



## 1471 PLATT SPRINGS ROAD

±2,284 SF SECOND GENERATION RESTAURANT FOR SALE OR LEASE

**TRINITY**  
**PARTNERS**



# PROPERTY DETAILS

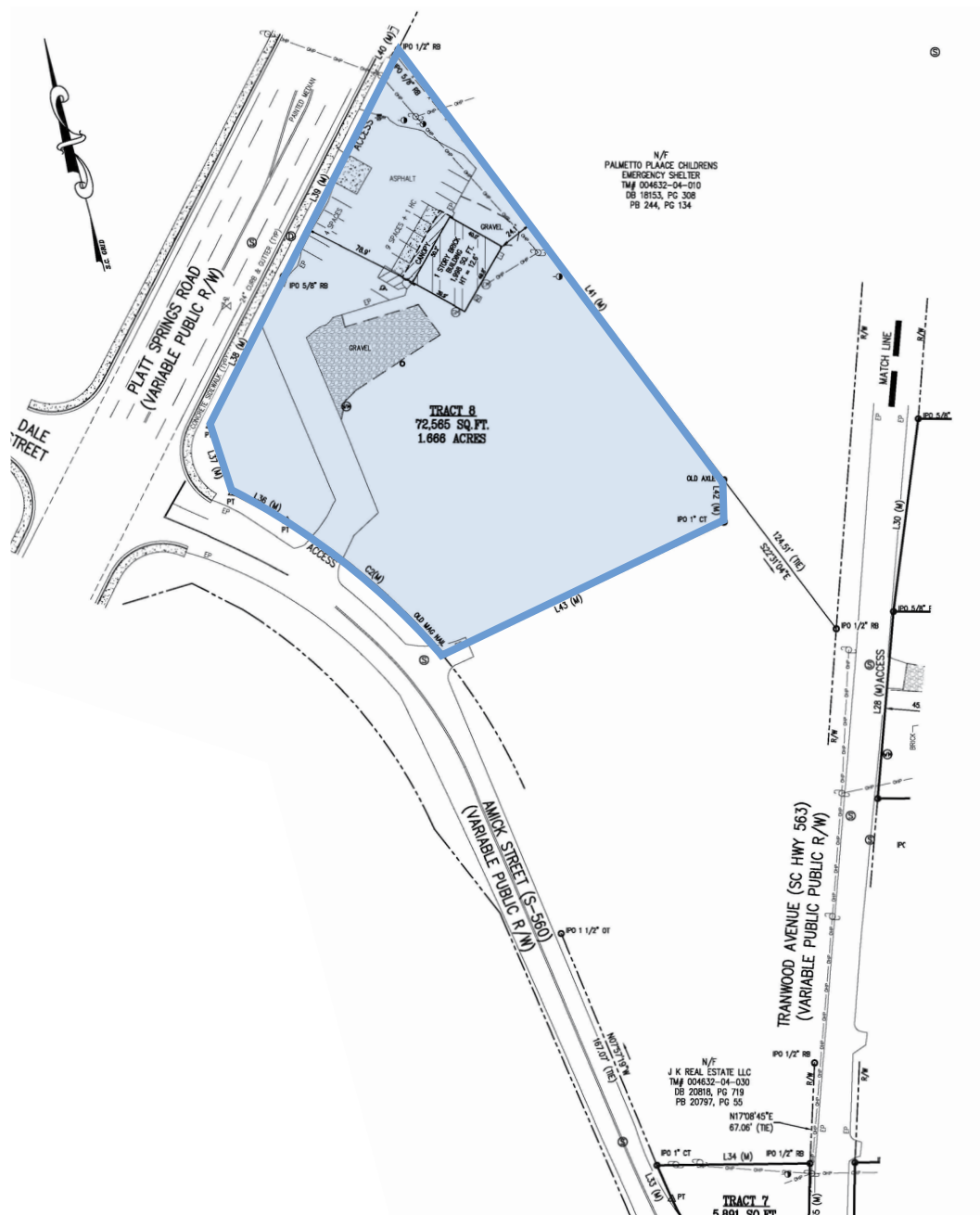
1471 PLATT SPRINGS ROAD, WEST COLUMBIA, 29169



- » Ideally positioned on a corner parcel in the rapidly growing West Columbia submarket
- » Generous on-site parking for customers & staff
- » Site Size: 1.38 AC
- » Zoning: C-2 (General Commercial)
- » Year Built: 1970
- » Ownership will consider installing restaurant infrastructure such as grease trap
- » Traffic Counts: 11,300 VPD (Platt Springs Rd)

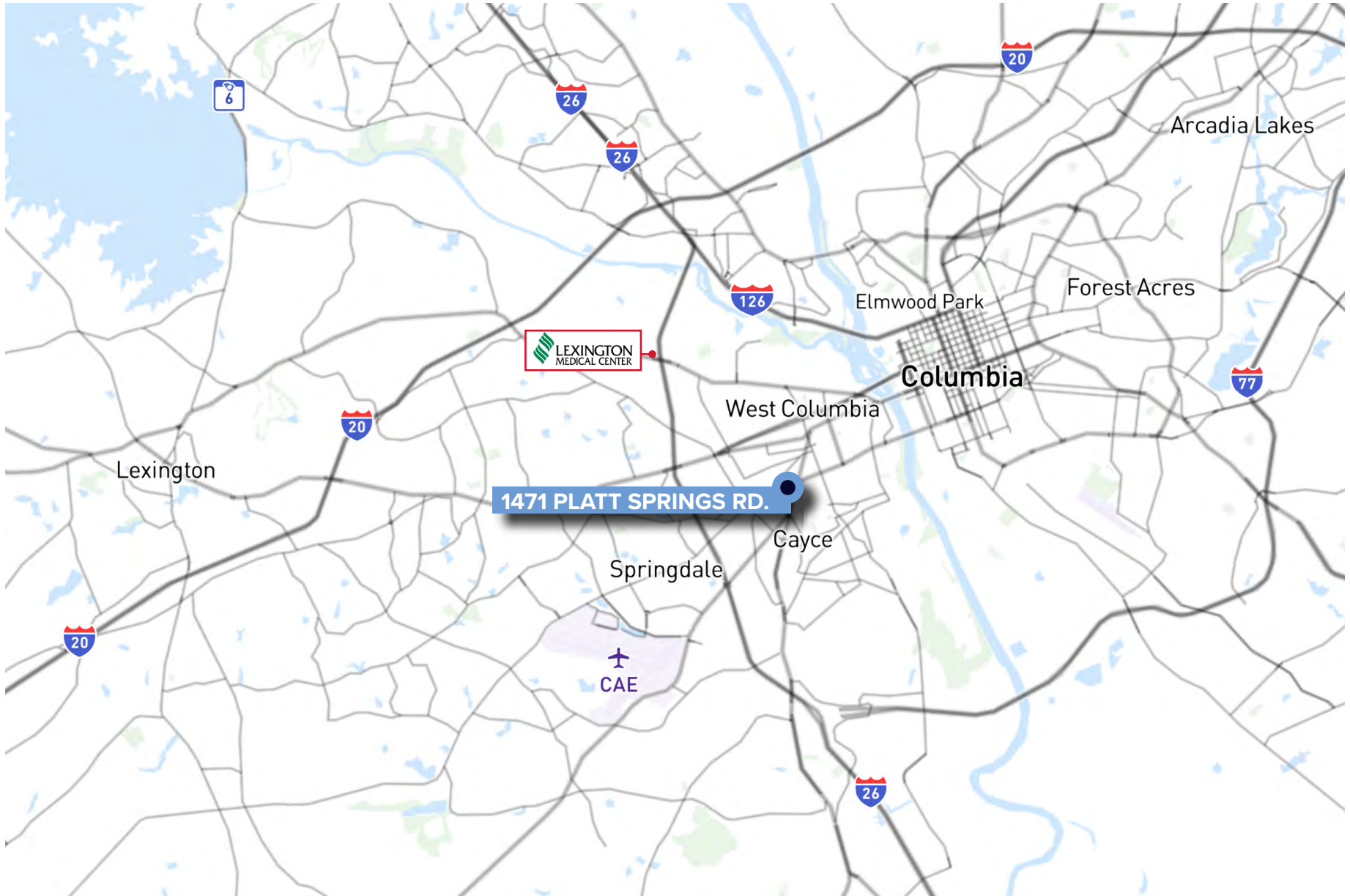
**FOR SALE OR LEASE | CONTACT FOR PRICING**

## CIVIL PLAN



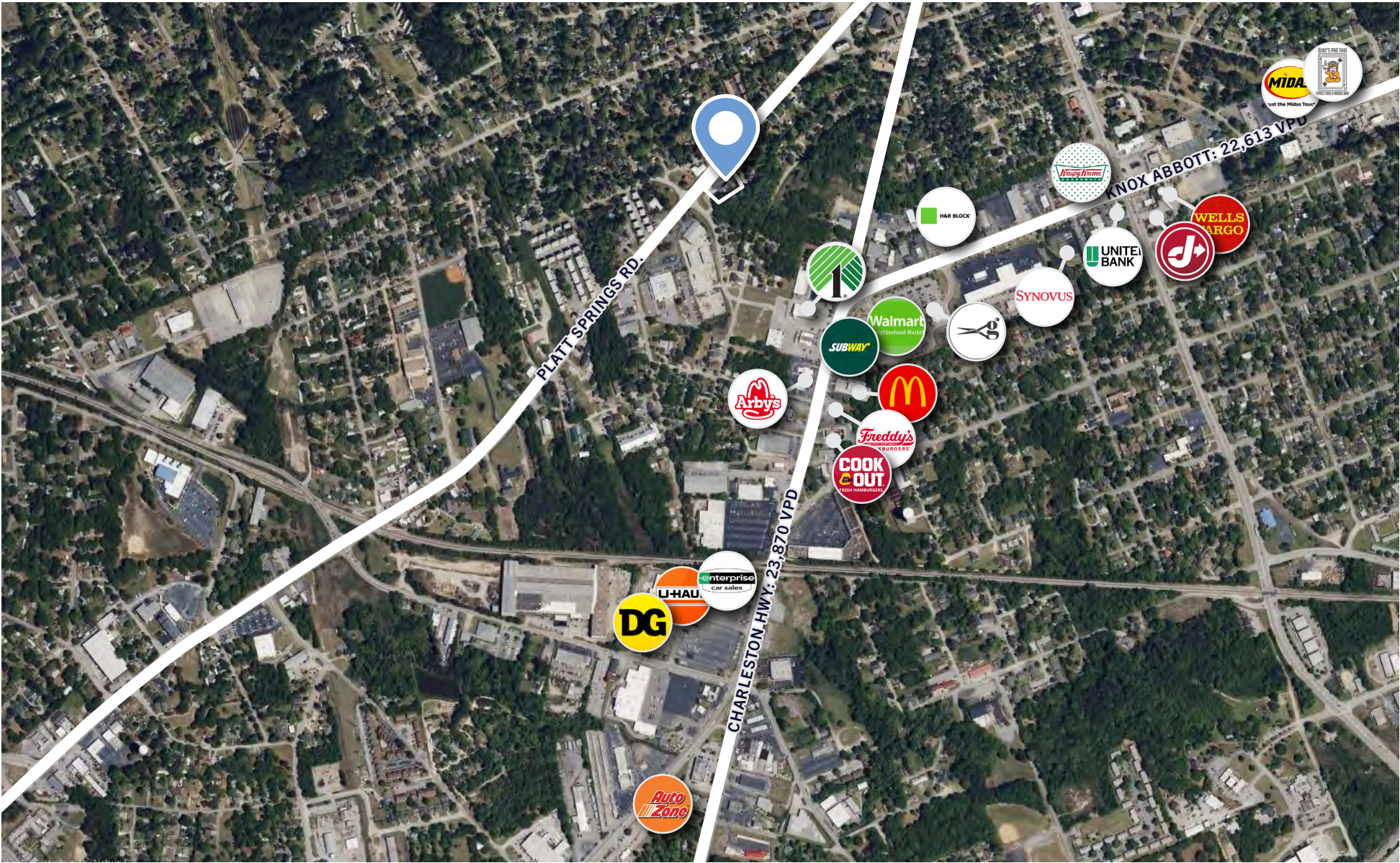


# LOCATION MAP



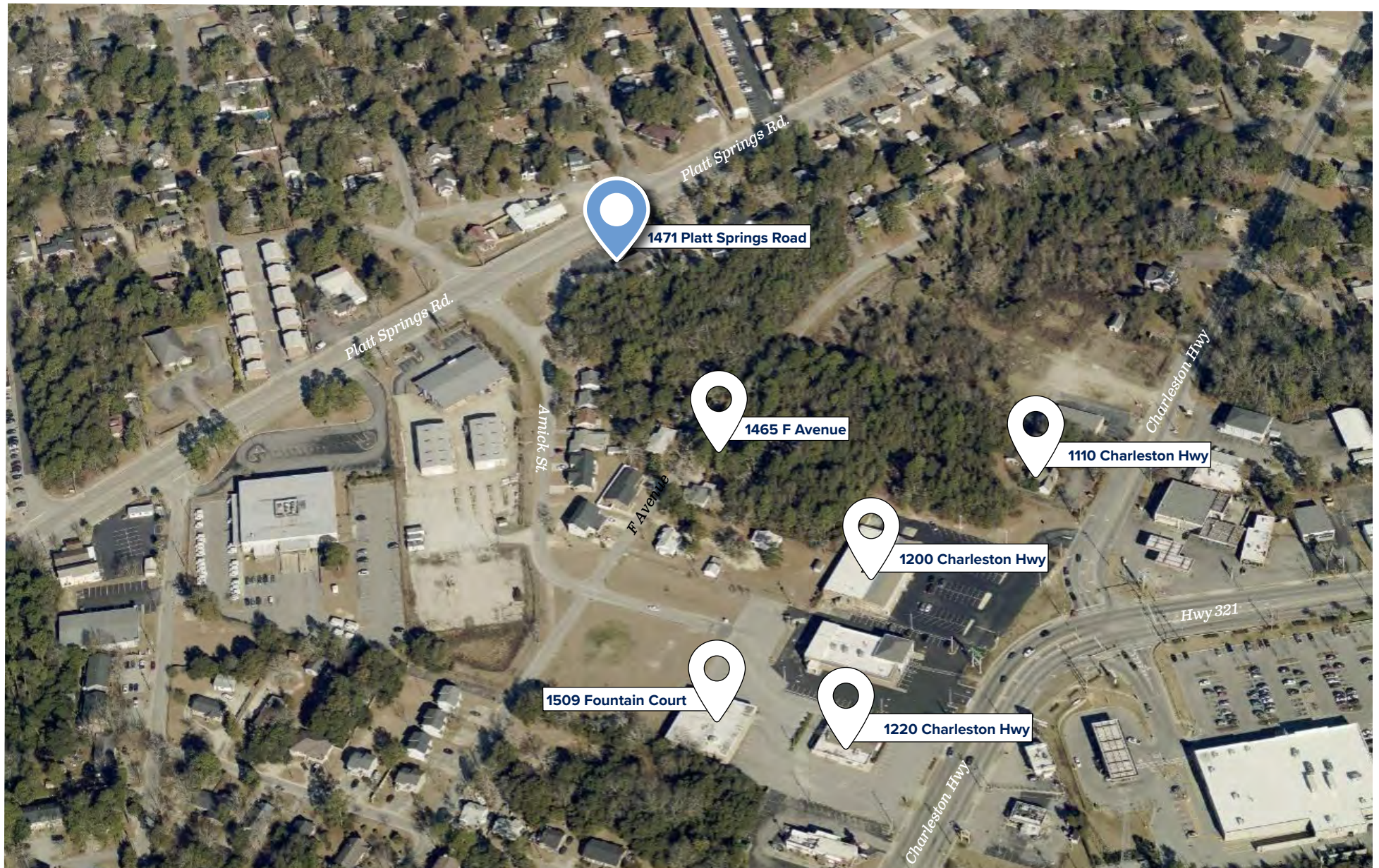


# LOCATION OVERVIEW





# ADDITIONAL AVAILABLE PROPERTIES





# DEMOGRAPHIC OVERVIEW

2025

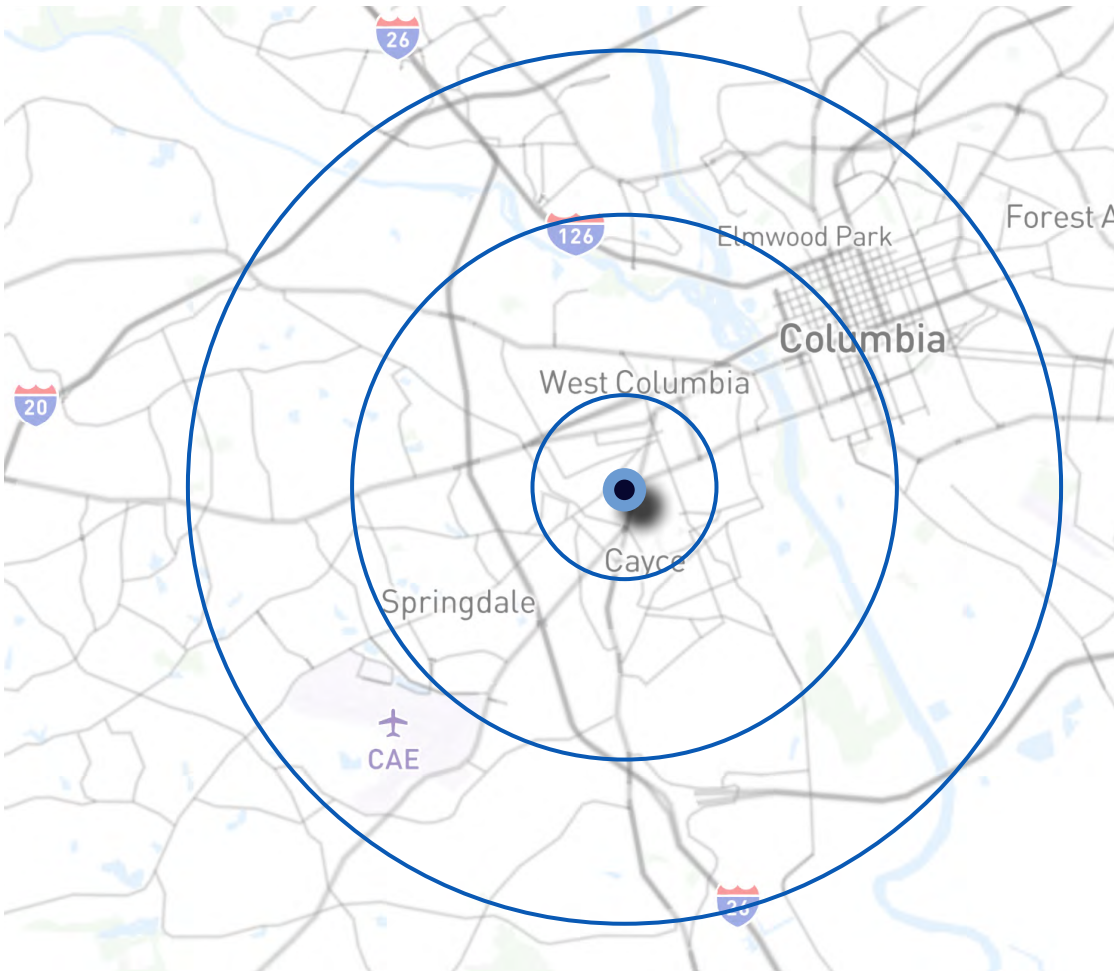
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,456	44,492	78,682
HOUSEHOLDS	3,538	20,293	36,161
FAMILIES	1,709	8,318	15,391
AVERAGE HOUSEHOLD SIZE	2.07	1.97	1.98
OWNER OCCUPIED HOUSING UNITS	1,904	9,610	17,238
RENTER OCCUPIED HOUSING UNITS	1,634	10,683	18,923
MEDIAN AGE	40.0	30.5	32.6
AVERAGE HOUSEHOLD INCOME	\$71,698	\$76,363	\$55,346

2030

PREDICTED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,916	46,398	81,618
HOUSEHOLDS	3,812	21,554	38,346
FAMILIES	1,815	8,693	16,151
AVERAGE HOUSEHOLD SIZE	2.04	1.94	1.94
OWNER OCCUPIED HOUSING UNITS	2,148	10,530	18,773
RENTER OCCUPIED HOUSING UNITS	1,664	11,024	19,574
MEDIAN AGE	41.7	31.2	34.2
AVERAGE HOUSEHOLD INCOME	\$80,057	\$83,669	\$92,345



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 in 2020 geographies.

# CONTACT



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