

FOR SALE | MULTI-BUILDING FLEX PROPERTY  
±2.27 TO ±2.42 ACRES

**NEW PRICE \$1,675,000**



# 3019 Augusta Road

West Columbia, SC

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# PROPERTY Features

3019 Augusta Road

- For Sale:  $\pm 2.27$  deeded acres &  $\pm 2.42$  calculated acres | multi-building flex property | additional income opportunity available.

Main office:	$\pm 4,056$	SF
Warehouse #1:	$\pm 3,596$	SF
Warehouse #2:	$\pm 961$	SF
Total SF:	$\pm 8,613$	SF

- $\pm 238'$  frontage on Augusta Road ( $\pm 41,500$  AADT)

- Located in the City of West Columbia

- Zoning: C-2 (General Commercial)

- Close proximity to I-26 (Exit 111)

- **New Sale Price: \$1,675,000**



# EXTERIOR Photos

3019 Augusta Road



# EXTERIOR Photos

3019 Augusta Road



# INTERIOR Photos

3019 Augusta Road



# INTERIOR Photos

3019 Augusta Road





# POINTS OF INTEREST Aerial

3019 Augusta Road



# DEMOGRAPHICS

3019 Augusta Road

## 5 MINUTE RADIUS

Summary	2025	2030
Population	11,551	12,220
Households	5,010	5,365
Families	2,862	3,022
Average Household Size	2.24	2.22
Owner Occupied Housing Units	3,686	4,074
Renter Occupied Housing Units	1,324	1,291
Median Age	40.3	41.6
Average Household Income	\$80,831	\$89,287

## 10 MINUTE RADIUS

Summary	2025	2030
Population	83,441	87,521
Households	38,931	41,394
Families	20,203	21,237
Average Household Size	2.12	2.09
Owner Occupied Housing Units	22,544	24,631
Renter Occupied Housing Units	16,387	16,763
Median Age	38.1	39.6
Average Household Income	\$81,503	90,683

## 15 MINUTE RADIUS

Summary	2025	2030
Population	206,106	214,739
Households	90,152	95,666
Families	46,108	48,402
Average Household Size	2.16	2.13
Owner Occupied Housing Units	50,245	54,948
Renter Occupied Housing Units	39,907	40,717
Median Age	35.1	36.7
Average Household Income	\$79,441	\$88,684