

FREE-STANDING RETAIL BUILDING

FOR SALE

6258 RIVERS AVE,
NORTH CHARLESTON, SC 29406



PROPERTY OVERVIEW

1.84 ACRES on Rivers Avenue, North Charleston with 120 parking spaces and terrific 200' of Frontage. Property zoned General Commercial. Former Restaurant of 11,358sq.ft Building in place. All utilities are in place. Tall Electronic Signage reaches approximately 25ft.high

Apartment Communities, Storage Facilities and Restaurants are under construction nearby. Adjacent Businesses are Pep Boys and Boot Jack.Very High Traffic Count. Best Uses are Office, Fast Food, Car Wash, Banking or Strip Mall Center, etc.

Space can accommodate any New Construction of General Commercial Use with need of ample flat acreage space.

FOR MORE DETAILS CONTACT:

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Coldwell Banker Commercial Atlantic

Cell 843-822-4311
Fax 843-744-9879

Main 843-744-9877

3506 W Montague Ave Suite 200
North Charleston, SC 29418

KEY FEATURES

PRICE:	\$1,000,000
BUILDING SIZE:	11,358 SF
ZONING:	General Commercial
VPD:	50,270 VPD
COUNTY:	Charleston
MLS #:	30034419
TAX MAP:	475-16-00-026



CBCAtlantic.com

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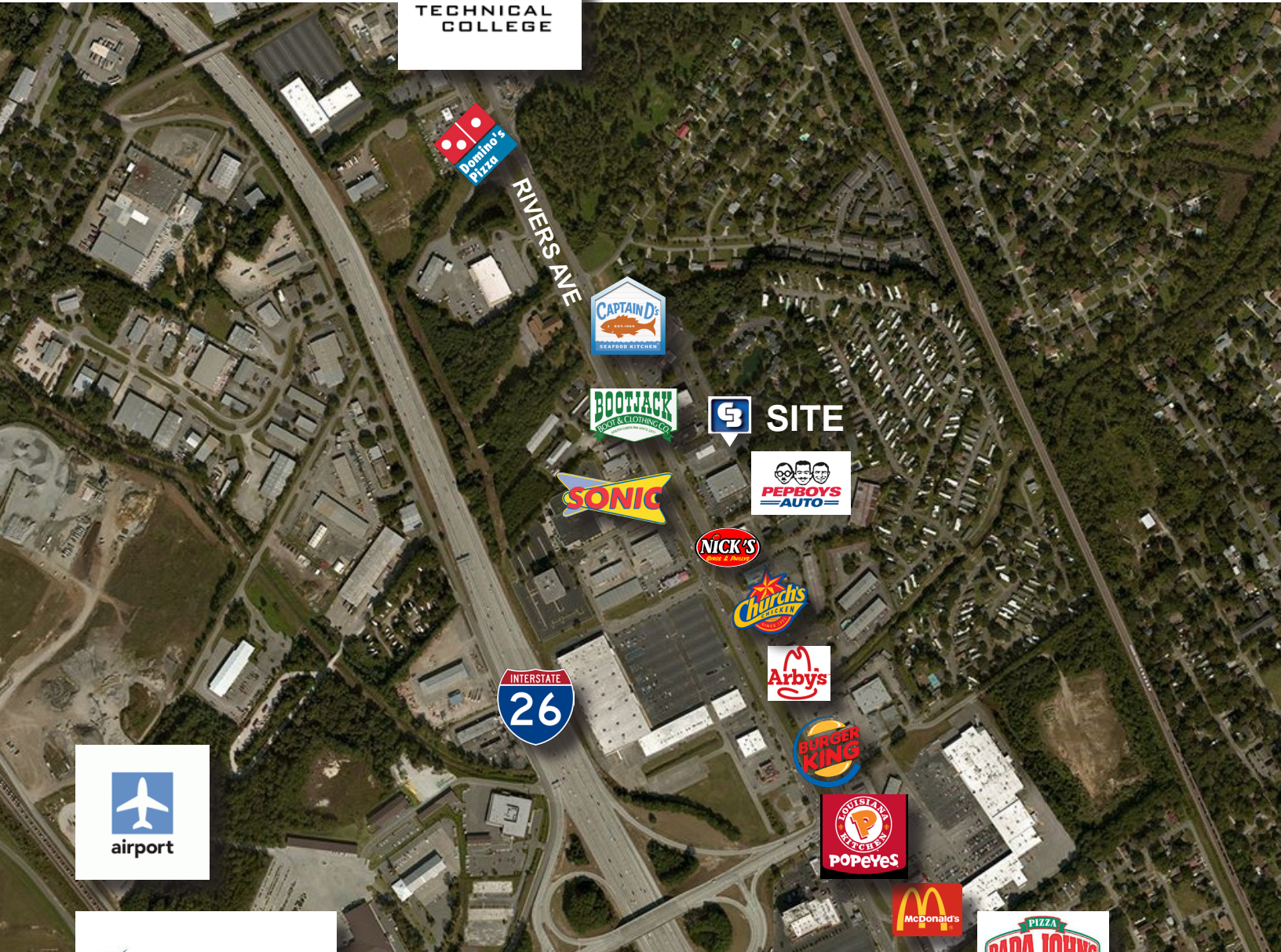
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Traffic Count Report

Golden River Chinese Restaurant

6258 Rivers Ave, Charleston, SC 29406

Building Type: **General Retail**
Secondary: **Restaurant**

Year Built: **1979**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Rivers Ave		0.00	2010	50,270	MPSI	.22
2	Aviation Ave		0.00	2010	29,590	MPSI	.32
3	Aviation Ave	Rivers Ave	0.03 NE	2015	29,681	MPSI	.40
4	I- 26	Eagle Dr	0.14 NW	2015	116,434	MPSI	.47
5	Hanahan Rd	Highland Park Rd	0.07 NE	2015	9,019	MPSI	.48
6	I-26		0.00	2010	116,524	MPSI	.53
7	Springhill Rd	Fort Dr	0.17 SW	2015	129	MPSI	.54
8	Eagle Dr	I- 26	0.06 SW	2015	3,785	MPSI	.59
9	Highland Park Ave	Pickens Ave	0.11 SE	2010	11,950	MPSI	.59
10	Highland Park Rd	N Murray Ave	0.06 SE	2012	12,800	MPSI	.59

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