



1509 FOUNTAIN COURT

±10,000 SF FREESTANDING RETAIL / FLEX BUILDING FOR SALE OR LEASE

TRINITY
PARTNERS

PROPERTY DETAILS

1509 FOUNTAIN COURT, WEST COLUMBIA, 29169

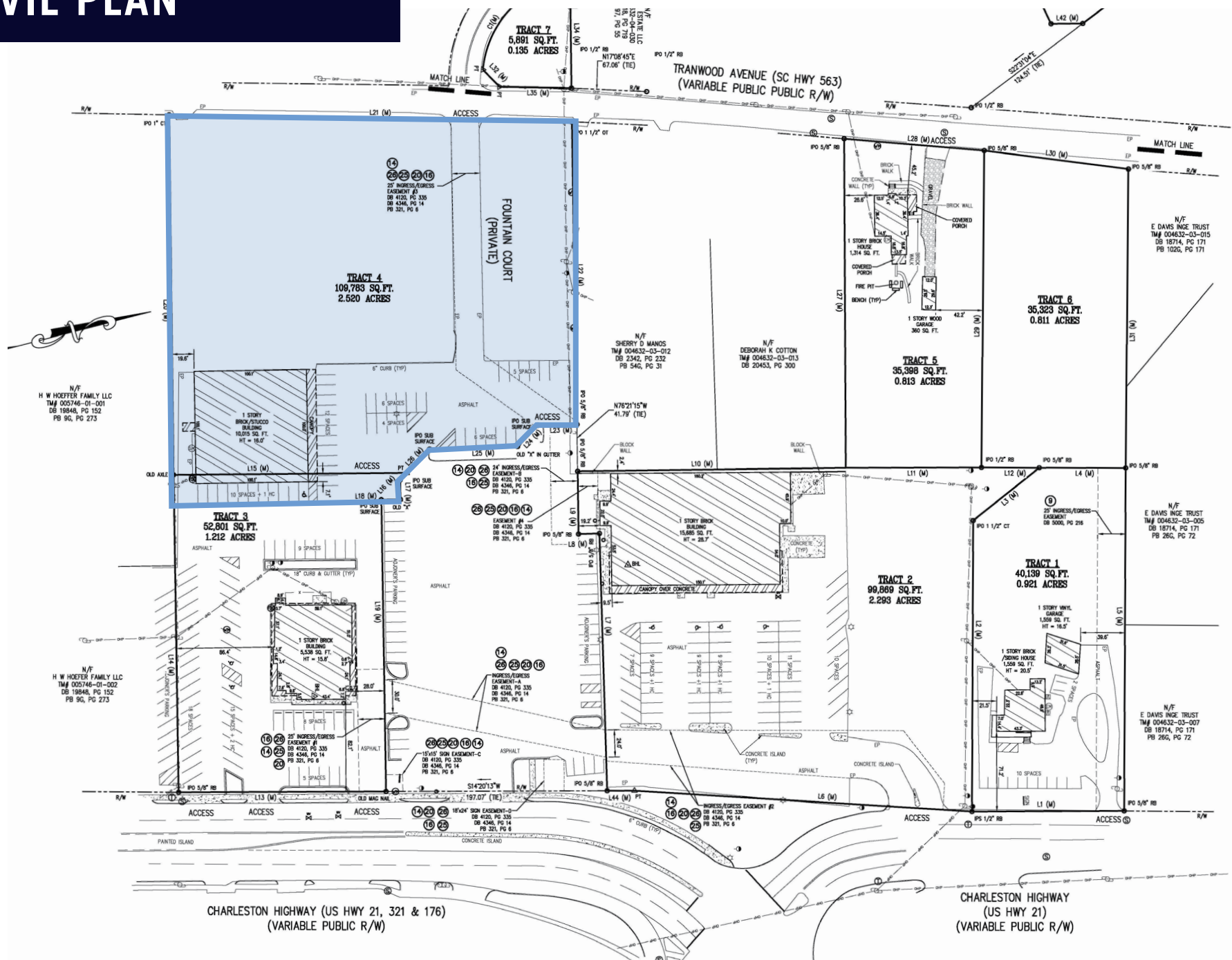


- » 10,000 SF freestanding retail/flex building
- » Subdividable to 5,000 SF
- » Landlord will consider flex conversion
- » Site Size: 2.44 AC
- » Zoning: C-2 (General Commercial)
- » Year Built: 1970
- » Traffic Counts: 23,700 VPD (Charleston Hwy)
- » Ample On-Site Parking

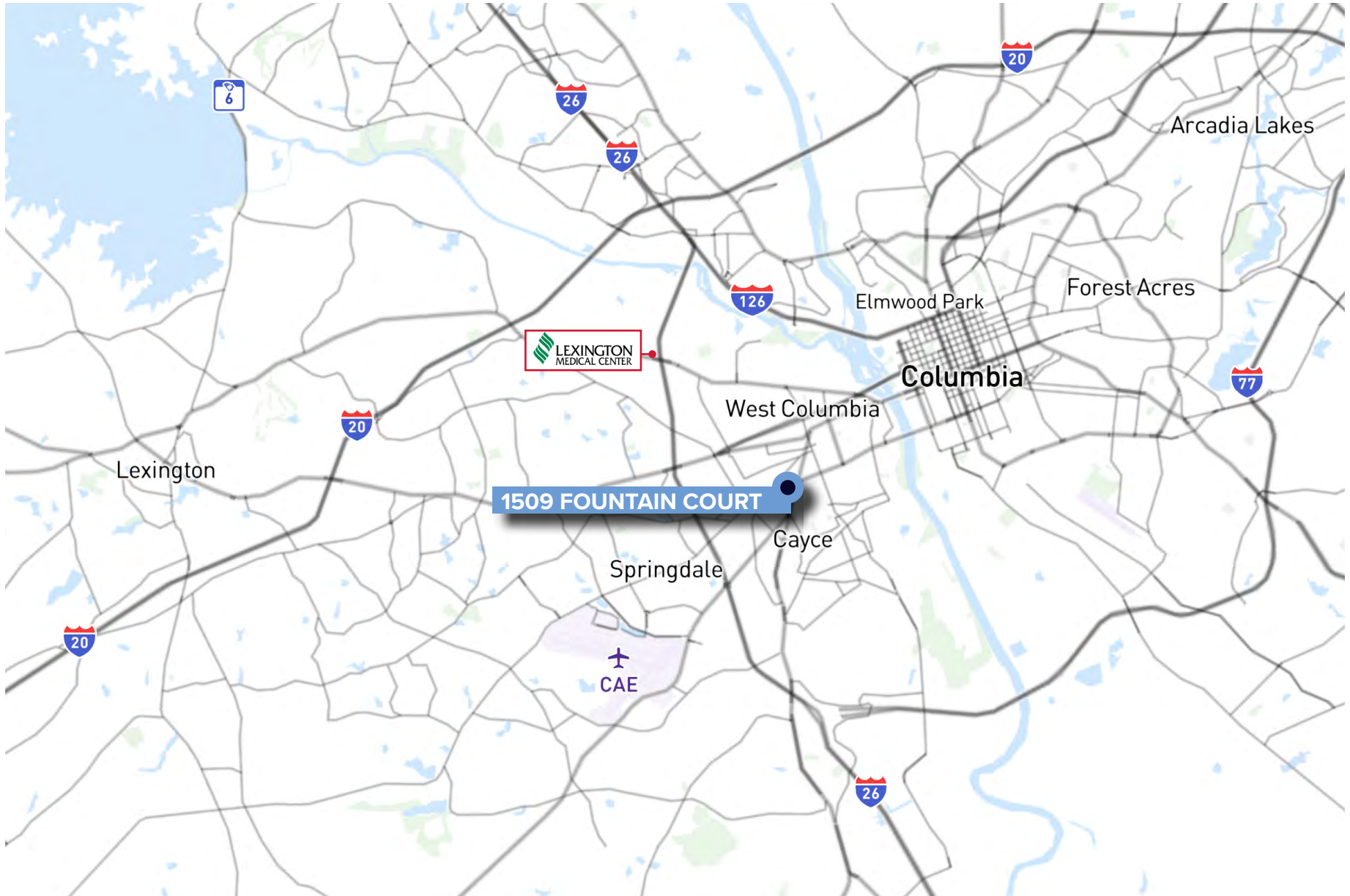
- » Excess land
- » Ability to lease or purchase adjacent properties
- » Located within the Knox Abbott/Charleston Hwy retail corridor – one of the most dynamic retail corridors in the Midlands
- » Surrounding retailers include Walmart Neighborhood Market, Lexington Medical, Arby's, McDonald's, Freddy's, Cookout, Dollar Tree, Subway, and Krispy Kreme

FOR SALE OR LEASE | CONTACT FOR PRICING

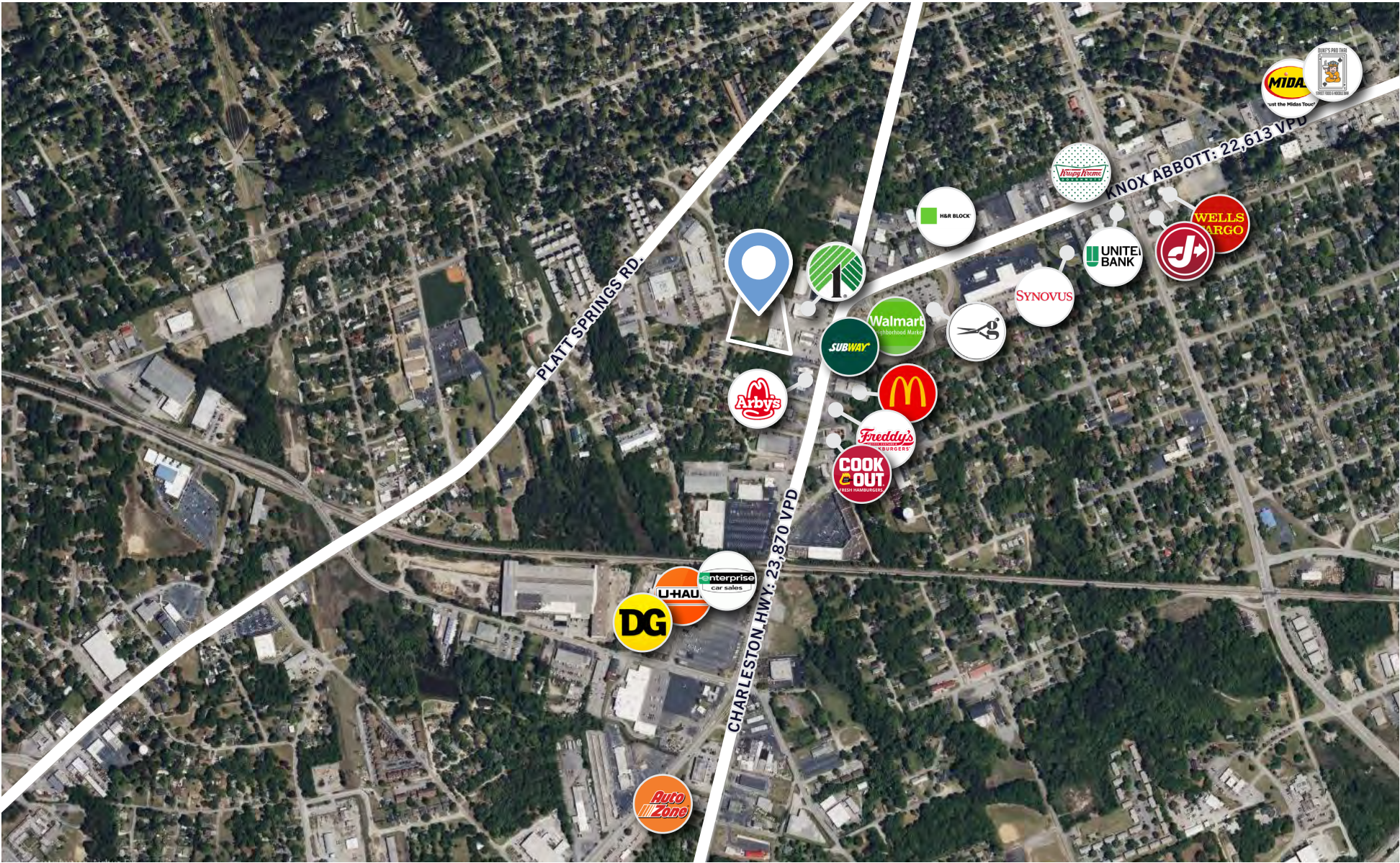
CIVIL PLAN



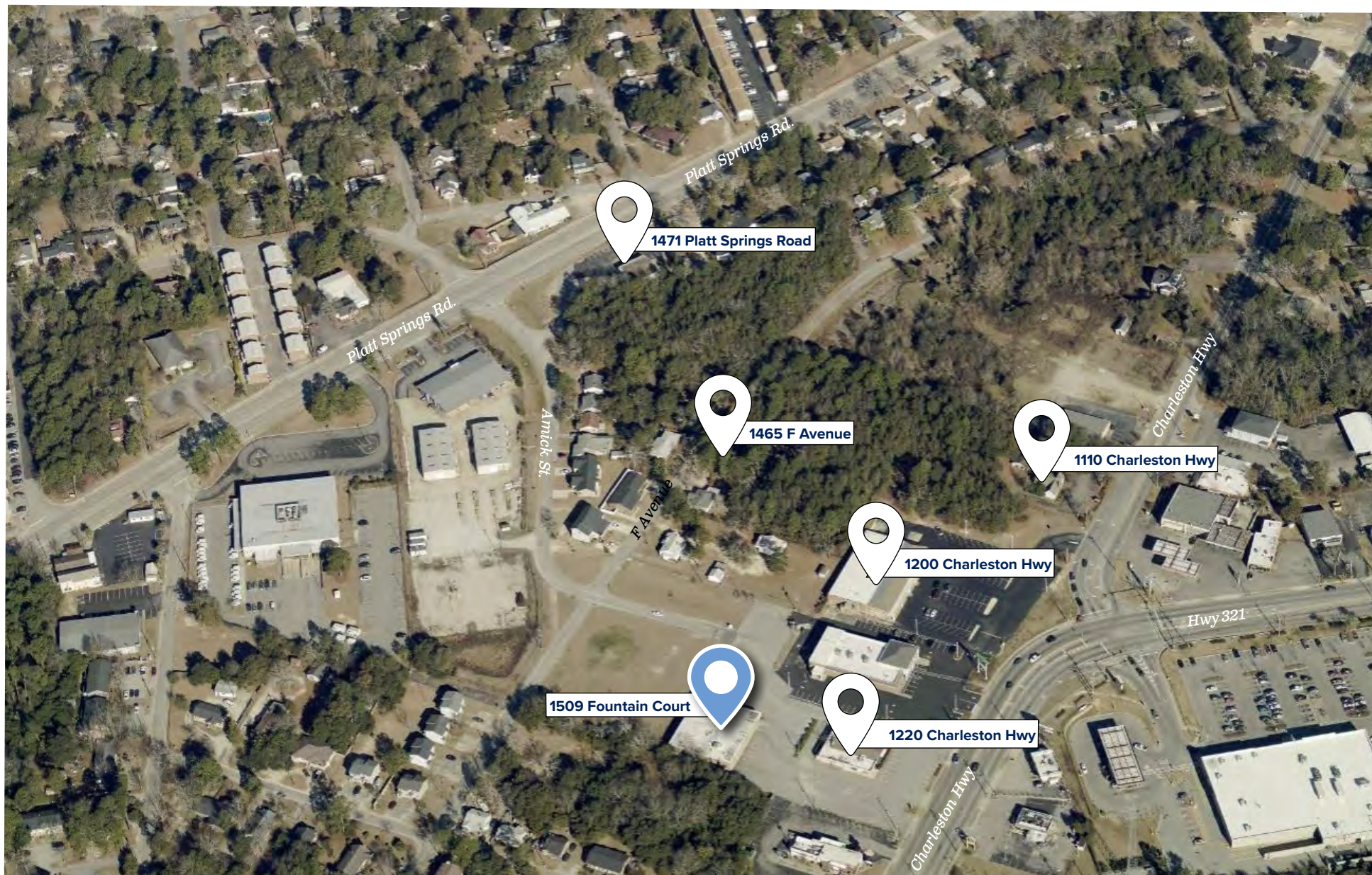
LOCATION MAP



LOCATION OVERVIEW



ADDITIONAL AVAILABLE PROPERTIES



DEMOGRAPHIC OVERVIEW

2025

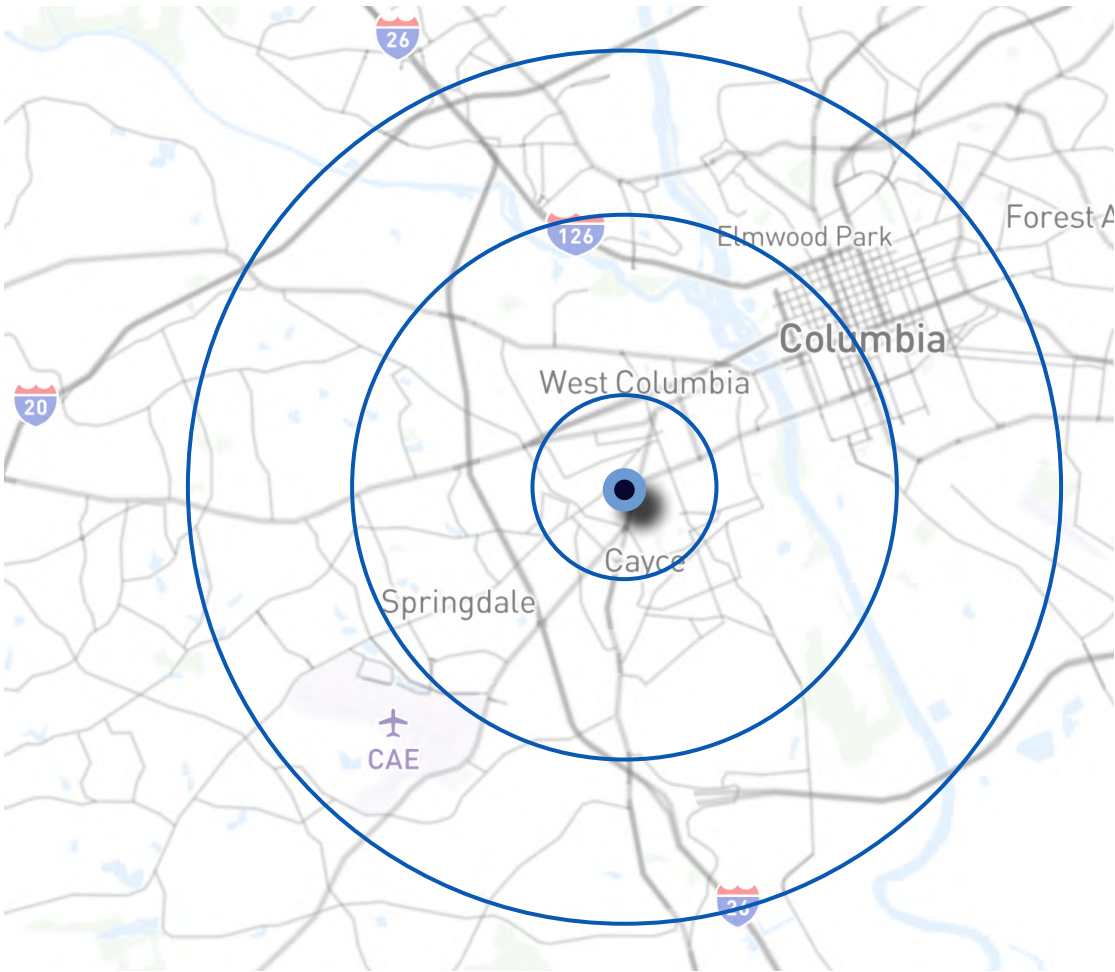
DEMOGRAPHICS

	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



ROBBIE COOK

Brokerage Associate
rcook@trinity-partners.com
803.567.1528



WILLIAM MILLS

Senior Brokerage Associate
wmills@trinity-partners.com
803.567.1794

TRINITY PARTNERS COLUMBIA

1501 Main Street
Suite 410
Columbia, SC 29201
803.567.5454



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