

114,419 SF FOR SALE

3725 RIVERS AVENUE, NORTH CHARLESTON, SOUTH CAROLINA

114,419 SF AVAILABLE FOR SALE

PAVED LOT WITH 668 PARKING SPACES

*This is not a survey of the property.
Please refer to county records.*

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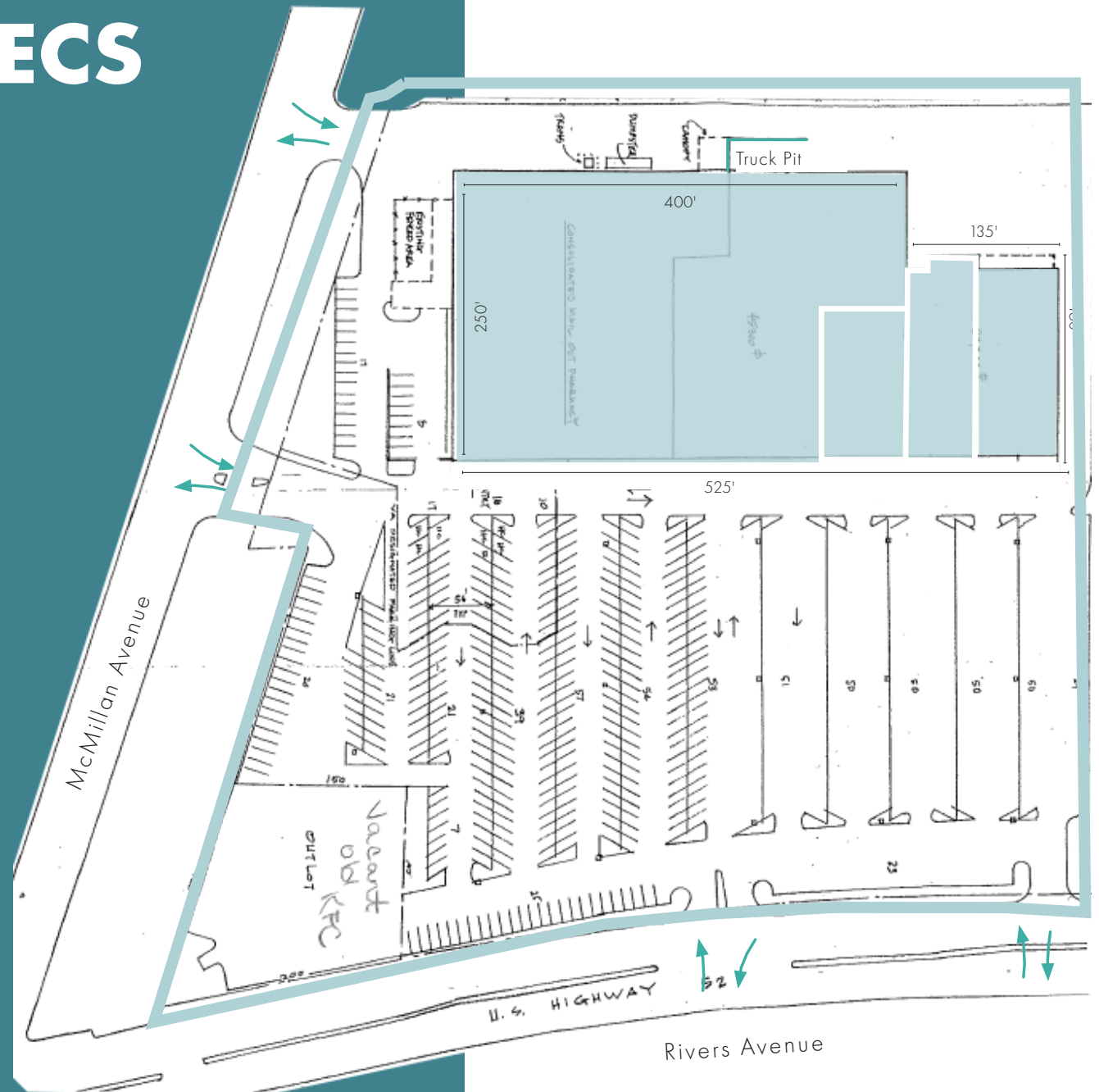
will.crowell@bridge-commercial.com

PLANS + SPECS

3725 RIVERS AVENUE

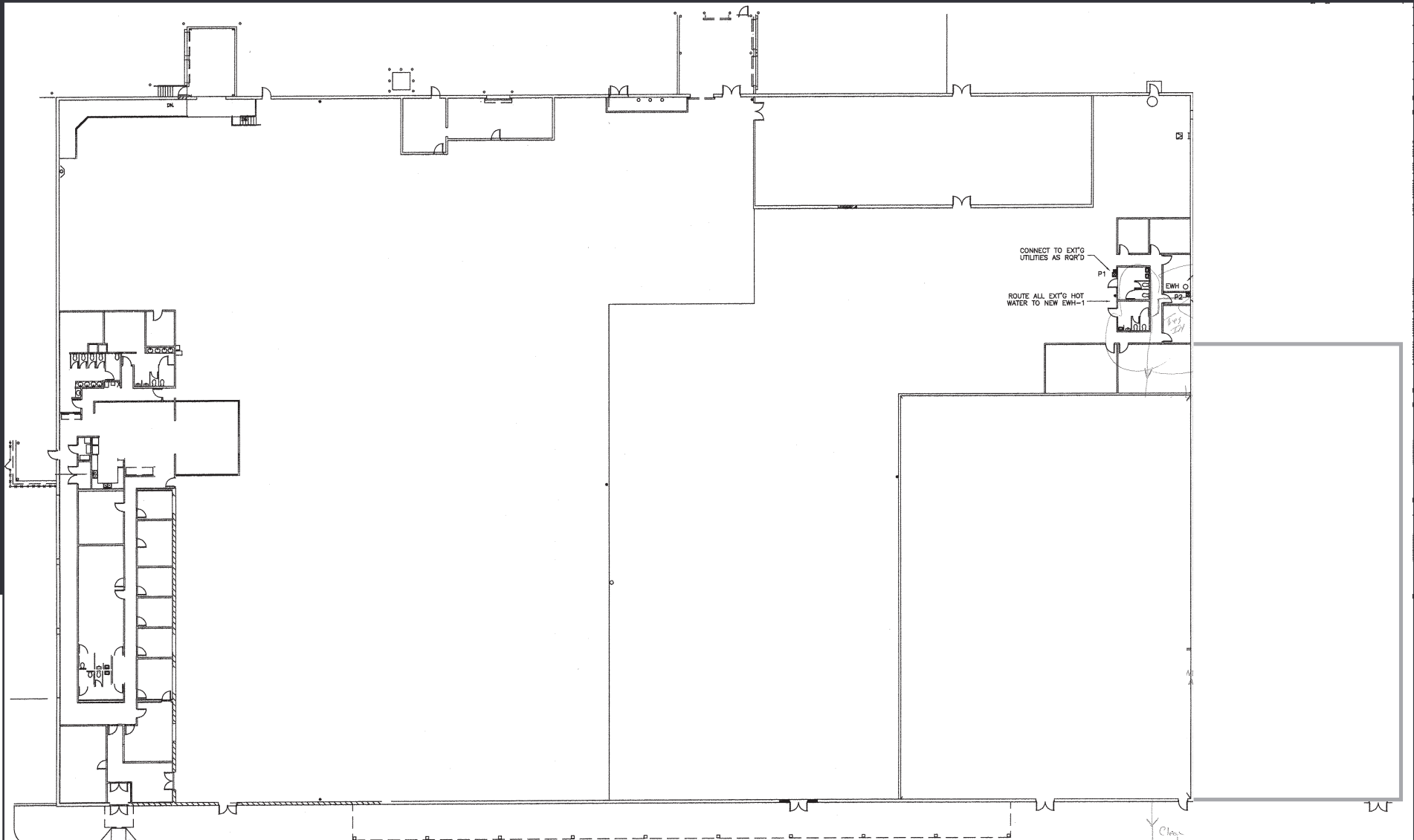
TOTAL SF:	114,419 SF
AVAILABLE SF:	114,419 SF
TOTAL ACREAGE:	10.72 AC
ZONING:	B-2
CLEAR HEIGHT:	24'
FIRE PROTECTION:	Sprinklered
LIGHTING:	Fluorescent
CAR PARKING:	668 spaces

**ABLE TO ACCOMMODATE A VARIETY
OF USERS & AMPLE PARKING**



BUILDING PLAN

3725 RIVERS AVENUE



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INTERIOR + EXTERIOR

3725 RIVERS AVENUE





LRT

Proposed Lowcountry Rapid Transit Accessibility: The proposed 23-mile Bus Rapid Transit (BRT) system will connect Charleston, North Charleston, and Summerville, offering a fast and reliable transit option. A stop will be conveniently located 0.5 miles away at Dorchester Avenue and Rivers Avenue. Construction is set to begin in 2024, enhancing connectivity and reducing traffic congestion.

CHARLESTON INT AIRPORT

Navy Weapons Station

REMOUNT RD

INTERSTATE 526

19

N. RHETT AVE

N CHARLESTON PORT TERMINAL

20

VIRGINIA AVE

Cooper River

MONTAGUE AVE

Park Circle

Garco Mill

Mixson

TangerOutlets

Calvin Klein NIKE THE NORTH FACE STARBUCKS COFFEE SPORTSMANS WAREHOUSE TOPGOLF

Park Circle Restaurants

Sesame LoLA PADDOCK Dig THE D PARK Orange Spot JACKRABBIT FILLY

RIVERS AVE

NOISSETTE BLVD

Park Circle Breweries

FIREFLY DISTILLERY HOLY CITY BREWING

3725 RIVERS AVENUE

Riverfront Park

INTERSTATE 26

Navy Yard At Noisette

Navy Hospital Redevelopment

BRIDGE COMMERCIAL