

Freestanding Office Building

426 Bush River Road, Columbia, SC 29210



FOR SALE OR LEASE

- 6,890 SF Office Building
- 20+ offices, 3 conference rooms, large open office call center area, perfect for work stations.
- Very close to I-20 & I-26 for a company looking for connectivity to the Columbia Metro.
- 42 Parking spaces
- Zoning: GC - General Commercial
- VPD +/- 28,000 cars per day on Bush River Rd, +/- 68,000 cars per day on I-126.
- Land Size: 0.95 AC
- Potential redevelopment opportunity perfect for quick serve restaurant.

Sales Price: \$1,000,000

Lease Rate: \$ 13/SF + NNN



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	4,680	62,306	147,994
TOTAL HOUSEHOLDS:	2,390	26,237	61,157
MEDIAN HH INCOME:	\$40,497	\$42,392	\$41,402

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