



FOR SALE

- 3 buildings totaling 6,709 SF
- 0.942 AC Parcel
- Richland County TMS: 11408-01-02
- City of Columbia CAC (mixed use commercial zoning)
- Adjacent to Prisma's Richland Memorial Hospital & [Bull Street District](#)
- The property consists of a closed gas station, open restaurant, mechanic shop, liquor store, and additional available space (Contact broker for lease details)
- Located at a signalized intersection with more than 20,500 VPD on Harden Street, and 7,300 VPD on Calhoun

Sales Price: \$1,300,000

Sellers will consider 50% owner financing



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	10,609	90,556	171,845
TOTAL HOUSEHOLDS:	3,766	39,562	73,691
MEDIAN HH INCOME:	\$23,232	\$41,502	\$43,448

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