

2,400 SF AVAILABLE
North Rivers Towne Center
7250 Rivers Avenue | North Charleston, SC





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#### PROPERTY INFORMATION

• GLA: 122,057 SF

Space available: 2,400 SFLease Rate: PLEASE CALL

• Estimated TICAM: PLEASE CALL

• Available immediately

#### **PROPERTY HIGHLIGHTS**

- Anchored by Target, Ross, Buy Buy Baby, and David's Bridal. Tenants are reporting above average sales performance
- Site benefits from two pylon signs
- New ownership with proposed renovations
- Major employers nearby include Joint Base Charleston (22,000 employees), Boeing (7,000), Trident Technical College (1,200 employees, 12,000 students), and Mercedes-Benz (1,100)
- North Charleston has led South Carolina in annual retail sales for the past two decades

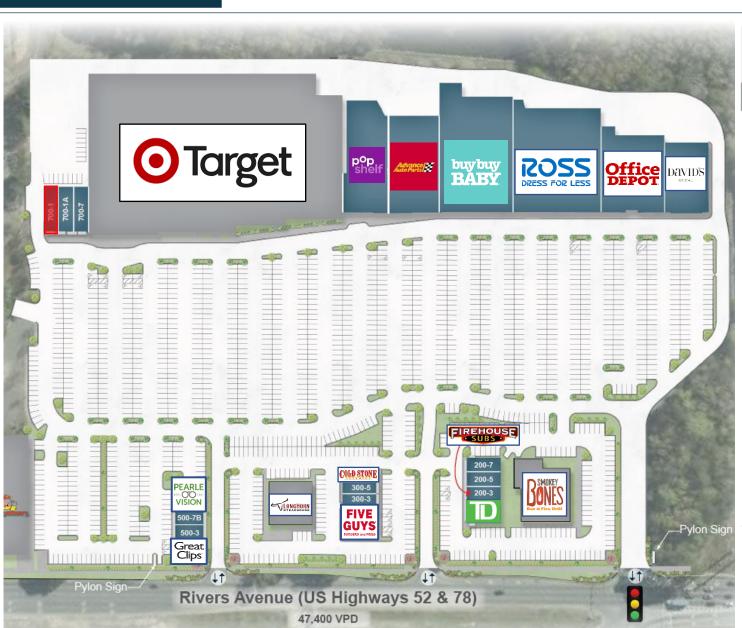
METRIC	1 MILE	3 MILE	5 MILE
POPULATION	6,193	60,634	139,033
AVERAGE HH INCOME	\$55,220	\$68,884	\$68,592
MEDIAN HH INCOME	\$39,558	\$54,162	\$52,947
BUSINESS ESTABLISHMENTS	539	2,336	4,821
DAYTIME EMPLOYEES	8,379	31,140	76,261

#### CONTACT

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www.lbxinvestments.com



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Shopping Center GLA	MATERIAL FACTS				
TENANTS   SQ FT					
300-A   pOpshelf   12,433 SF   300-3   Tropical Smoothie Cafe   1,745 SF   300-5   Cricket Wireless   1,216 SF   1,216 SF   300-7   Cold Stone Creamery   28,200 SF   300-7   Cold Stone Creamery   1,556 SF   1100   Ross Dress For Less   30,024 SF   1,250 SF   1,250 SF   1200   Office Depot   16,000 SF   500-3   GameStop   1,750 SF   1,750					
300-A   pOpshelf   12,433 SF   300-3   Tropical Smoothie Cafe   1,745 SF   300-5   Cricket Wireless   1,216 SF   1,216 SF   300-7   Cold Stone Creamery   28,200 SF   300-7   Cold Stone Creamery   1,556 SF   1100   Ross Dress For Less   30,024 SF   500-1   Great Clips   1,250 SF   1200   Office Depot   16,000 SF   500-3   GameStop   1,750 SF					
12,433 SF   1,745 SF   1,745 SF	TENANTSTSQFT				
300-5   Cricket Wireless   1,216 SF     1000   Buy Buy Baby   28,200 SF     1100   Ross Dress For Less   30,024 SF     1200   Office Depot   16,000 SF     1,750 SF       1,750 SF     1,	e				
19,000 SF  1,216 SF  1000 Buy Buy Baby 28,200 SF  1100 Ross Dress For Less 30,024 SF  1200 Office Depot 16,000 SF  1,216 SF  300-7 Cold Stone Creamery 1,556 SF  500-1 Great Clips 1,250 SF  500-3 GameStop 1,750 SF					
1000         Buy Buy Baby         300-7         Cold Stone Creamery           1200         Ross Dress For Less         500-1         Great Clips           1200         Office Depot         1,250 SF           1200         GameStop         1,750 SF	-				
28,200 SF 1,556 SF  1100 Ross Dress For Less 30,024 SF 500-1 Great Clips 1,250 SF  1200 Office Depot 16,000 SF 500-3 GameStop 1,750 SF					
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1200 Office Depot 500-3 GameStop 1,750 SF					
16,000 SF 1,750 SF					
16,000 SF 1,750 SF	_				
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1000 5 111 5 11 1					
1300 David's Bridal 500-7B E-Cig Charleston					
10,000 SF 1,000 SF					
200-1 TD Bank 500-7 Pearle Vision	$\dashv$				
2,400 SF 2,000SF					
200-3 Firehouse Subs 700-1 AVAILABLE					
1,800 SF 2,400 SF					
200-5 Wingstop 700-1A Remedy Staffing	$\dashv$				
1,400 SF 2,400 SF					
	_				
200-7 Super Nails 700-7 Prominent Nails					
1,400 SF 1,600 SF					
V Five Guys					
2,042 SF					

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