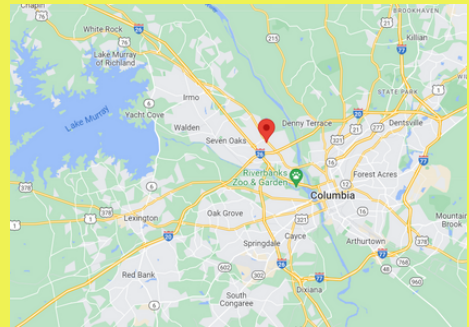


FOR LEASE

COMMERCIAL

3001 BROAD RIVER RD COLUMBIA SC 29210



Zoning: GC
0.54 Acre

High Visibility And High Traffic Count
On Broad River Road, ±39600 VPD
(SOUTH EAST DIRECTION),
±20300 VPD (NORTH WEST DIRECTION)
Frontage: 28 Feet

Parking Space: 38

Year Built: 1984 ;

New Roof, New HVAC,
New Ceiling, New Lights
New Restroom;

Unit C - 1860 SF, USD 2790 / MONTH
Unit D - 1680 SF, USD 2520 / MONTH

Income Demographics	1-mile	3-mile	5-mile
Median Household Income 2023	39,027	46,409	49,507
Avg Household Income 2023	50,004	63,471	68,631
Median Household Income 2028	41,804	50,596	53,260
Avg Household Income 2028	55,760	70,679	76,826

Population Demographics	1-mile	3-mile	5-mile
2023 Population	12,330	50,894	117,897
2028 Projection	12,522	51,557	119,733



COLDWELL BANKER
REALTY

JIE ZHENG



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The information contained herein has been obtained from sources we believe to be reliable; however, We have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.