

2 AC Industrial Land

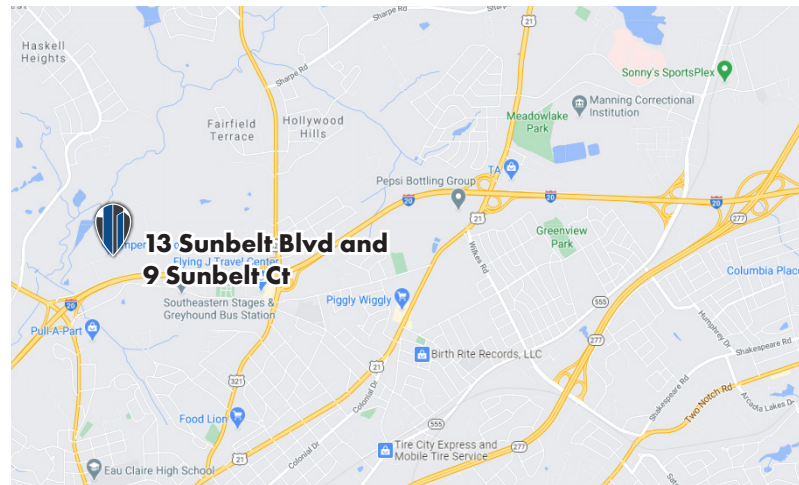
13 Sunbelt Blvd, Columbia, SC 29202
 9 Sunbelt Court, Columbia, SC 29202



FOR SALE

- 2 AC (13 Sunbelt Blvd and 9 Sunbelt Ct)
- 1 AC at 13 Sunbelt Blvd plus ±600 SF office trailer are currently leased through 7/31/22
- 9 Sunbelt Ct has a ±2,000 SF office building on site, badly flooded in 2015 - property sold AS-IS
- Conveniently located off of I-20, and within 5 miles of I-77 and I-26
- Over 11,000 VPD on Monticello Rd and 97,000 VPD on I-20
- Zoning M-1 Industrial
- Surrounded by many industrial, professional, and wholesale businesses within 1 mile radius
- Excellent opportunity for landscaping service, construction service, or vehicle/equipment storage

SALES PRICE: \$395,000



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	1,615	39,403	120,292
TOTAL HOUSEHOLDS:	646	15,349	48,601
MEDIAN HH INCOME:	\$26,964	\$31,138	\$37,405