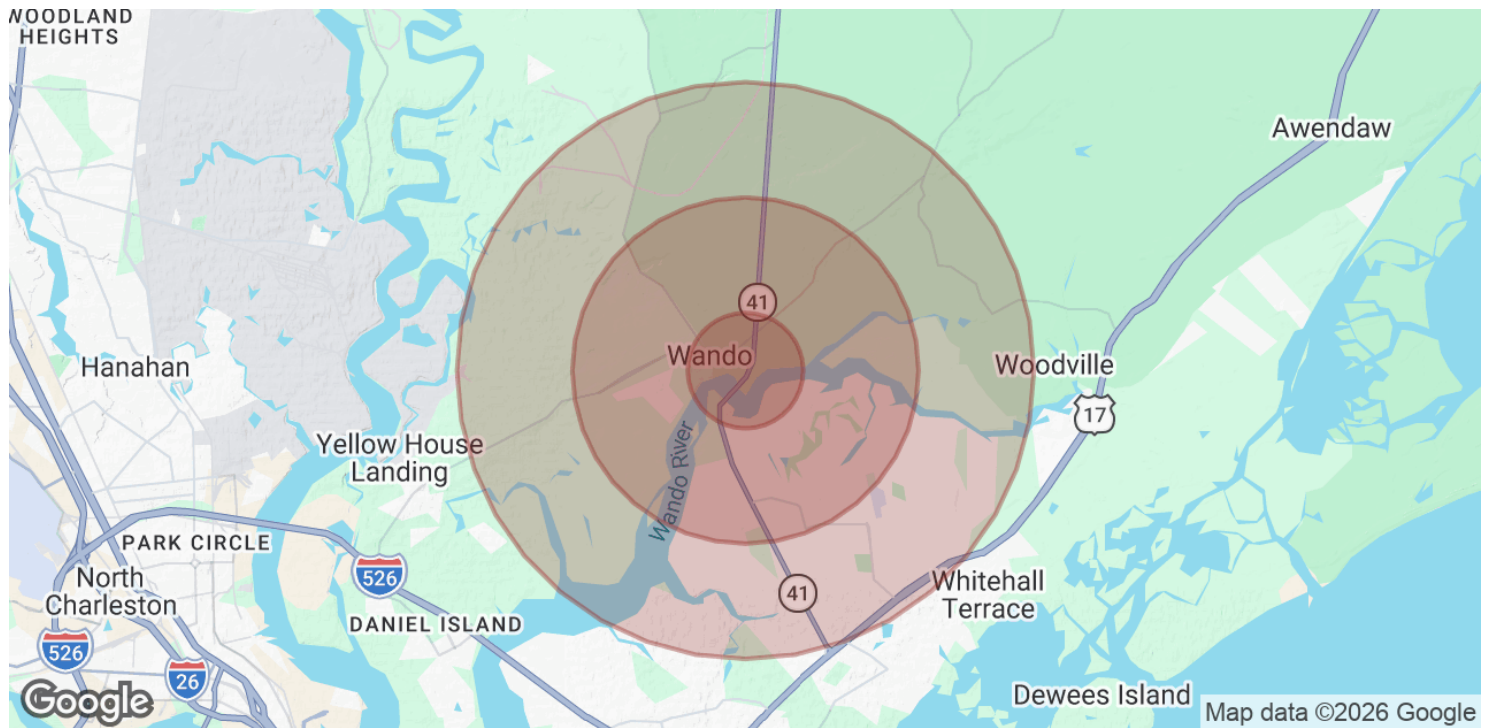
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,408	17,334	37,599
Average Age	40.0	42.8	43.3
Average Age (Male)	39.0	43.4	43.2
Average Age (Female)	41.9	40.9	42.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	502	6,506	14,408
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$177,018	\$193,165	\$175,108
Average House Value	\$750,615	\$723,008	\$692,489

2023 American Community Survey (ACS)

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