

CHURCH/COMMERCIAL ZONED PROPERTY FOR SALE
0.45± ACRES | 6,248± TOTAL SF

FOUNDRY
COMMERCIAL



2515 BROAD RIVER ROAD | COLUMBIA, SC 29210

ASKING PRICE \$760,000

PROPERTY DESCRIPTION

Building could suit a wide range of users including religious, retail, office, and-or flex use.

Positioned on Route 176, a primary roadway with frontage and exposure.

Building square footage:

Total	6,248± SF
Finished Space	4,898± SF
Storage Space	1,350± SF

Renovated in 2023 to include new floors, new space layout and prep kitchen. Small fenced yard at the rear of building.

PARCEL ID	R06015-04-02
COUNTY	Richland
CURRENT USE	Religious
ZONING	General Commercial
# OF BUILDINGS	1
TOTAL BUILDING SF	6,248± SF
ACREAGE	0.45± AC
PARKING	12± paved spots

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR
Principal, Managing Director
407.540.7718
matt.messier@foundrycommercial.com

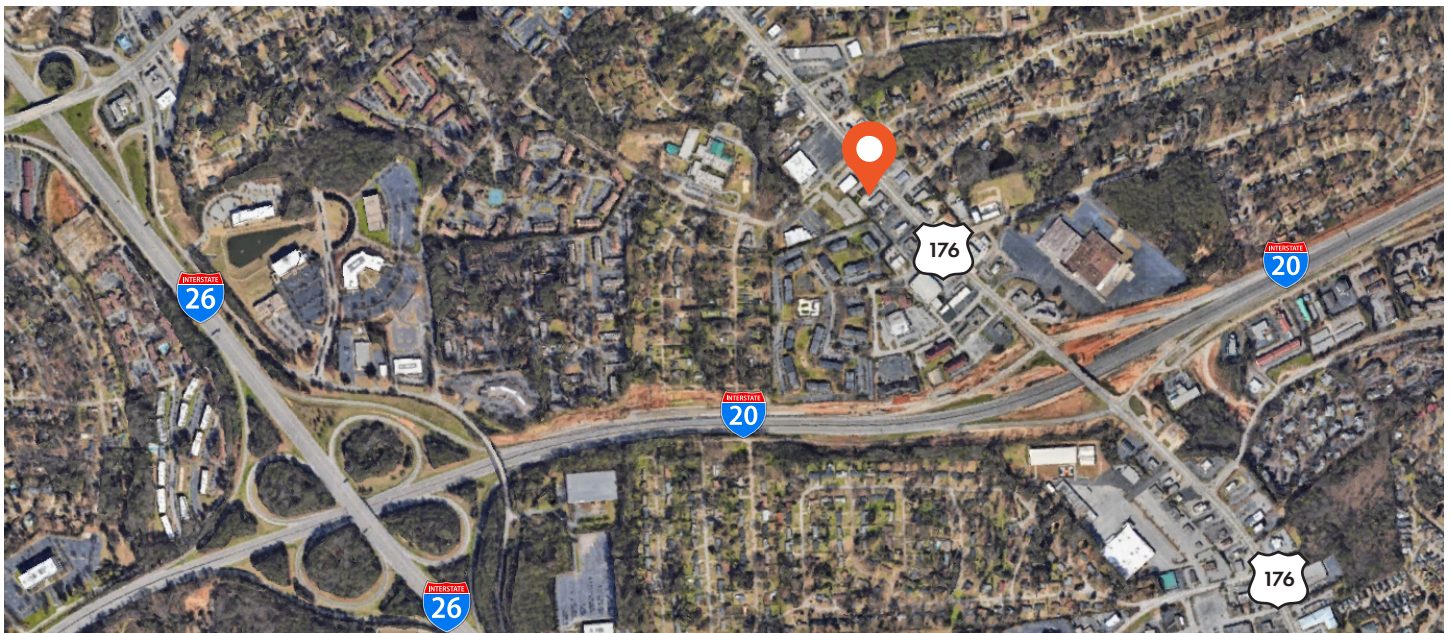
FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

CHURCH/COMMERCIAL ZONED PROPERTY FOR SALE
0.45± ACRES | 6,248± TOTAL SF

AERIAL & PROPERTY OUTLINE



FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR
Principal, Managing Director
407.540.7718
matt.messier@foundrycommercial.com

FOUNDRY
COMMERCIAL

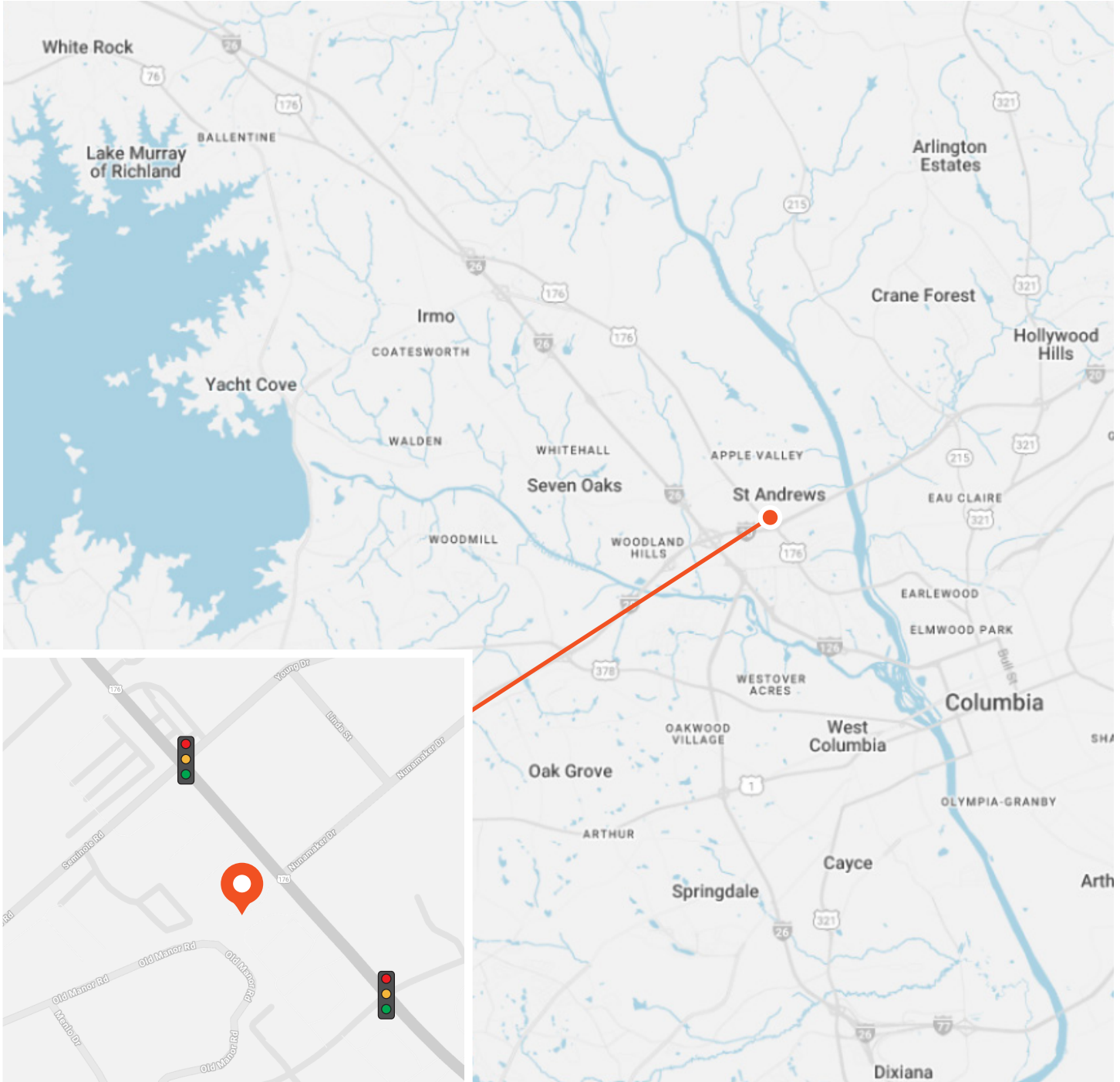
MISSION
PROPERTY
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

CHURCH/COMMERCIAL ZONED PROPERTY FOR SALE

0.45± ACRES | 6,248± TOTAL SF

LOCATION



FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR
Principal, Managing Director
407.540.7718
matt.messier@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

CHURCH/COMMERCIAL ZONED PROPERTY FOR SALE
0.45± ACRES | 6,248± TOTAL SF

PROPERTY PHOTOS



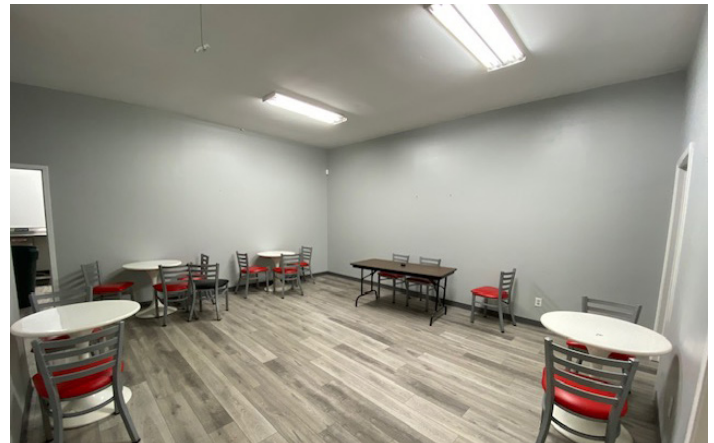
MAIN ROOM FROM BACK



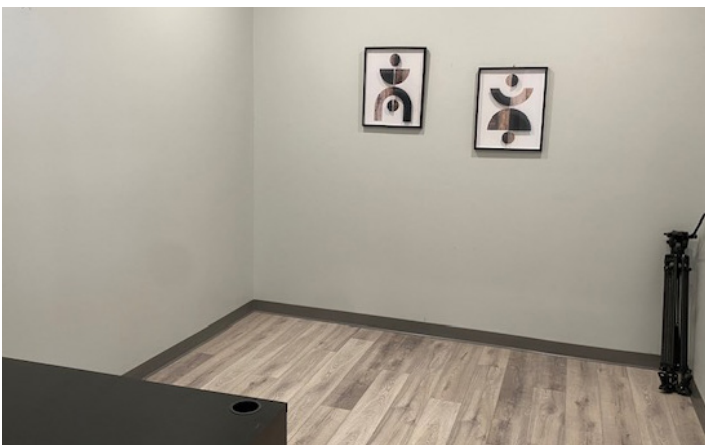
MAIN ROOM FROM FRONT



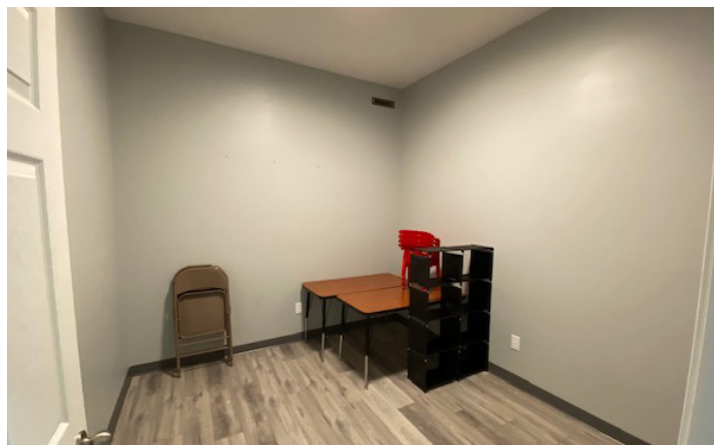
LOBBY AREA



CAFE AREA



OFFICE



OFFICE/CLASSROOM

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR
Principal, Managing Director
407.540.7718
matt.messier@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

CHURCH/COMMERCIAL ZONED PROPERTY FOR SALE

0.45± ACRES | 6,248± TOTAL SF

PROPERTY PHOTOS



PREP KITCHEN



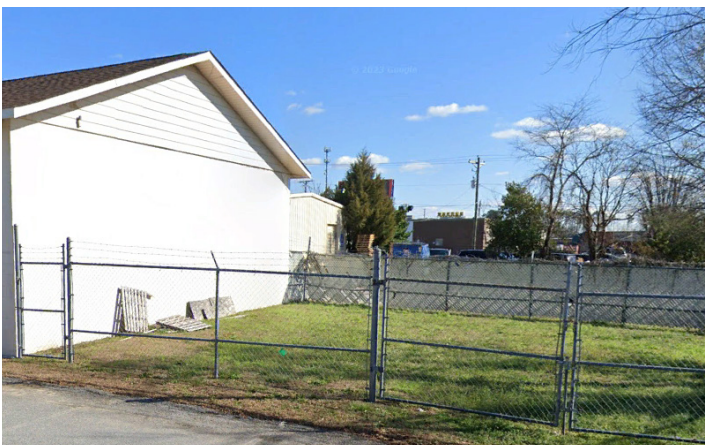
RESTROOM



UNFINISHED STORAGE AREA



GARAGE DOOR TO STORAGE SPACE



FENCED REAR YARD



VIEW FROM PARKING LOT

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR
Principal, Managing Director
407.540.7718
matt.messier@foundrycommercial.com

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

CHURCH/COMMERCIAL ZONED PROPERTY FOR SALE

0.45± ACRES | 6,248± TOTAL SF

SITE DEMOGRAPHICS



1 MILE RADIUS



10,169

ESTIMATED POPULATION 2024



\$57,326

AVERAGE HOUSEHOLD INCOME



\$162,102

MEDIAN HOME VALUE 2024

3 MILE RADIUS



52,966

ESTIMATED POPULATION 2024



\$74,309

AVERAGE HOUSEHOLD INCOME



\$194,408

MEDIAN HOME VALUE 2024

5 MILE RADIUS



127,636

ESTIMATED POPULATION 2024



\$77,741

AVERAGE HOUSEHOLD INCOME



\$202,548

MEDIAN HOME VALUE 2024

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR
Principal, Managing Director
407.540.7718
matt.messier@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.