



3400 PLATT
SPRINGS RD

WEST COLUMBIA,
SC 29170

Prime 1.51-Acre Commercial Corner Site on Platt Springs Road



Listed at

\$360,000



**1.52 ACRES
LOT SIZE**



20,000 VPD



**173.75 FT OF ROAD
FRONTAGE ON
PLATT SPRINGS**



**ZONED
GENERAL
COMMERCIAL**

Your Next High-Impact Commercial Site Starts Here.

This highly visible 1.51-acre commercial corner lot offers exceptional positioning within one of West Columbia's fastest-growing commercial corridors. Situated at the intersection of Platt Springs Road and W. Fairhill Drive, the property provides both direct frontage on Platt Springs Rd and additional frontage on the side street—maximizing exposure and access.

Cleared, surveyed, and ready for development, the site offers a level topography and flexible layout options for a wide range of commercial concepts. Zoned General Commercial (GC), the property supports numerous uses including restaurant, retail, office, medical, professional services, and franchise development.

Public water is available, and public sewer is located directly across Platt Springs Road.

With proximity to major routes—including the Columbia Airport Expressway—the site delivers the visibility and accessibility required for high-performing commercial locations. Positioned across from Spectrum and within an active retail and service corridor, this property offers strong synergy and long-term growth potential.



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