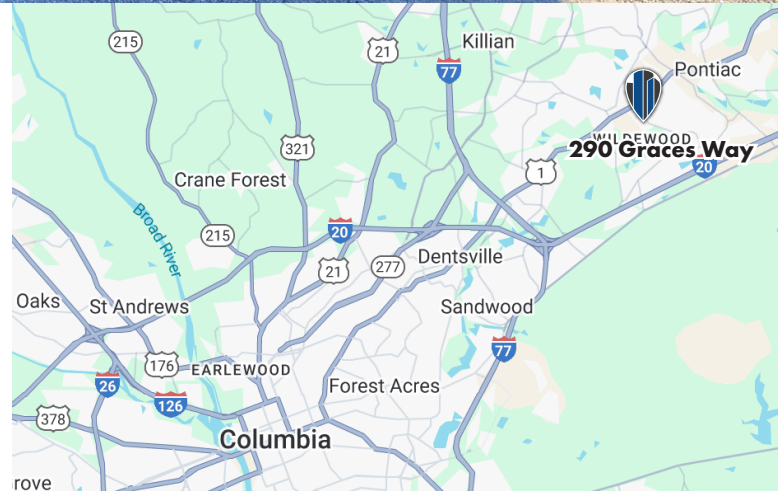




FOR SALE

- 3,684 SF Office/Retail building on 0.73 acres
- Located in a heavily traveled retail corridor with close proximity to I-20 and I-77
- 25 parking spaces plus a fenced area with artificial turf (approximately 42' by 64')
- Backlit signage on the building
- Richland County TMS: 22812-01-45 (M-1 Zoning)
- City water and sewer
- Built in 2006, Renovated in 2011 and again in 2020
- LVP flooring and neutral paint throughout
- 3 of 4 HVAC units were replaced in 2025



DEMOGRAPHICS

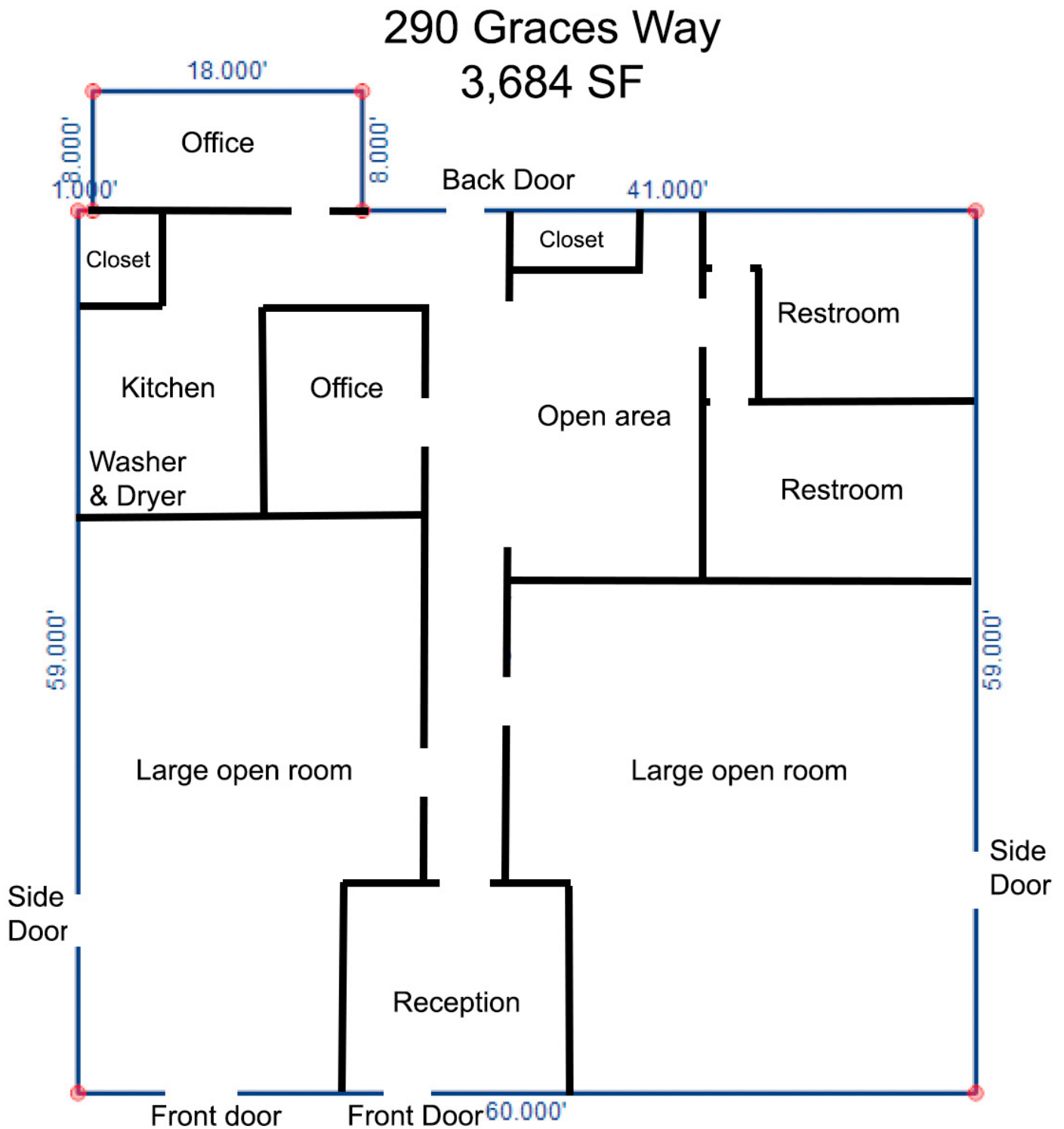
	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	4,845	50,299	107,643
TOTAL HOUSEHOLDS:	2,048	19,907	42,096
AVERAGE HH INCOME:	\$109,824	\$95,721	\$86,176

[Click here for Virtual Tour](#)

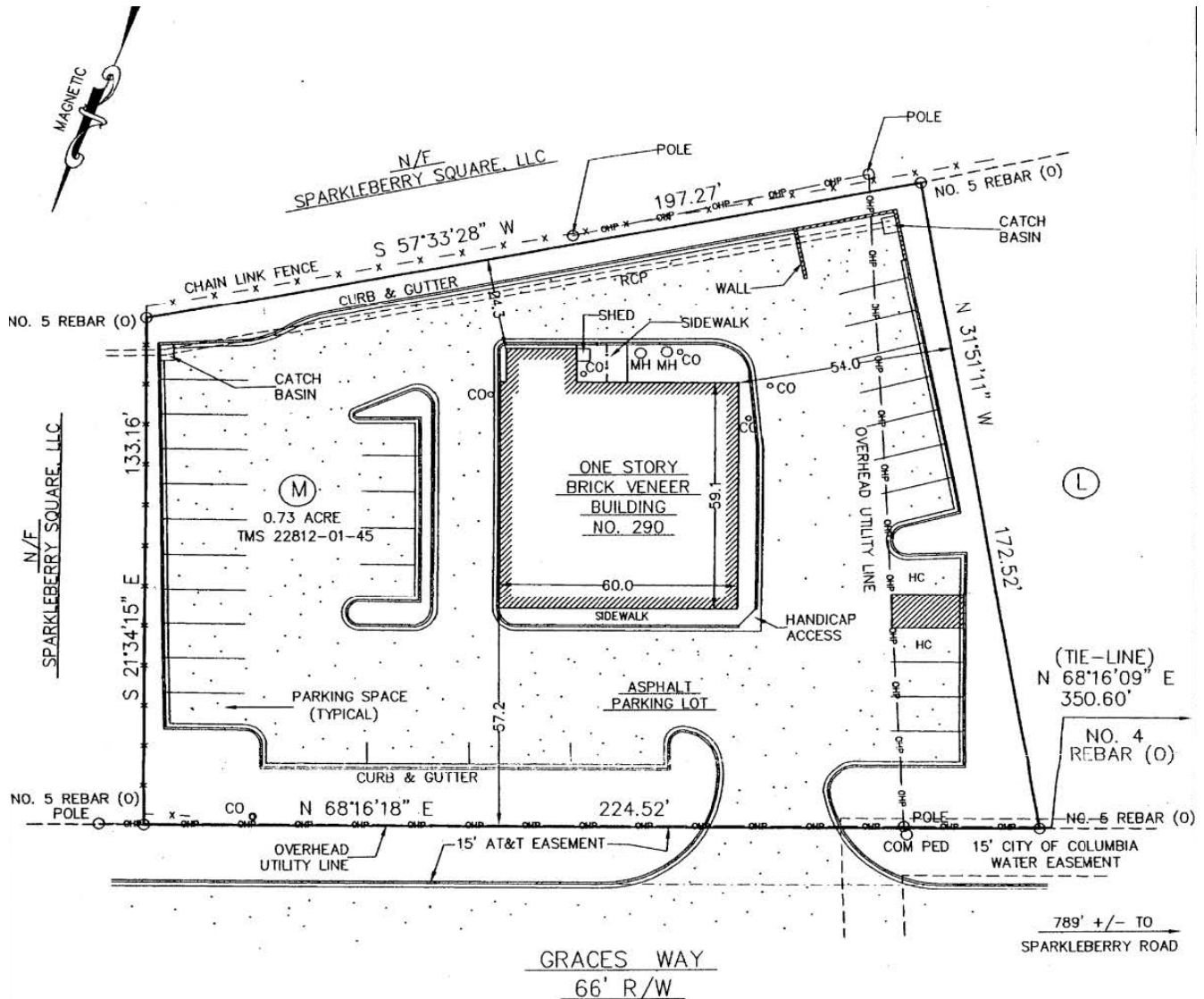
SALE PRICE: \$720,000

Sam DeWees | Cell: 803-528-5155 | Sam@deweeresreg.com | Office: 803-766-0900 X 105 | www.deweeresreg.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.

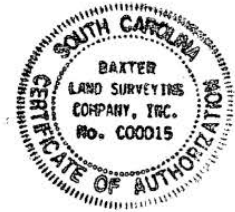






EXEMPT FROM REVIEW PROCESS
This plat is a survey of an existing lot of record with no changes to existing property lines.

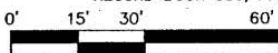
Book 1644-1305
2010073480 11/09/2010 10:34:45:050
Fee: \$10.00 County Tax: \$0.00 State Tax: \$0.00
Plat Oversized 11 x 17
2010073480 Richard W. Rodden
Richland County R.O.D.



PLAT PREPARED FOR
WILLIE MAE RIVERS

RICHLAND COUNTY, NEAR COLUMBIA, SC

THE SAME BEING SHOWN AS LOT "M" ON PLAT PREPARED FOR SPARKLEBERRY, LLC BY W K DICKSON, DATED MAY 27, 2004, REVISED SEPTEMBER 30, 2004, AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN RECORD BOOK 996, PAGE 2265.



1" = 30'

OCTOBER 18, 2010