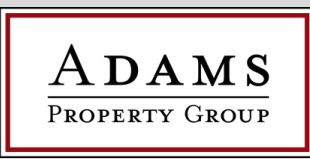
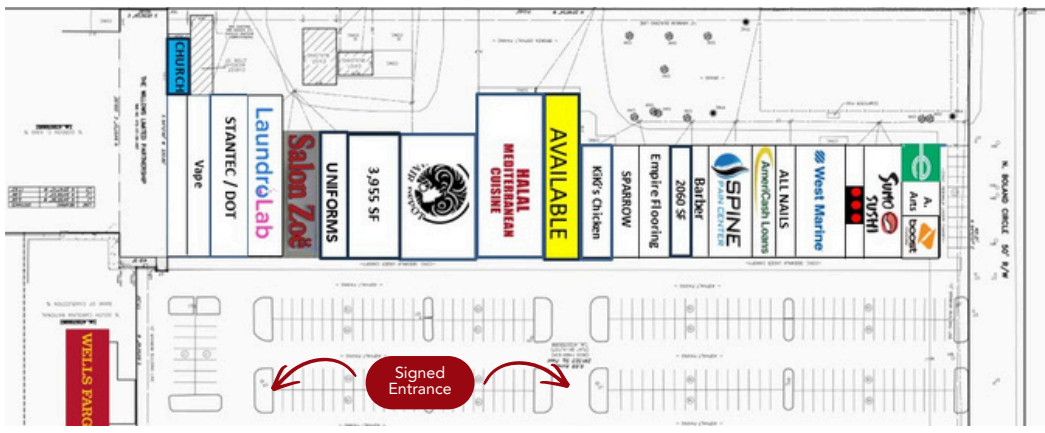


MEDICAL SPACE FOR LEASE IN ICONIC GAS LITE SQUARE

5601 Rivers Avenue
North Charleston, SC

PROPERTY HIGHLIGHTS

AVAILABLE SF	4,450 SF
LEASE RATE	From \$20 PSF
ESTIMATED NNN'S	\$4.98 PSF
	Former dental office



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Park Circle

To Mt. Pleasant/
Daniel Island

Hanahan

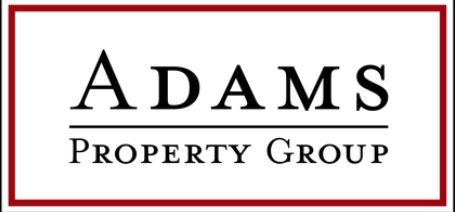
I-526
90,348 VPD

I-26
157,992 VPD



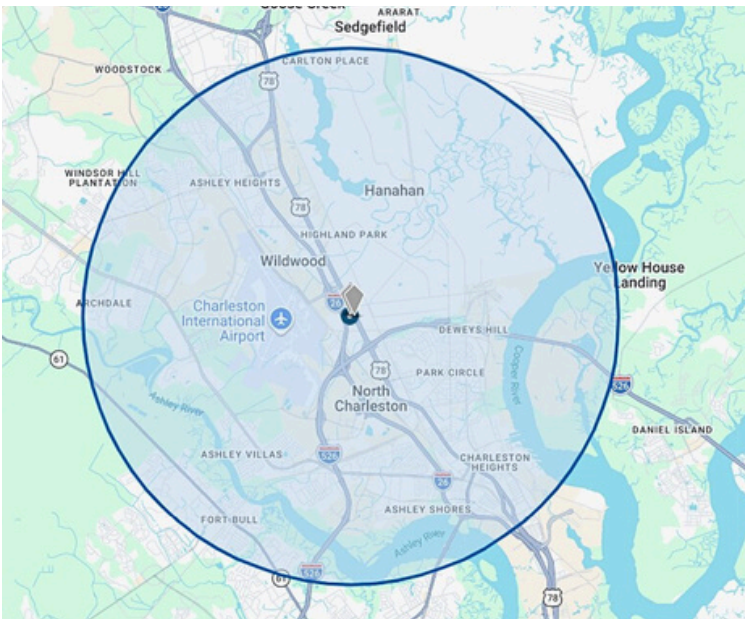
Rivers Ave.
39,300 VPD

Remount Rd.
28,108 VPD



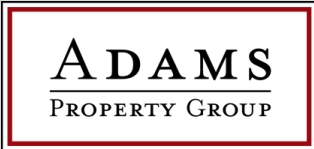
5601 Rivers Avenue
North Charleston, SC

MEDICAL SPACE FOR LEASE IN ICONIC GAS LITE SQUARE



DEMOGRAPHICS (5 mile)

POPULATION	119,739 (2024)
AVG HHI	\$70,081
POPULATION GROWTH PROJECTION	130,870 (2029)
MEDIAN AGE	36.7 years



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