

JR. ANCHOR SPACE AVAILABLE AT ICONIC LOCATION ON RIVERS AVENUE

Broker Incentive

*Up to \$5K based on qualified tenant & lease term



UP TO 18,000 SF AVAILABLE

9,300 SF

- Retail or Showroom
- Loading ramp with roll-up door
- Tons of storefront glass

8,700 +/- SF

- Retail with ample back of house
- High ceilings
- Large storefront

Rent from \$16
SF NNN's x \$4

CONTACT:

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ADAMS
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LEASED		SCBT		Laundr@Lab		SITE PLAN:		8714 SF		9300 SF		Chill 'n Grill		GEICO		Salon Zoë		Dolphin Dental Group		LEASED		Coming Soon!		Coming Soon!		SEAFOOD POT		BLADES		SPINE PAIN CENTER		AmeriCash Loans		ALL NAILS		West Marine		MUSE		boost		CINZA SUSHI		Traffic Light	
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HIGHLIGHTS:

- Seconds from I-26
- Iconic / well known location
- Close to bus stop – convenient for non-driving employees
- Minutes from I-526
- Food Truck parking available
- High visibility and traffic counts

DEMOGRAPHICS:

2022 Population (5-mile radius)	(2-mile radius)
139,488	32,888
2022 Median Home Value (5-mile radius)	(2-mile radius)
\$196,018	\$187,707

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