

AVAILABLE - FOR LEASE

3901 RIVERS AVENUE NORTH CHARLESTON, SC 29405

FREESTANDING OFFICE



LOCATION

OFFERED BY



(843) 856-4600
www.belklucy.com

Kevin Shields
kevin.shields@belklucy.com
(843) 936-1715 — direct office
(843) 593-7119 — mobile

PROPERTY INFORMATION

PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for 3901 Rivers Avenue in North Charleston. This 2,100 square foot freestanding building is positioned off well traveled Rivers Avenue and has excellent signage opportunities and ample parking. Centrally located, this is an excellent opportunity for numerous medical or office users.

AREA DESCRIPTION

North Charleston is a vibrant city that attracts more than 2 million visitors annually. This thriving, business friendly area is a major economic driver of the 850,000-person Charleston, SC MSA. The city has excellent shopping facilities, malls, restaurants, and beautifully planned neighborhoods. North Charleston brings an atmosphere of continued growth to the hub of the Lowcountry.



TERMS AND CONDITIONS

Size	2,100 sf
Lease Rate	\$18.50/sf
CAM, Taxes and Ins. (est.)	\$TBD

DEMOGRAPHICS (3-MILE)

Population	40,171
Households	17,334
Avg. HH Income	\$79,975
Traffic Count	19,100 VPD

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ADDITIONAL PHOTOS



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**belk
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