



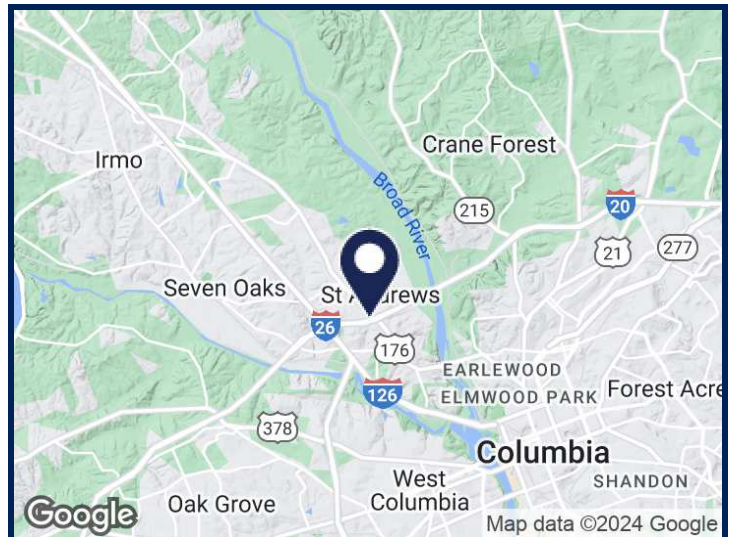
2344 Broad River Road

Columbia, SC 29210



Located in St. Andrews near I-20.

- ±3,605 SF former restaurant
- Situated on 0.836 acres
- Great visibility with high traffic count (37,000 VPD)
- Less than 500 feet from the I-20 exit
- ±57 parking spaces
- Zoning: M-1 (Light Industrial)
- Property will benefit from the Carolina Crossroads Project, a reconfiguration of 14 miles of the I-20/I-26/I-126 corridor, working toward a redesigned corridor to increase safety and efficiency in the area

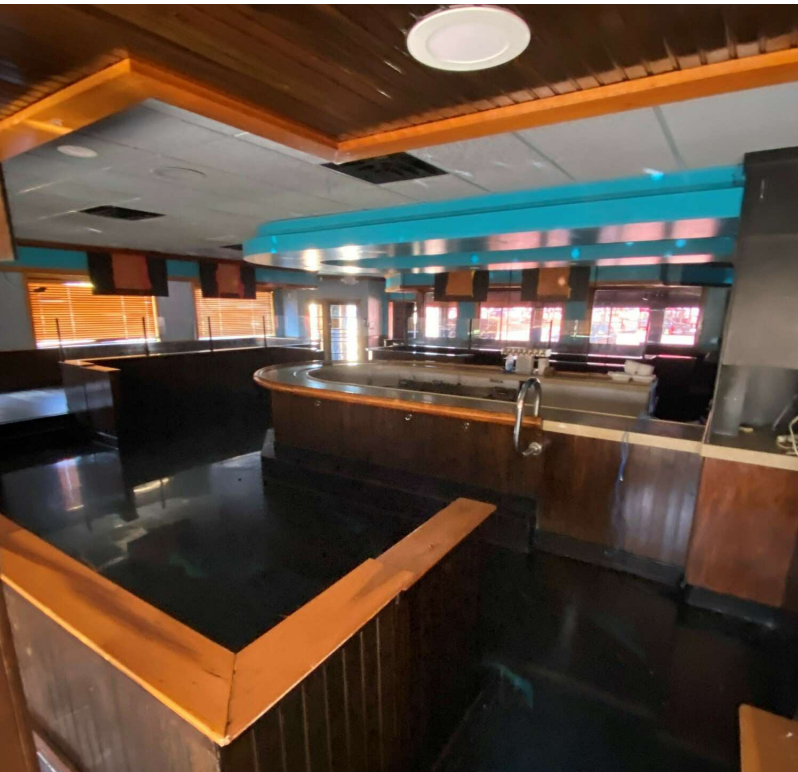


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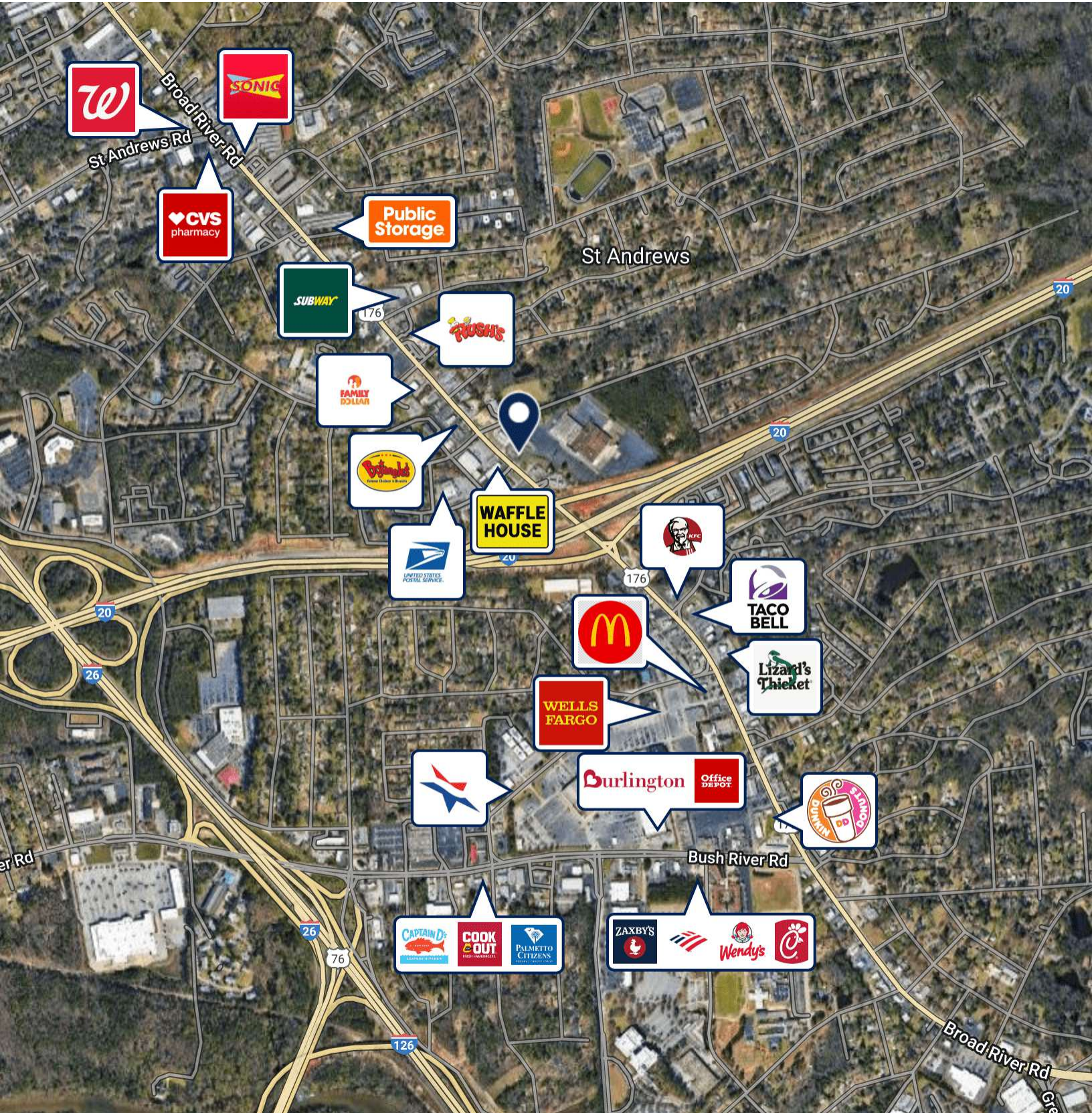
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ADDITIONAL PHOTOS

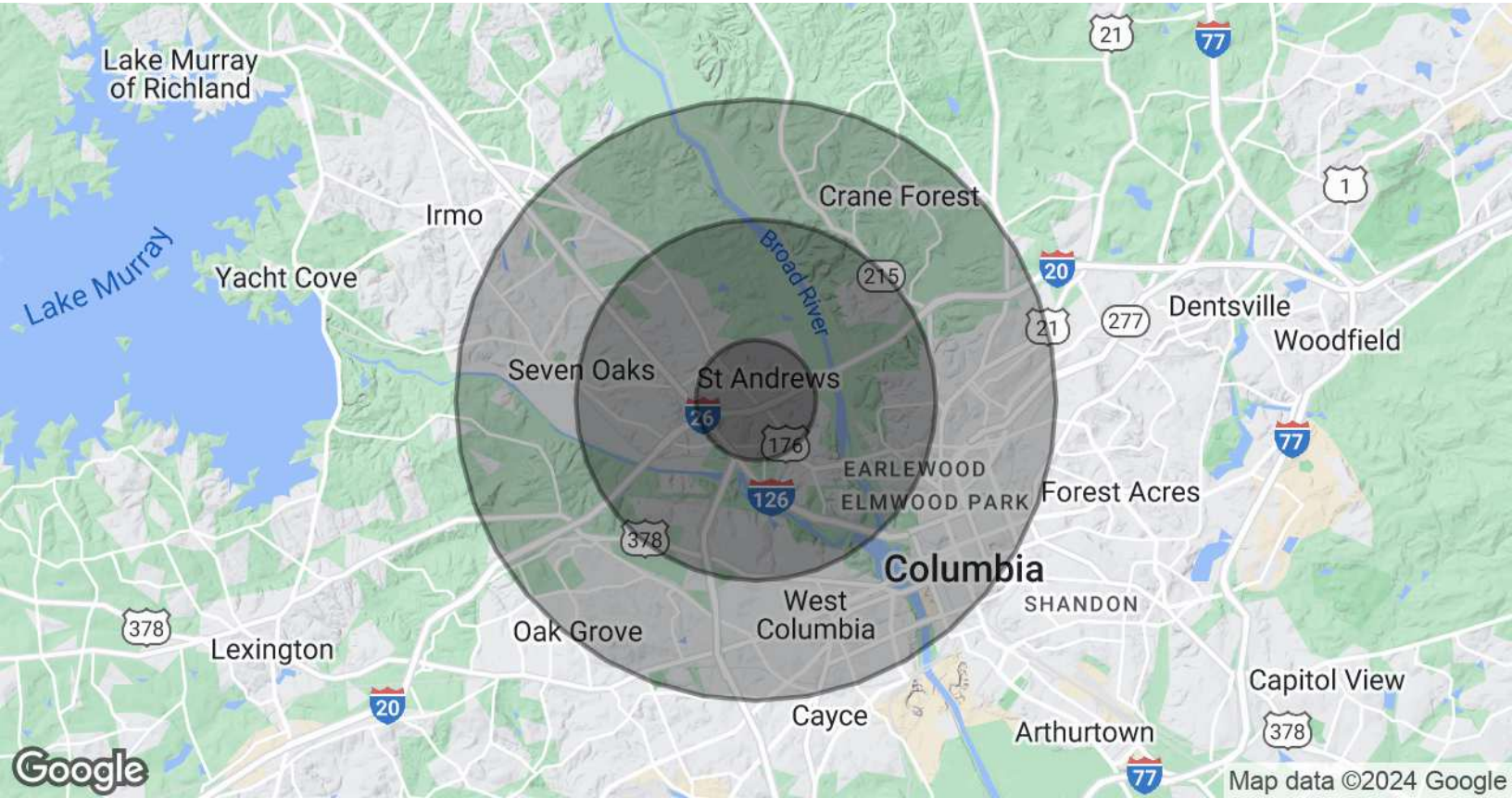


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RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,339	53,318	131,056
Average Age	33.6	35.2	35.2
Average Age (Male)	29.0	33.4	33.7
Average Age (Female)	35.2	36.5	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,967	25,769	61,370
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$38,230	\$52,088	\$51,816
Average House Value	\$82,620	\$113,224	\$126,474

2020 American Community Survey (ACS)