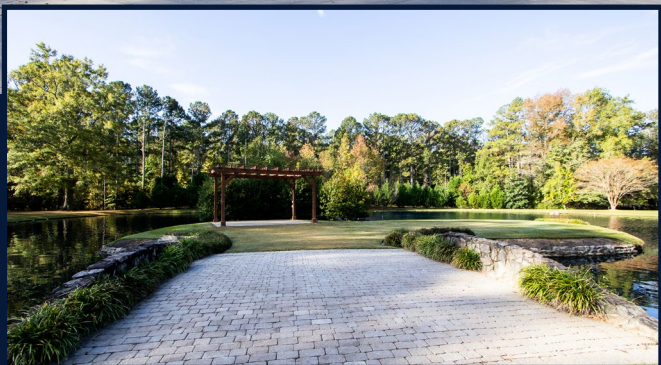


FOR **SALE** \$1,380,000

**TRINITY
PARTNERS**

TRINITY-PARTNERS.COM
1501 MAIN ST. SUITE 410
COLUMBIA, SC 29201



TURNKEY, CLASS A EVENT SPACE



**3506 BUSH
RIVER ROAD**

COLUMBIA, SC 29210

- ± 7,000 SF M Garden event center
- Adaptable to a variety of uses
- Ample onsite parking
- ± 5 AC total
- Zoned General Commercial (Lexington County)

Located in Northwest Columbia in close proximity to the Interstate, Downtown Columbia, & Lexington

CONTACT

CRAWFORD PREZIOSO | SENIOR BROKERAGE ASSOCIATE
803.567.1388 | CPREZIOSO@TRINITY-PARTNERS.COM

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**3506 BUSH
RIVER ROAD**

COLUMBIA, SC 29210

Class A Event Space with Open Floorplan & Private Rooms



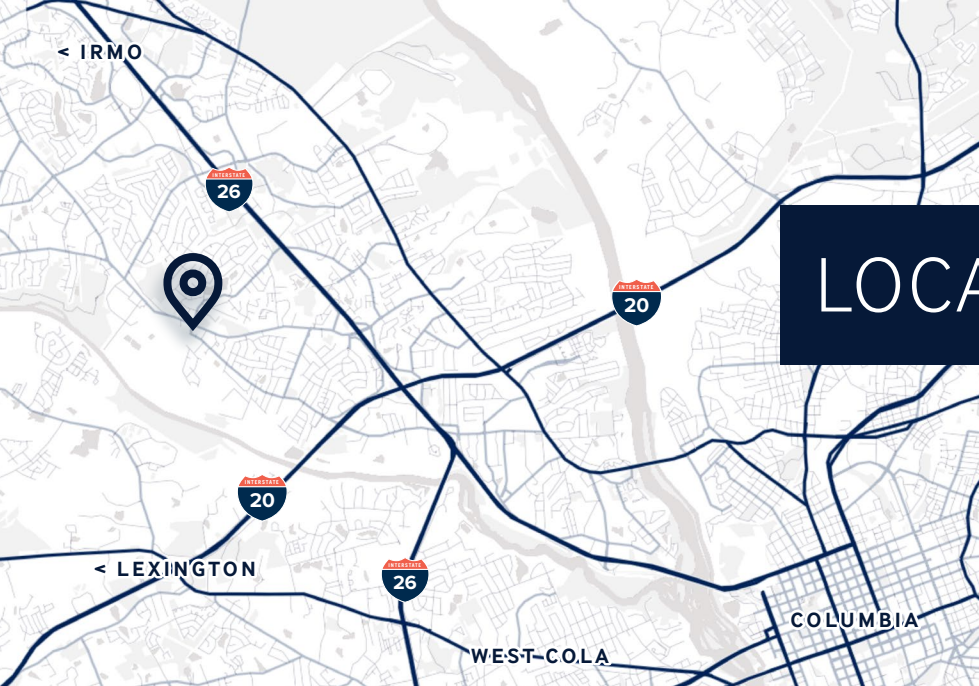
Expansive Curated Outdoor Area with Space for Additional Seating & Gathering



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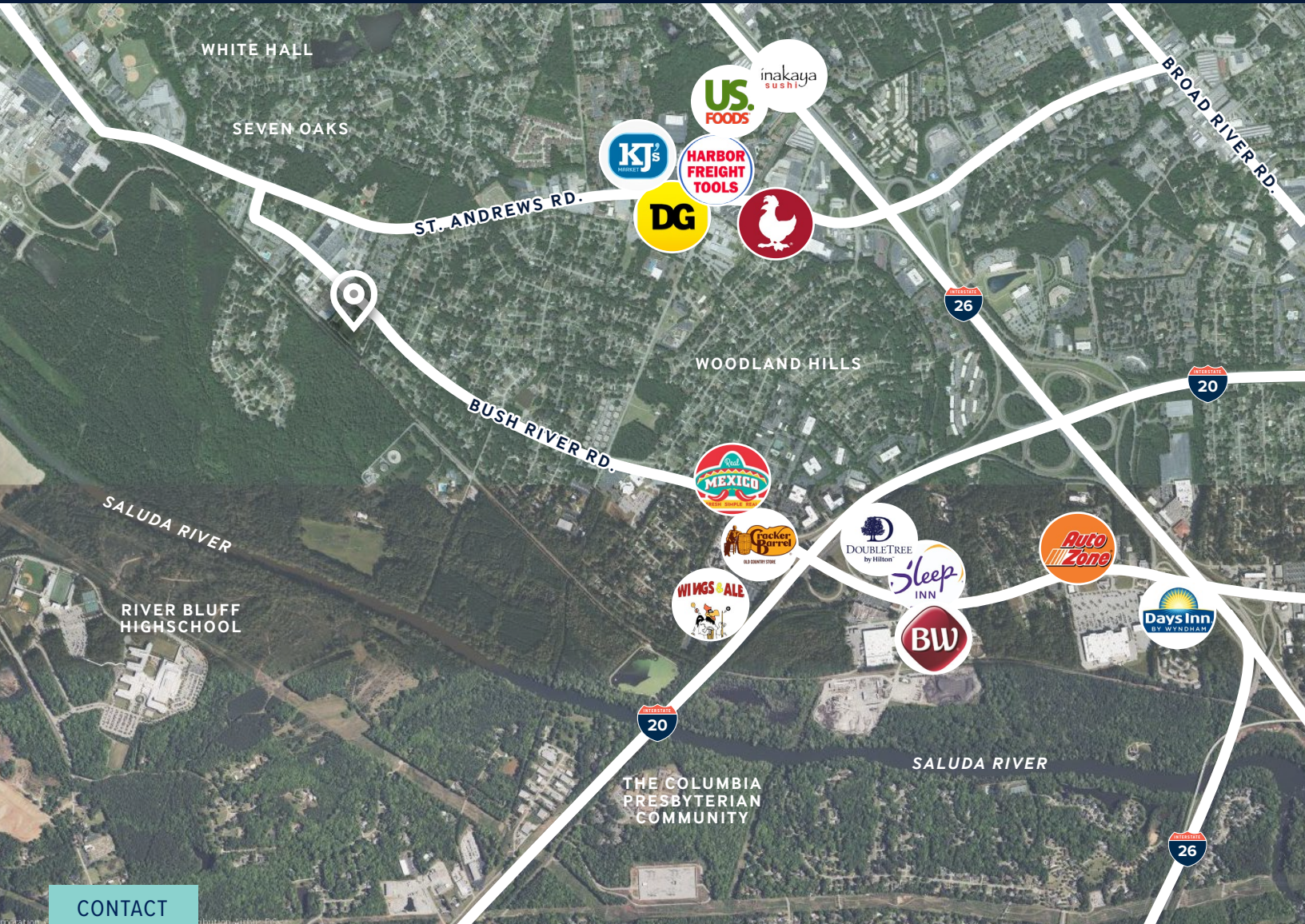
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LOCATION OVERVIEW

3506 BUSH RIVER ROAD

COLUMBIA, SC 29210

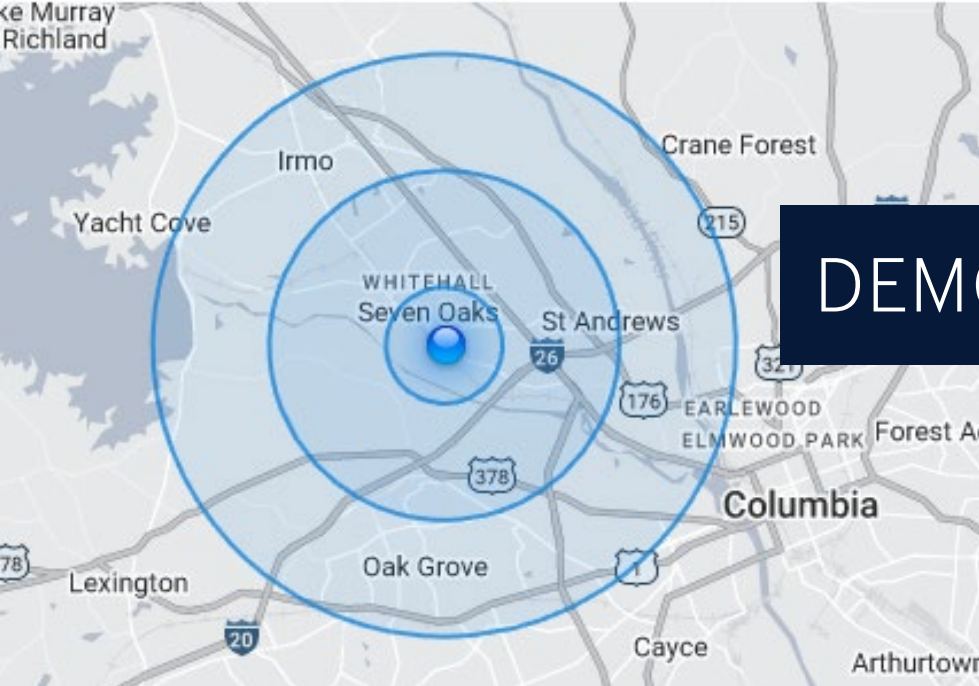
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DEMOGRAPHICS

3506 BUSH RIVER ROAD

COLUMBIA, SC 29210

Columbia, South Carolina, presents a compelling opportunity for commercial real estate investors. As the state capital and home to the University of South Carolina, Columbia is experiencing robust economic growth driven by diverse sectors, including education, healthcare, and government.

The city's strategic location and ongoing infrastructure improvements enhance its appeal for commercial ventures. With a strong rental market fueled by a growing population and a rising workforce, demand for office, retail, and industrial spaces is on the rise. Recent urban revitalization efforts are attracting new businesses and creating a vibrant economic environment.

Moreover, Columbia's affordability and quality of life continue to draw both residents and businesses, making it an ideal location for long-term investment. Now is the perfect time to capitalize on the promising commercial real estate landscape in this dynamic city.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,127 | 20,847 | 48,002 |
| TOTAL POPULATION | 5,048 | 48,078 | 113,473 |
| POPULATION WHITE | 2,648 | 21,983 | 58,890 |
| POPULATION BLACK | 1,695 | 19,719 | 38,552 |
| POPULATION HISPANIC | 315 | 2,839 | 7,956 |
| POPULATION ASIAN | 178 | 1,867 | 4,247 |
| PERSONS PER HOUSEHOLD | 2.4 | 2.3 | 2.4 |
| AVERAGE HOUSEHOLD INCOME | \$78,779 | \$77,018 | \$84,185 |
| AVERAGE HOUSE VALUE | \$247,499 | \$218,568 | \$234,030 |
| AVERAGE AGE | 44 | 41 | 40 |
| AVERAGE AGE MALE | 43 | 39 | 39 |
| AVERAGE AGE FEMALE | 46 | 42 | 42 |

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