

Freestanding Retail Building

1421 Broad River Rd, Columbia, SC 29210



FOR SALE OR 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

SALES PRICE: \$350,000

LEASE RATE: \$3,000/Month + Utilities



DEMOGRAPHICS

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