

RETAIL SPACE FOR SALE

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TABLE OF CONTENTS:

Company Overview	3
Disclaimer	3
Site Overview Property Highlights	4
Regional Map	5
Local Map	6
Local Aerial	7
Site Aerial	8
Columbia, South Carolina	9
Demographics	10

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COMPANY OVERVIEW:

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States. With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER:

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Commercial & Investment Real Estate represents the seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

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Site Overview / Property Highlights



PROPERTY HIGHLIGHTS

- Retail Space w/ Drive-Thru
- High Traffic Area- Devine St.: 28,800 VPD; Rosewood Dr.: 16,300 VPD
- Strong Retail area with limited availability
- Redevelopment Opportunity
- Access to two major roads
- Original building was a Build-to-Suit for Taco Bell

Asking Price \$495,000

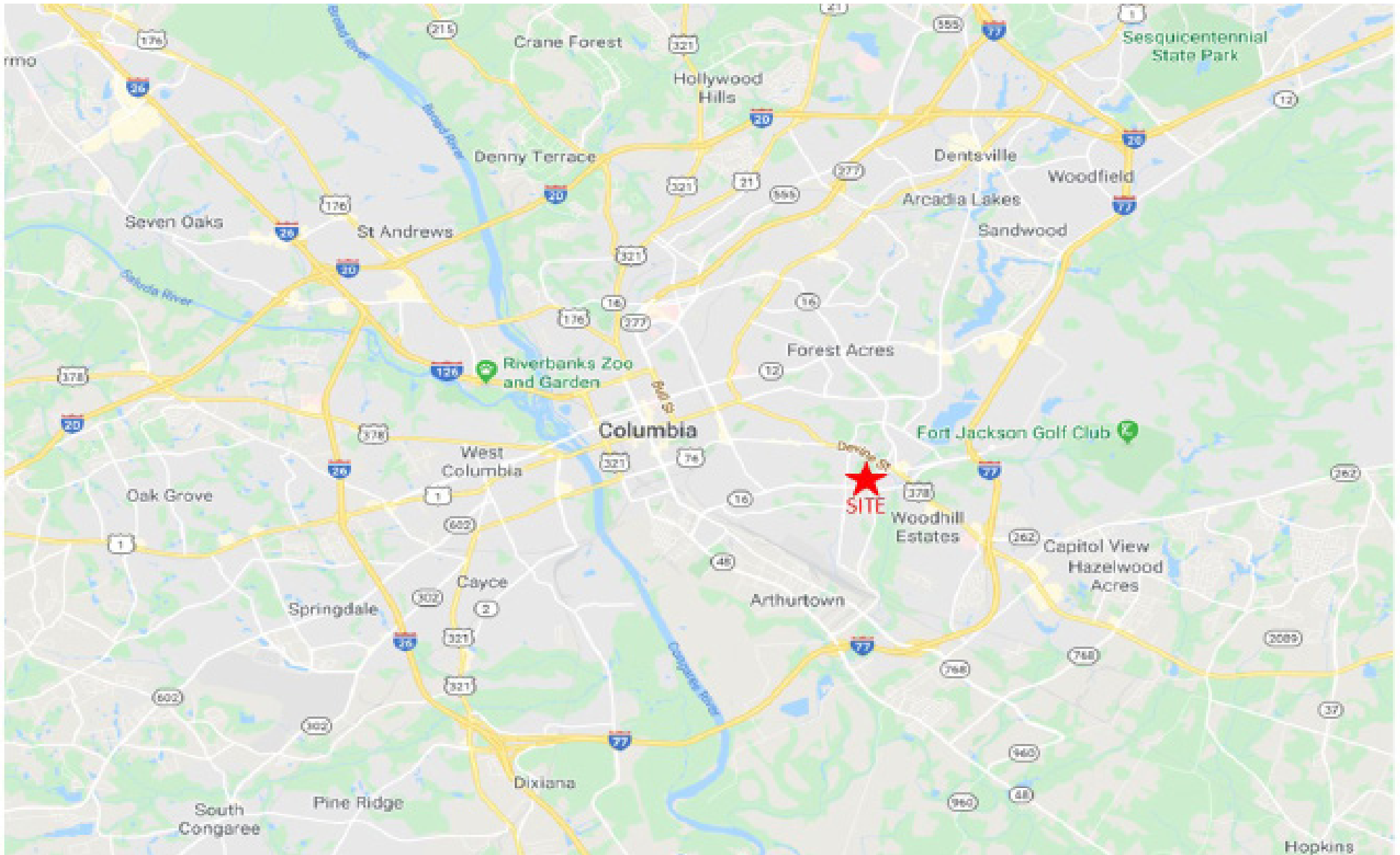
PROPERTY INFORMATION

Location:	4716 Devine Street, Columbia, SC 29209
Building:	1,620+/- SF
Land Area:	0.90+/- Acres
Parking Spaces:	Ample parking on site; Access to 2 major retail corridors
Zoning:	C-3 (General Commercial)
Notes:	Directly next door to Mattress Firm and Take 5 Oil Change. Surrounded by National Credit Retail- Advance Auto Parts, Whole Foods, Michaels, Marshalls, Bottles, PetSmart, McDonalds, Wells Fargo, Bi-Lo, Target and many more. Midlands Technical College is close to the property with 16,000 students.

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Local Map



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Site Aerial



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Columbia, South Carolina

COLUMBIA, SOUTH CAROLINA

Columbia is the state capital and most populated city in South Carolina with an MSA population of roughly 795,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (32,000 students).

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

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Demographics

POPULATION	1 mile	3 miles	5 miles
2025 Projected Population	8,823	75,470	158,847
2020 Population	8,489	72,523	151,668
2010 Population	7,892	69,480	142,142
2000 Population	8,290	65,322	134,320
Growth Rate 2000-2010	-0.49%	0.62%	0.57%
Growth Rate 2010-2020	0.71%	0.42%	0.63%
Growth Rate 2020-2025	0.77%	0.80%	0.93%

HOUSEHOLDS	1 mile	3 miles	5 miles
2020 Total Households	4,201	29,259	57,671
2025 Total Households	4,356	30,573	60,881
2000-2010 Annual Rate	-0.61%	0.46%	0.35%
2010-2020 Annual Rate	0.53%	0.42%	1.09%

2020 Median Household Income	\$49,845	\$50,782	\$45,651
2020 Average Household Income	\$78,752	\$83,521	\$72,060



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