

# Freestanding Retail Building

1421 Broad River Rd, Columbia, SC 29210



## FOR LEASE

### HIGHLIGHTS:

- 3,000 SF retail building
- Heavily traveled retail corridor
- 32,480 vehicles passing per day on Broad River Rd
- Easy access to I-20, I-26, and downtown Columbia
- ADA compliant entrances, restrooms, and parking
- New 7.5 ton HVAC unit installed in 2018
- Zoning: GC
- Pylon signage available

**LEASE RATE: \$3,000/month + Utilities**



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION:</b>	7,433	68,382	168,869
<b>TOTAL HOUSEHOLDS:</b>	3,879	29,296	69,010
<b>MEDIAN HH INCOME:</b>	\$43,083	\$40,098	\$41,032