

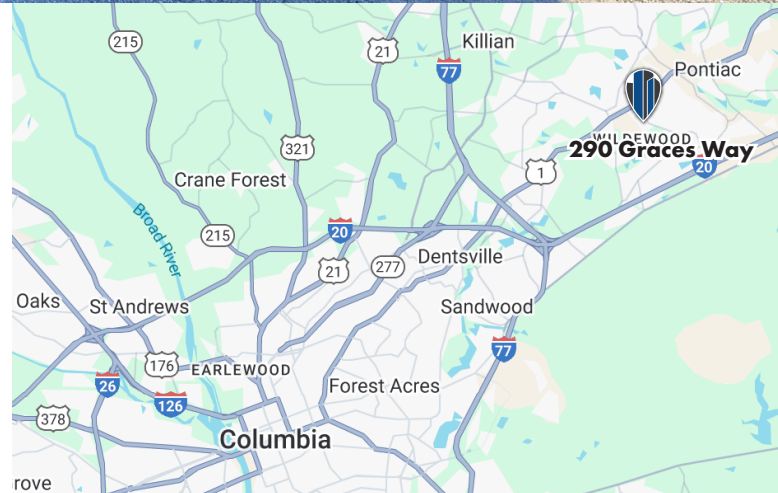


FOR SALE

- 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
- 2 of 4 HVAC units were replaced in 2025, all are in good working order

[Click here for Virtual Tour](#)

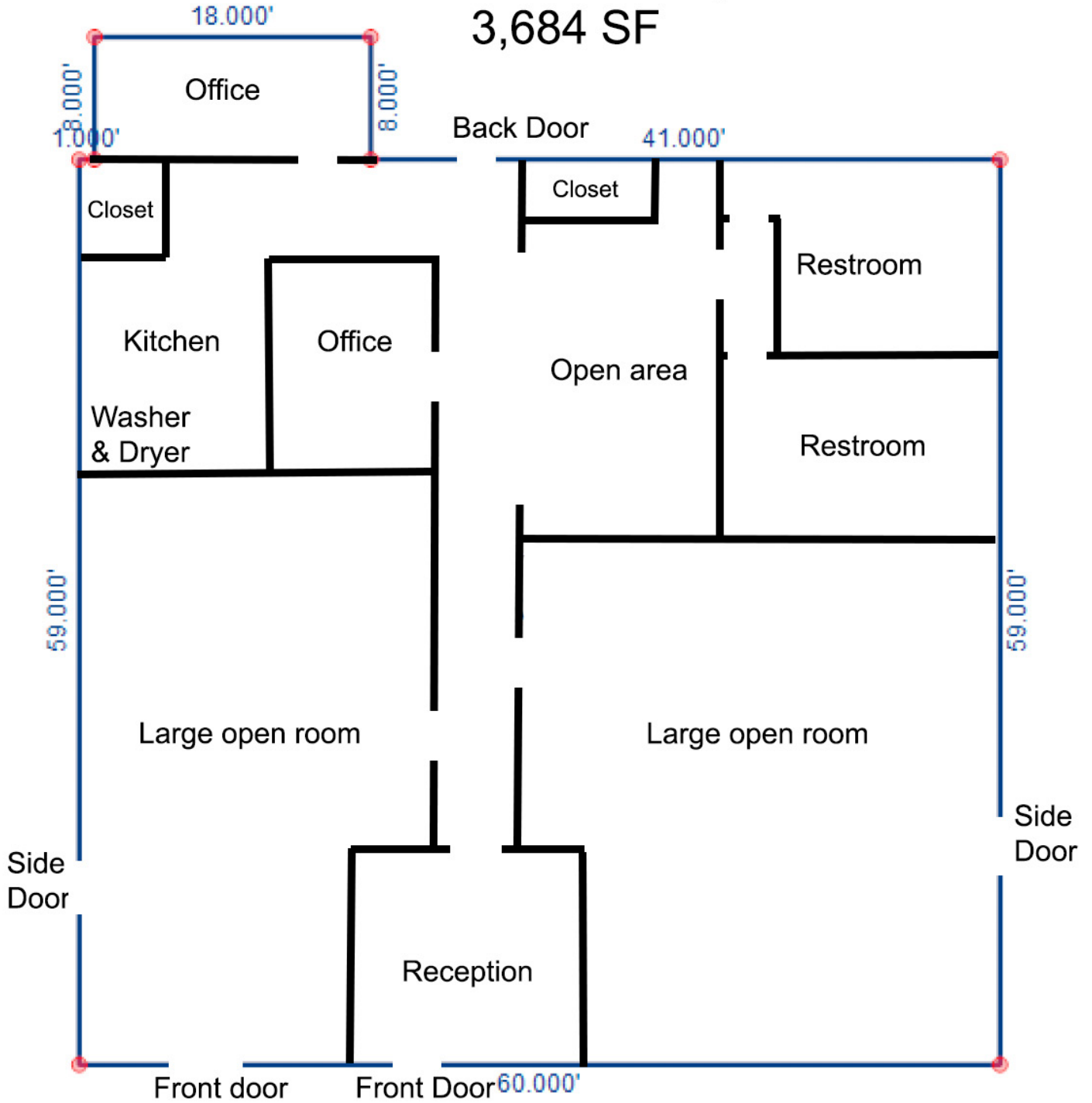
SALE PRICE: \$689,000



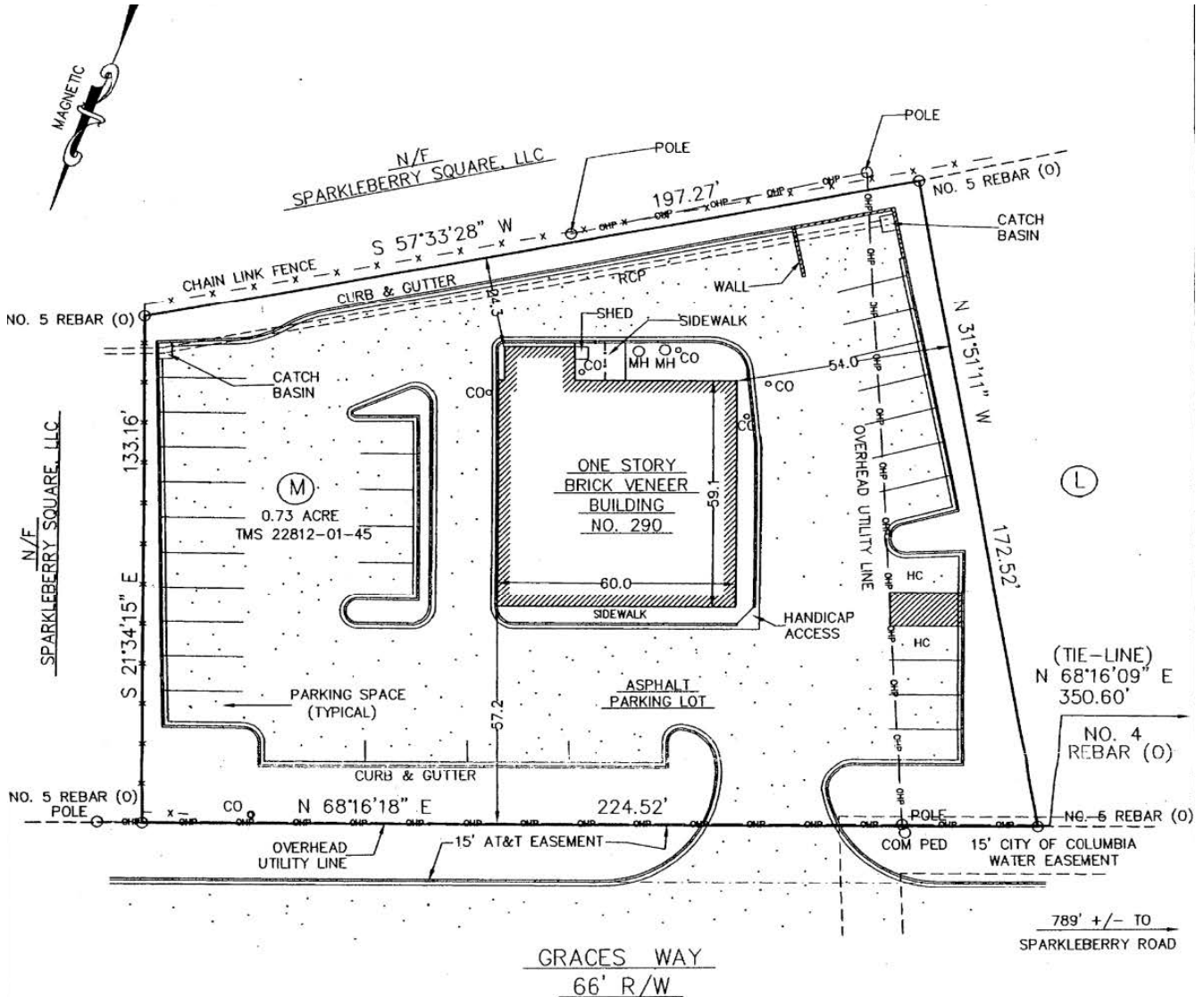
DEMOGRAPHICS

	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

290 Graces Way
3,684 SF

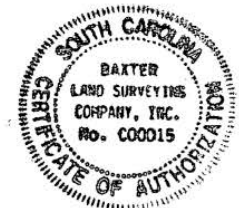






EXEMPT FROM REVIEW PROCESS
 This plat is a survey of an existing lot of record with no changes to existing property lines.

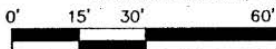
Book 1544-1305
 2010073480 11/05/2010 10:34:45:050
 Fee: \$10.00 County Tax: \$0.00 State Tax: \$0.00
 Plat Oversized 11 x 17
 2010073480 Richard W. Rodden Richland County R.O.D.



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