

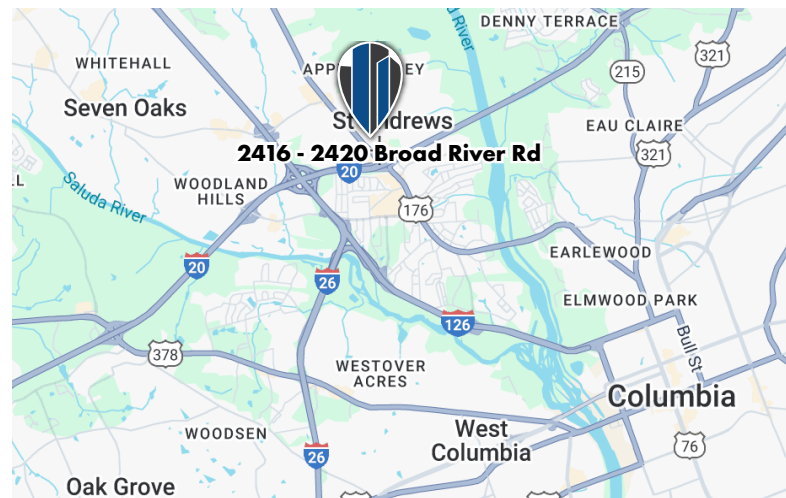


FOR SALE

- 0.67 Acre, 0.58 Acre, or Both (1.25 Acre)
- Richland County TMS: 07403-03-32 & 07403-03-33
- Located just off of I-20 (125,000 VPD)
- Zoning: General Commercial
- City water and sewer are on site
- 40,200 VPD and 300 ft frontage on Broad River Rd
- Easy access with multiple curb cuts on Broad River Rd and a lighted intersection

Sales Price:

- **0.67 Acre - \$550,000**
- **0.58 Acre (corner) - \$650,000**
- **1.25 Acre (both parcels) - \$1,100,000**



DEMOGRAPHICS

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

