Retail Building for Sale

1721 Harden Street, Columbia, SC



Asking Price: \$475,000

EXCLUSIVE BROKER:

James C. Harrison III, CCIM Partner/Senior Brokerage Associate 803 834.7014 Ext. 1 (o) 803 331.8088 (c) jharrison@cypresscommercial.com

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

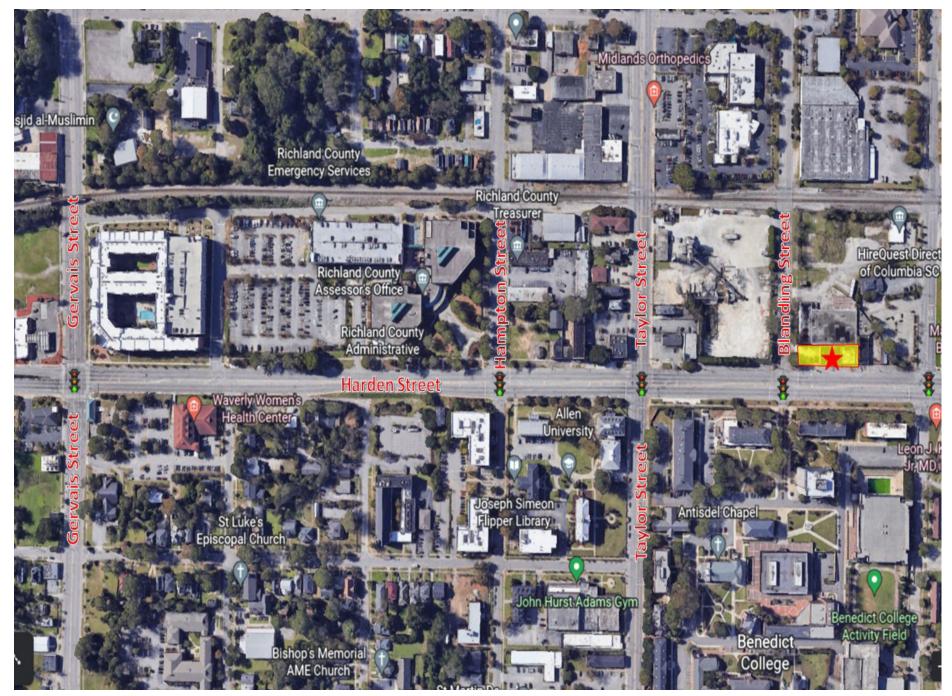


Downtown Columbia



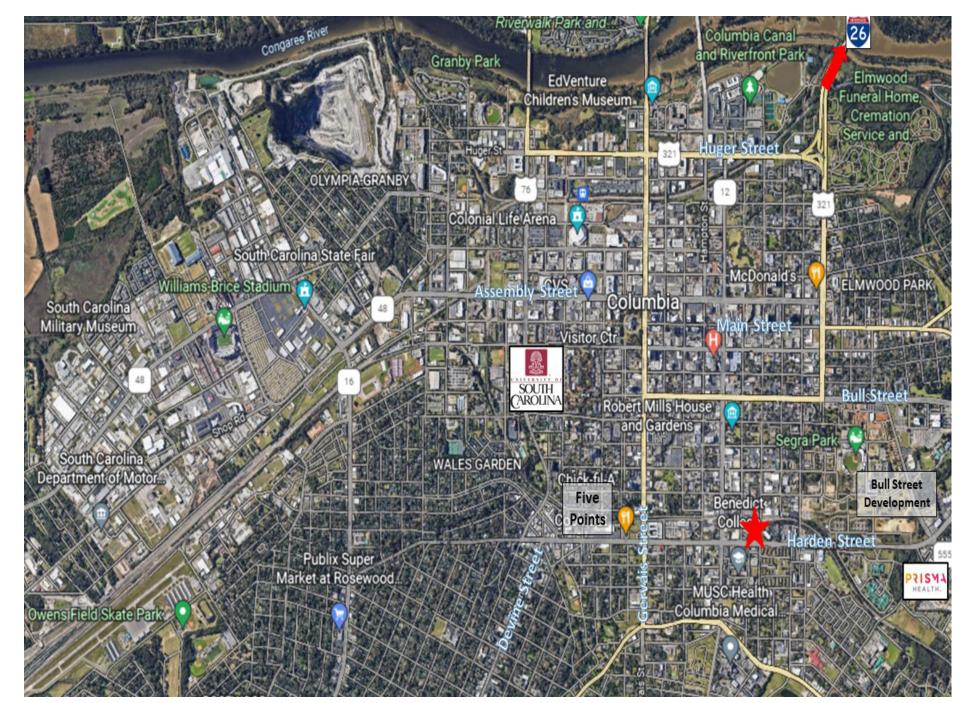
Commercial & Investment Real Estate

| 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 |





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