

Retail Building for Sale

1721 Harden Street, Columbia, SC



Asking Price:
\$475,000

EXCLUSIVE BROKER:

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Property Highlights

- 5,952+/- Sq. Ft. two-tenant retail building
- Excellent location on Harden Street between Laurel and Blanding Streets
- Building may be sold vacant or fully leased w/month-to-month tenants (see broker for rent info)
- Close to Benedict College, Allen University and University of South Carolina
- Around the corner from the 181 acre Bull Street Development
- Minutes to Prisma Health Richland and Baptist Hospitals
- Property includes 10+ space off-street parking lot plus spaces in front of bldg.



Location Overview



17,000 VPD on
Harden Street



Downtown
Columbia



Ideal space for
retail, medical or
office

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2022 Population	12,029	89,739	171,380
Med HH Income	\$29,104	\$44,027	\$45,869
Avg HH Income	\$54,214	\$79,317	\$79,784



