

**6933 N RIVERS AVE**

**NORTH CHARLESTON**

**Price: \$3,000,000**

**MLS#:** 2912174p - CMS - LAN - Comm, Rec, Office, MultiRes, Retail **Status:** Active  
**Area:** (32) CHS-N.Chas./Summerville outside I-526  
**Name:** **ProposedDev:** Y  
**Address:** [6933 N RIVERS AVE](#)  
**City:** NORTH CHARLESTON **Zip:** [29406](#)  
**Municipality:** (13) NORTH CHARLESTON **County:** Charleston  
**Bldg SqFt:** **Lot SqFt:**  
**Acreage:** 11.03 **Lot Dim:**  
**Zoning:** B-2 **Lot Front:**  
**Tax Map#:** 478-16-00-003 **Lot Depth:**  
**Off Class:** **Off SqFt:**  
**Directions:** From I-26 take the Ashley Phosphate exit and go east towards Rivers Avenue, turn right on Rivers and property will be a quarter mile down on the right.  
**Ava.Suite:**

Click photo for additional media and enlargement



**Prop Desc:** This site has 375 feet of frontage on Rivers Avenue and is a few hundred yards from one of the busiest intersections in South Carolina. Surrounded by a number of big box retailers (Best Buy, Target, and Wal-Mart), car dealerships and well known restaurant chains. Located directly across from Trident Technical College.

**Loopnet Cat:** Retail (land)  
**ConstrStat:** Proposed Construction

**CntngncyRsn:**

**Lease Info:**

**Financing:**

**Down Pymnt:**

**Loan Pymnt:**

**Cash Flow:**

**Gross Inc:**

**Ann. Exp:**

**NOI:**

**Cap Rate:** %

**Auction Type:**

**Reserve Amt:**

**List Date:** 5/4/2009 **Exp Date:** 5/3/2010  
**Coop:** Co-op **Manner Comp Pd:** Call for Details **Agency:** Exclusive Right to Sell  
**List Agent:** (16930) [MARK E. ERICKSON](#) **Type/Comp/SubAccept:** EXRTSEL/3 %/  
**List Office:** (8006) COPPEDGE & TISON COMMERCIAL RE **Variable:** Y  
**Contacts:** Agent Office Direct 843-724-0109 Agent Mobile 404-226-5829 **List Co-Agent:** ()

**Area Desc:**

**Agnt Notes:**

**Tenant Info:**

<b>Ind Clernce:</b>	<b>Ind Dock High:</b>	<b>Ind Grnd Lvl:</b>
<b>Ind Power:</b>	<b>Ind Rail:</b>	<b>Ind Sprinkler:</b>
<b>Lan Max Price/SqFt:</b>	<b>Lan Min Price/SqFt:</b>	<b>Ret Anchors:</b>
<b>Mul Exp/Sqft:</b>	<b>Mul Exp Types:</b>	<b>Mul Exp/Unit:</b>
<b>Mul GRM:</b>	<b>Mul Num Unit:</b>	<b>Mul Price/Unit:</b>
<b>Mul Schd Inc:</b>	<b>Mul Vacancy:</b>	<b>Apx YrBit:</b>
<b>Eave Height:</b>		

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 Prepared by MARK ERICKSON of COPPEDGE & TISON COMMERCIAL REAL ESTATE on 5/5/2009 10:02:09 AM