

# **Retail/Office Suites**

4611 Broad River Road, Columbia, SC 29210



# FOR SALE OR LEASE

- Total Building size 12,000 SF
- Land size .70 AC
- Flex Space
- Currently has 4 tenants & 2 vacancies
- One mile from major retailers Costco, Starbucks, Sportman's Warehouse
- Ample parking
- Pylon signage available
- Broad River Rd VPD +/- 20,300

#### Lease Rate: \$14.00/SF + Utilities Sales Price: \$775,000

### 360 Tours







<u>Suite C</u>

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	5,195	46,760	100,782
TOTAL HOUSEHOLDS:	2,418	18,937	41,517
MEDIAN HH INCOME:	\$38,024	\$45,355	\$51,842

Angela Cash | Office: 803-766-0900 X 102 | Cell: 803-606-0702 | acash@deweesreg.com | www.deweesreg.com

This information has been obtained from sources we believe to be reliable; however, no investigation regarding these matters has been conducted and we make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



**Retail/Office Suites** 

4611 Broad River Road, Columbia, SC 29210



Joe's Colony Station Auto Repa

0

Harbison Grove

**Building Services** 

New Hope Early Learning Academy

<u>ن</u>

A Paw's Paradise

0

### **Suites For Lease**

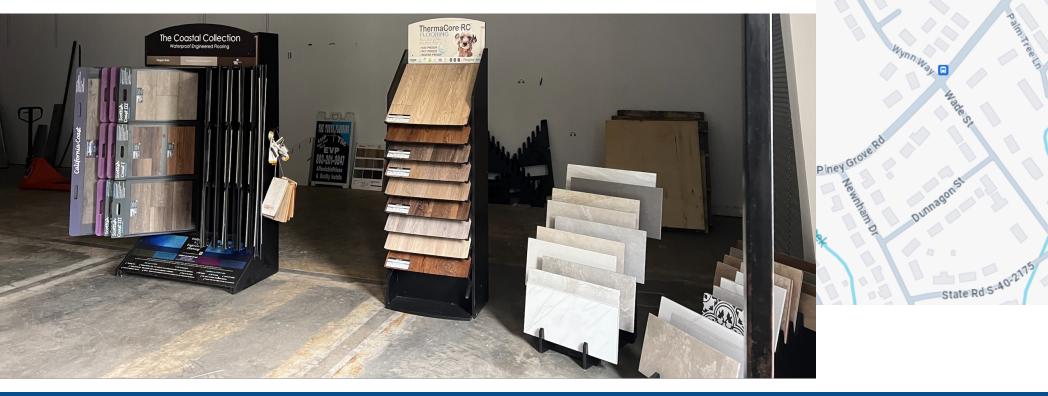


## Suite B - Office

1,500 SF Office, Suite B: 3 offices, 2 BA, Kitchenette, Conference room

### Suite C - Showroom

1,750 SF Retail/Showroom, Suite C: 2 offices, 1 BA, Roll up door for Suite C



Angela Cash | Office: 803-766-0900 X 102 | Cell: 803-606-0702 | acash@deweesreg.com | www.deweesreg.com

#### Angela Cash | Office: 803-766-0900 X 102 | Cell: 803-606-0702 | acash@deweesreg.com | www.deweesreg.com

This information has been obtained from sources we believe to be reliable; however, no investigation regarding these matters has been conducted and we make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

This information has been obtained from sources we believe to be reliable; however, no investigation regarding these matters has been conducted and we make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

#### **Retail/Office Suites** 4611 Broad River Road, Columbia, SC 29210

