



## FOR SALE OR LEASE

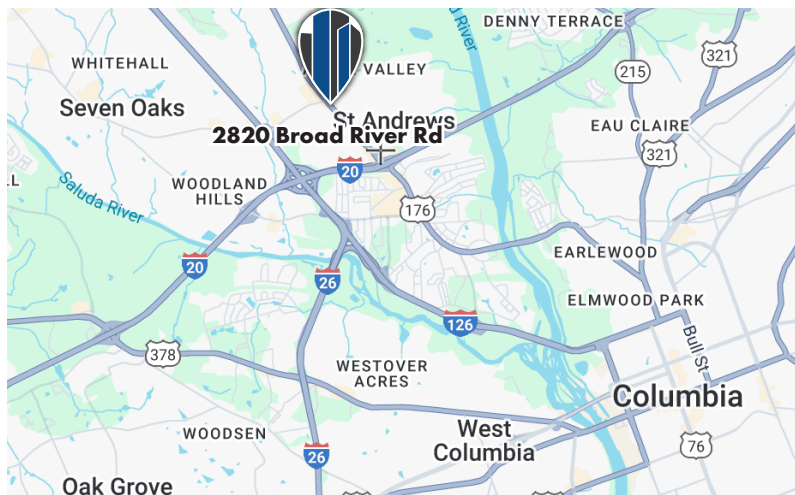
### HIGHLIGHTS:

1,800 SF office/retail building with lobby, kitchen, men's and women's restroom, and 8 offices. 1,350 SF repair shop/warehouse with 2 roll up garage doors. Room for over 50 vehicles.

- 0.90 Acres
- Heavily traveled retail corridor
- 40,200 vehicles passing per day on Broad River Rd
- Easy access to I-20, I-26, and downtown Columbia
- ADA compliant entrances, restrooms, and parking
- Zoning: GC
- Pylon signage available

**SALES PRICE: \$500,000**

**LEASE RATE: \$4,000/Month + Utilities**



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION:</b>	10,067	53,822	131,764
<b>TOTAL HOUSEHOLDS:</b>	4,901	23,454	56,833
<b>MEDIAN HH INCOME:</b>	\$48,997	\$59,834	\$61,287



