

Retail Building for Sale

1413 Charleston Hwy., West Columbia, SC

Property Highlights

- 3,300+/- Sq. Ft. retail building
- Located on 1.2+/- Acres
- Excellent location on Charleston Highway (former Hardees) with drive-thru
- Close to University of South Carolina, Downtown Columbia and the Columbia Metropolitan Airport
- 46+ parking spaces
- Next door to Wal-Mart, McDonalds, Arby's and Freddy's (opening soon)



Asking Price:
\$385,000

EXCLUSIVE BROKER:

Coleman Davis
Senior Brokerage Associate
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803 807.6809 (c)
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Location Overview



24,200 VPD on
Charleston Hwy.



3 miles to
Downtown
Columbia



Ideal space for QSR,
Retail, Medical or Office

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2022 Population	6,244	49,083	124,561
Med HH Income	\$46,179	\$46,025	\$44,888
Avg HH Income	\$68,034	\$70,505	\$71,318







