

FOR LEASE

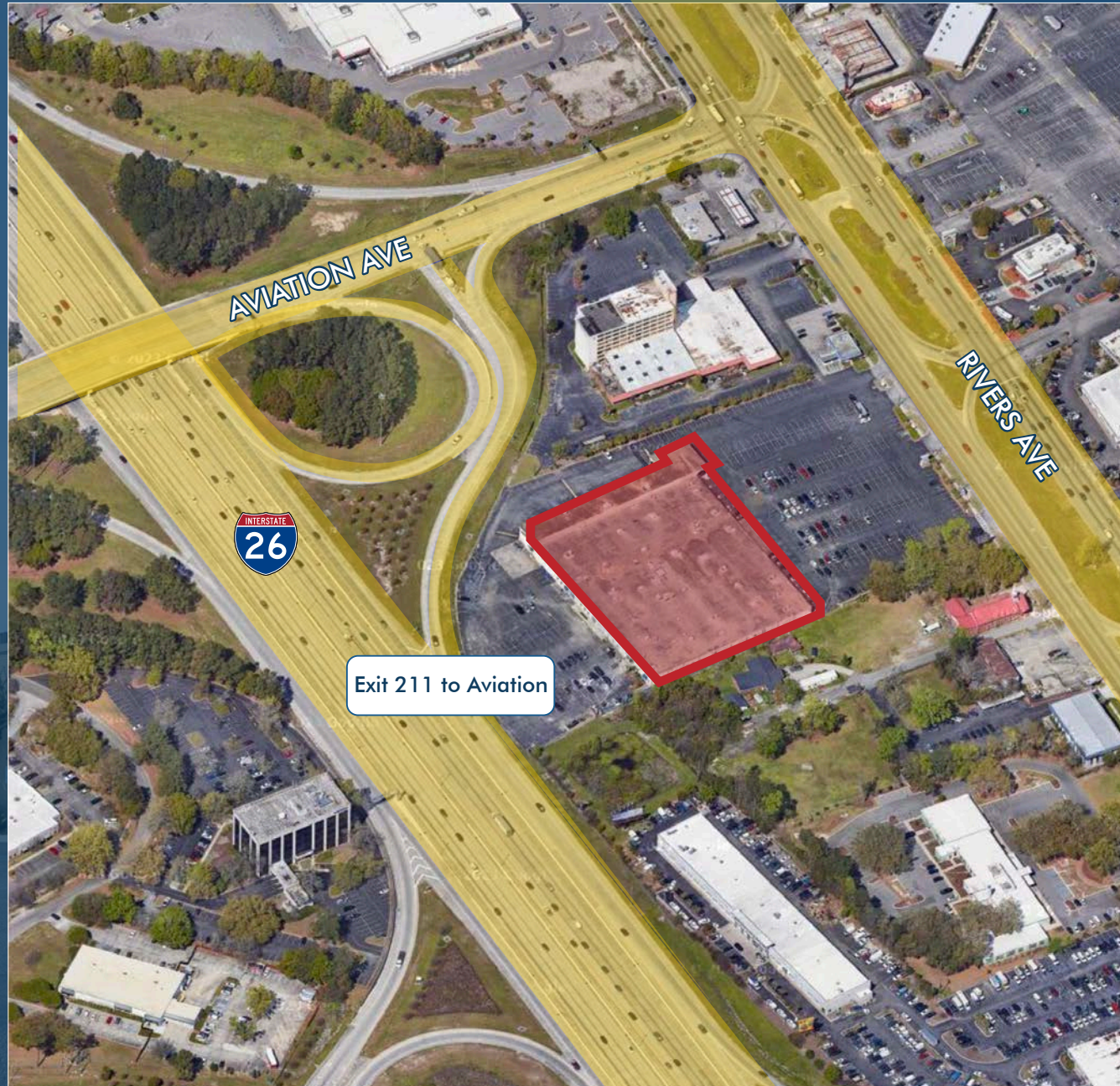
RETAIL / OFFICE
/INDUSTRIAL

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



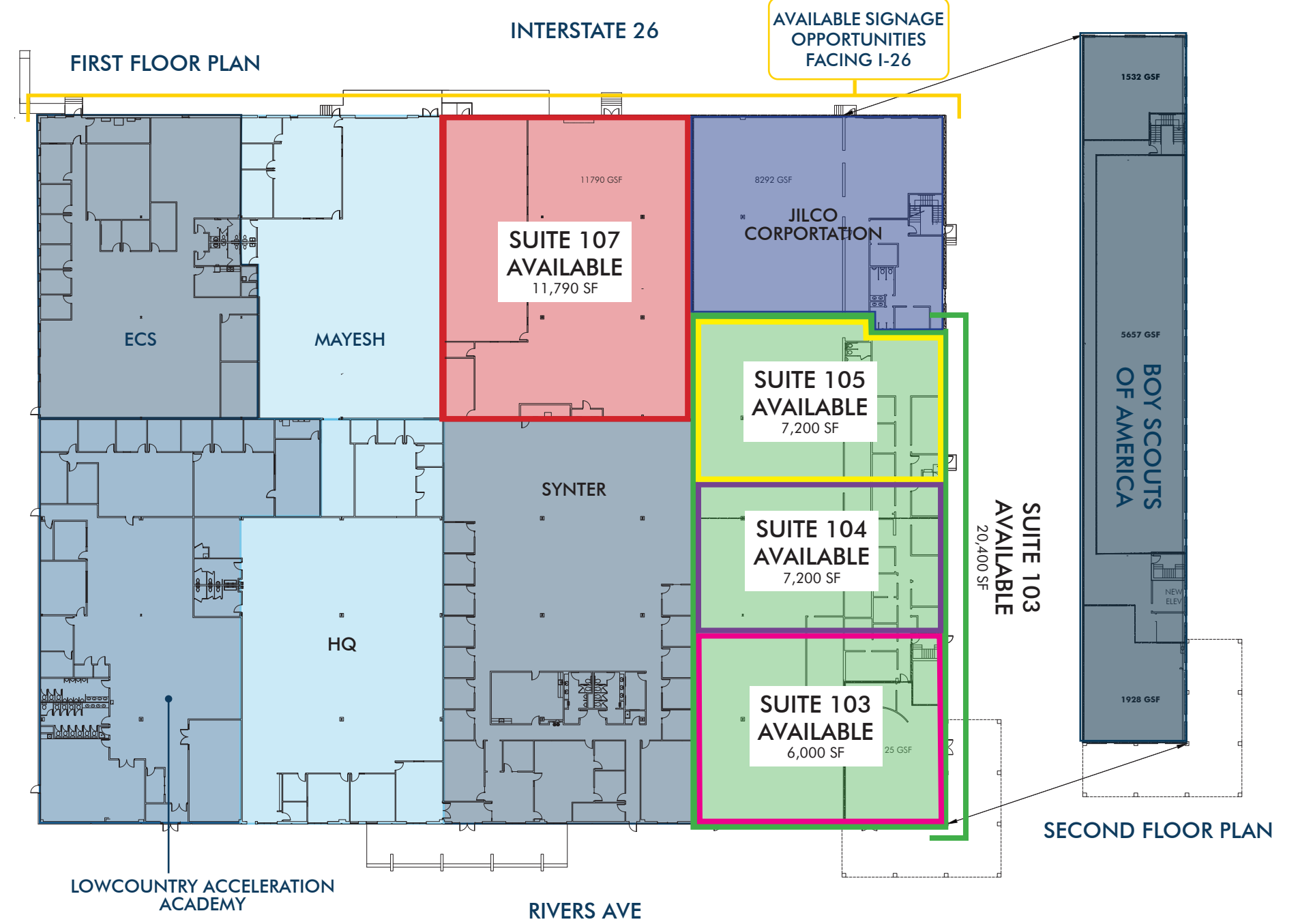
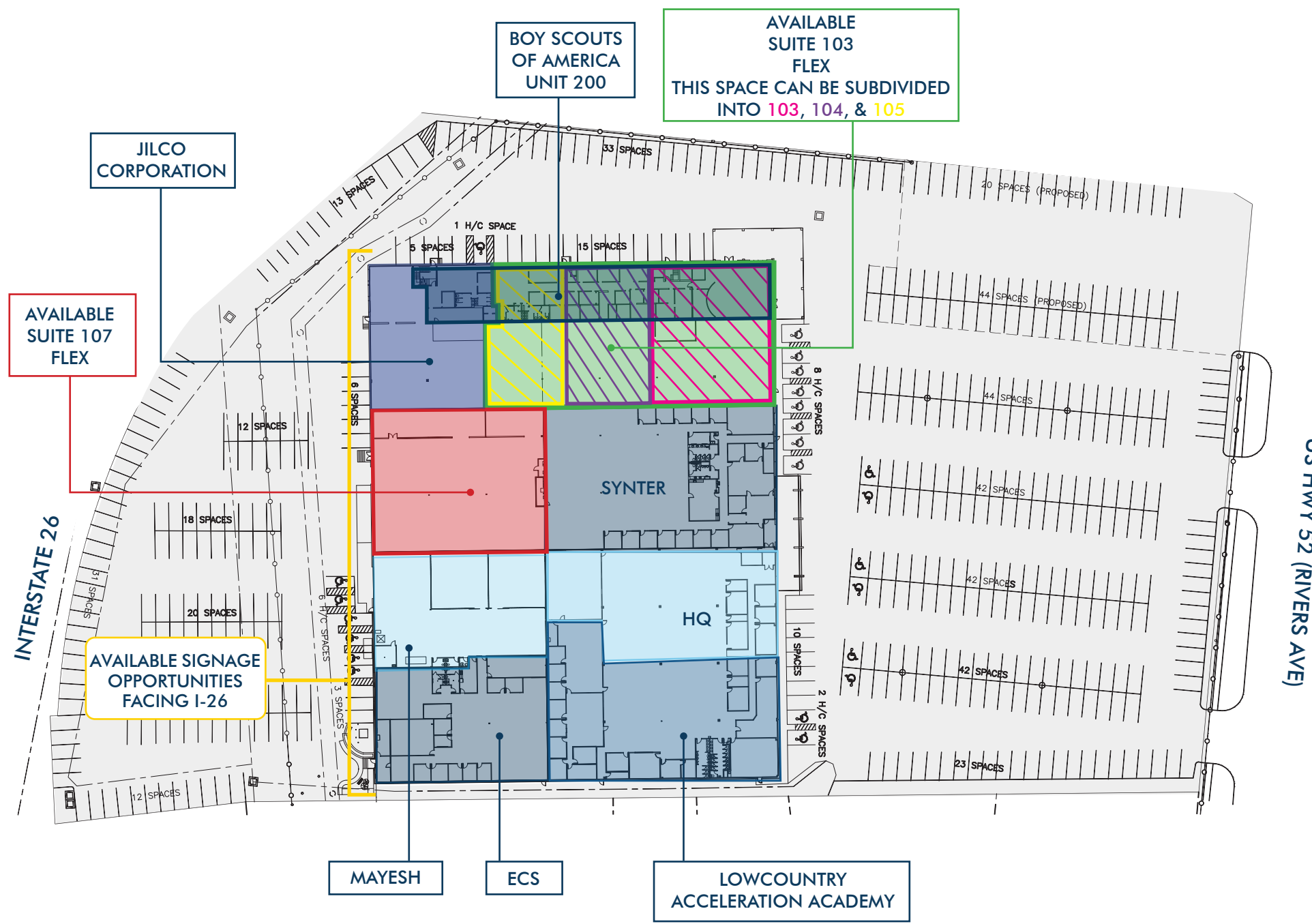
Nearby Amenities

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

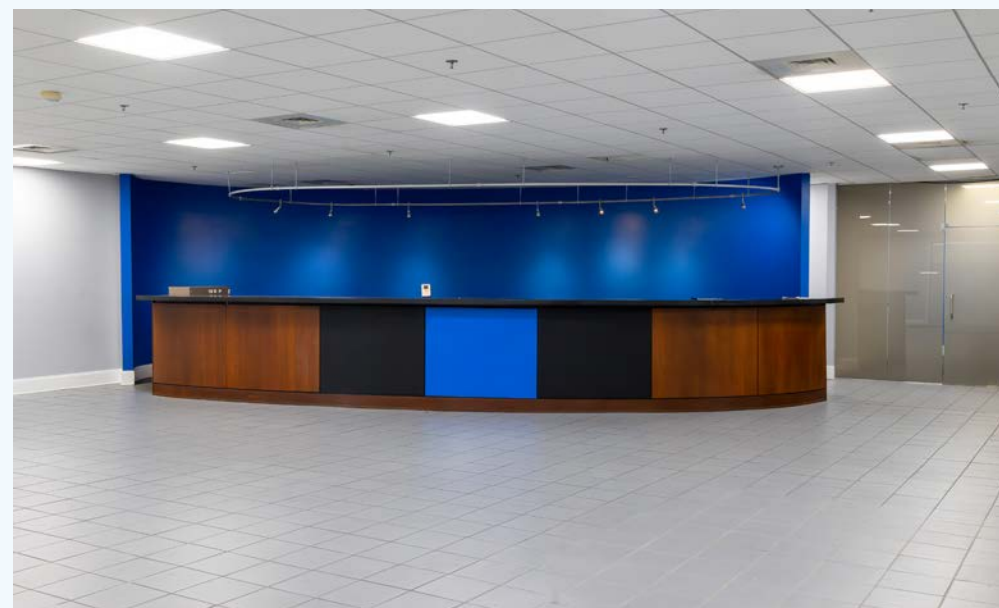
\$12 PSF, NNN
LEASE RATE

\$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

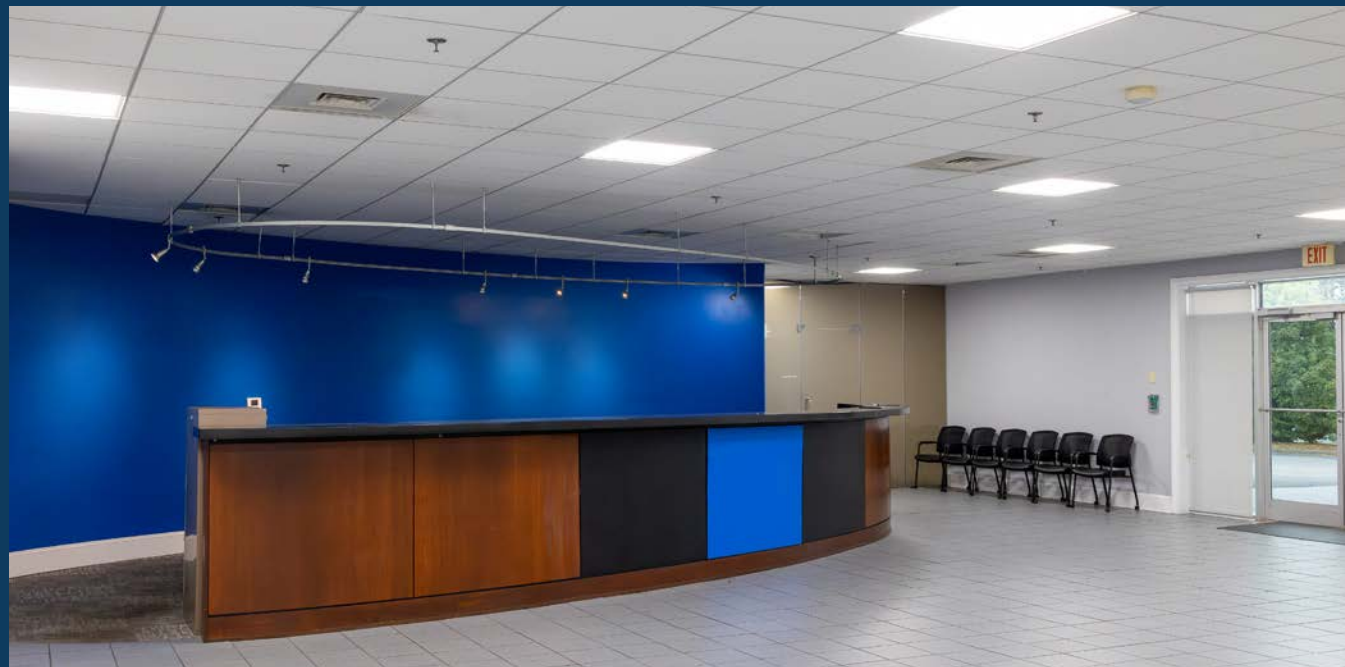
SIZE	20,400 SF
CLEAR HEIGHT	13' - 15'
HEAT/COOL	YES
PARKING	4.25 spaces per 1,000
TRAILER PARKING	N/A
LIGHTING	LED
SPACE DIMENSIONS	122' X 89'
POWER	120V / 3-PHASE
SPRINKLERS	YES
COLUMNS	YES

5935 RIVERS AVE, North Charleston, SC 29406

SUITE 103

SUITE 103

5935 RIVERS AVE, North Charleston, SC 29406



6,000 SF
SIZE

\$14 PSF, NNN
LEASE RATE

\$4.52/SF
OPEX



SUITE 103 SPECS

SIZE	6,000 SF
CLEAR HEIGHT	13'
HEAT/COOL	YES
PARKING	4.25 spaces per 1000
TRAILER PARKING	N/A
LIGHTING	LED
POWER	120V / 3-PHASE
SPRINKLERS	YES
COLUMNS	YES

SUITE 103 DESCRIPTION

This is a 6,000 SF retail/office space fronting Rivers Avenue in North Charleston. Along with prominent signage opportunities, and is ideal for a variety of uses, including furniture and home improvement showroom. Located within the Aviation Centre Office/Retail Complex, the property is just south of the Interstate 26/Aviation Avenue interchange, and offers signage opportunities facing Rivers Avenue, and on the Interstate-facing side of the building, which provides exposure to over 200,000 cars per day. The space includes 3 phase power, sprinklers, and LED lighting throughout. The property includes 4.25/1000 parking ratio.



5935 RIVERS AVE, North Charleston, SC 29406

SUITE 104



7,200 SF
SIZE

\$14 PSF, NNN
LEASE RATE

\$4.52/SF
OPEX

SUITE 104 DESCRIPTION

Possible subdivision of Suite 103, Suite 104 is a 7,200 SF office space in the Aviation Center on Rivers Avenue in North Charleston. This unit offers prominent signage opportunities, private offices and flexible bullpen area. The Aviation Centre Office/Retail Complex, the property is just south of the Interstate 26/Aviation Avenue interchange, and offers signage opportunities facing Rivers Avenue, and on the Interstate-facing side of the building, which provides exposure to over 200,000 cars per day. The space includes 3 phase power, sprinklers, and LED lighting throughout. The property includes 4.25/1000 parking ratio.

SUITE 104



5935 RIVERS AVE, North Charleston, SC 29406

SUITE 104 SPECS

SIZE	7,200 SF
CLEAR HEIGHT	13'
HEAT/COOL	YES
PARKING	4.25 spaces per 1000
TRAILER PARKING	N/A
LIGHTING	LED
POWER	120V / 3-PHASE
SPRINKLERS	YES
COLUMNS	YES



7,200 SF
SIZE

\$14 PSF, NNN
LEASE RATE

\$4.52/SF
OPEX

SUITE 105 DESCRIPTION

Possible subdivision of Suite 103, Suite 105 is a 7,200 SF office space in the Aviation Center on Rivers Avenue in North Charleston. This unit offers prominent signage opportunities, private offices and flexible bullpen area. The Aviation Centre Office/Retail Complex, the property is just south of the Interstate 26/Aviation Avenue interchange, and offers signage opportunities facing Rivers Avenue, and on the Interstate-facing side of the building, which provides exposure to over 200,000 cars per day. The space includes 3 phase power, sprinklers, and LED lighting throughout. The property includes 4.25/1000 parking ratio.



SUITE 105 SPECS

SIZE	7,200 SF
CLEAR HEIGHT	13'
HEAT/COOL	YES
PARKING	4.25 spaces per 1000
TRAILER PARKING	N/A
LIGHTING	LED
POWER	120V / 3-PHASE
SPRINKLERS	YES
COLUMNS	YES

5935 RIVERS AVE, North Charleston, SC 29406

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



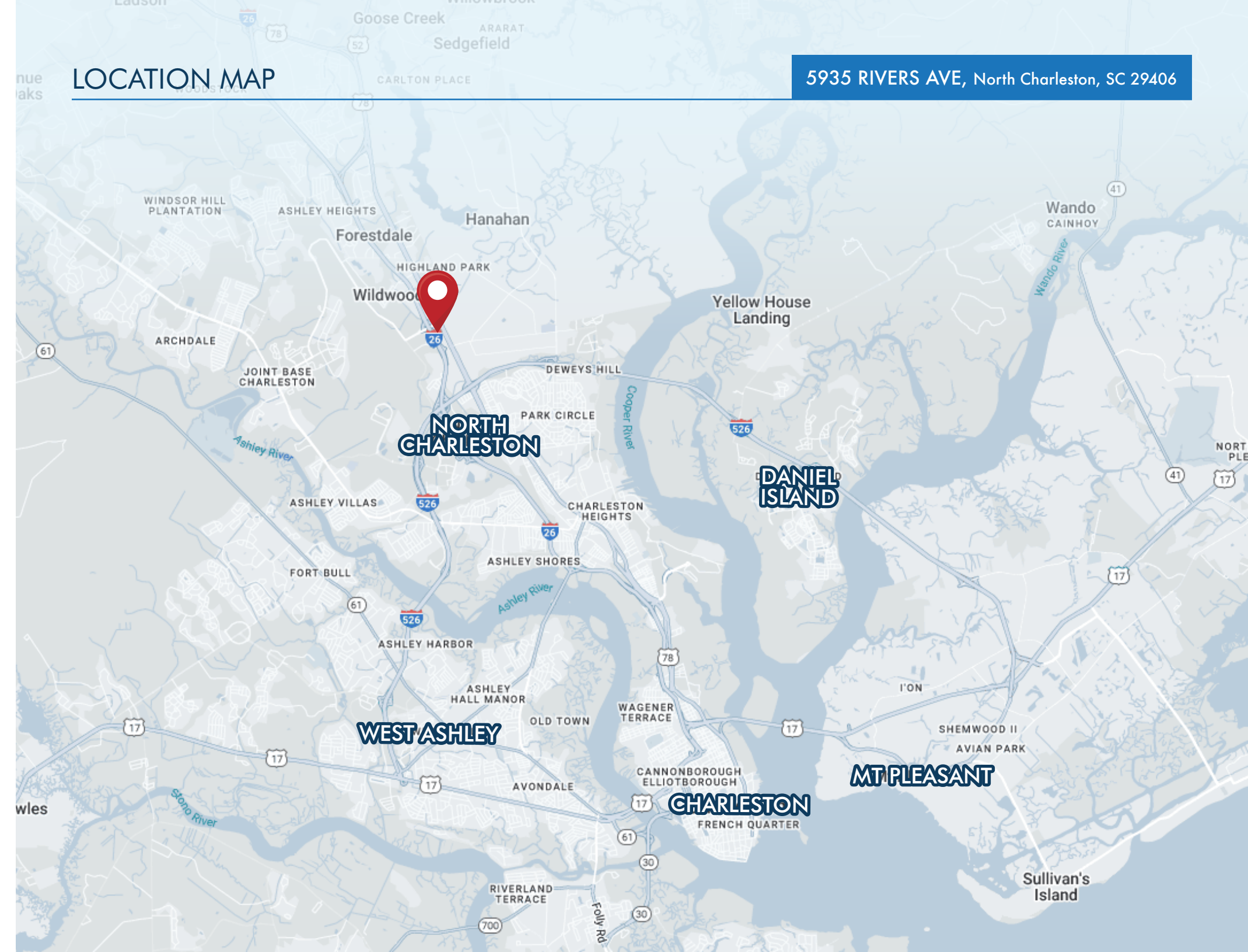
North Charleston is dedicated to establishing an environment where businesses can flourish. Whether an existing business or one looking to relocate, North Charleston's municipal government presents one of the most business friendly environments.

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





INDUSTRIAL CONTACTS:

Todd Garrett, CCIM, SIOR

Managing Partner
+1.843.408.8846
todd.garrett@
harborcommercialpartners.com

Tradd Varner, SIOR

Partner
+1.843.532.1684
tradd.varner@
harborcommercialpartners.com

Crawford Riddle

Associate
+1.864.423.4973
crawford.riddle@
harborcommercialpartners.com

OFFICE CONTACTS:

Gerry Schauer, CCIM

Partner
+1.843.364.2055
gerry.schauer@
harborcommercialpartners.com

Jeremy Willits

Senior Vice President
+1.843.270.9205
jeremy.willits@
harborcommercialpartners.com

Mac Wiseman

Associate
+1.571.228.7881
mac.wiseman@
harborcommercialpartners.com

RETAIL CONTACTS:

Vitré Stephens

Partner
+1 843.513.7555
vitre.stephens@
harborcommercialpartners.com

Walter Reid

Associate Broker
+1 843.344.1071
walter.reid@
harborcommercialpartners.com



harborcommercialpartners.com