

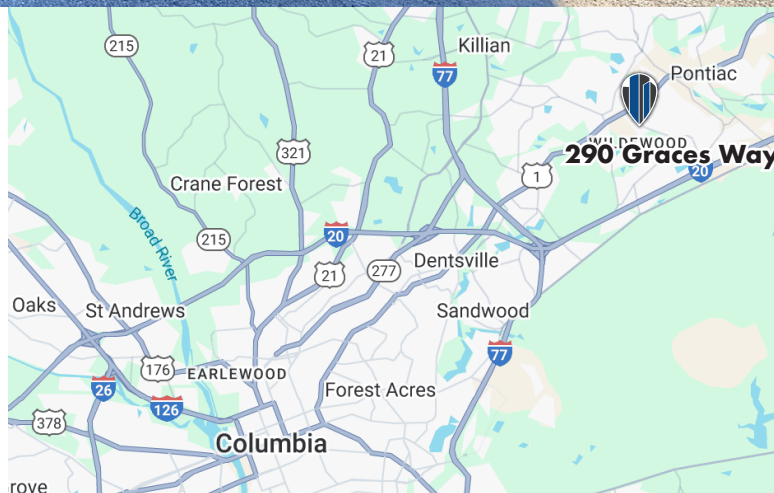


FOR SALE

- 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: \$599,000



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

