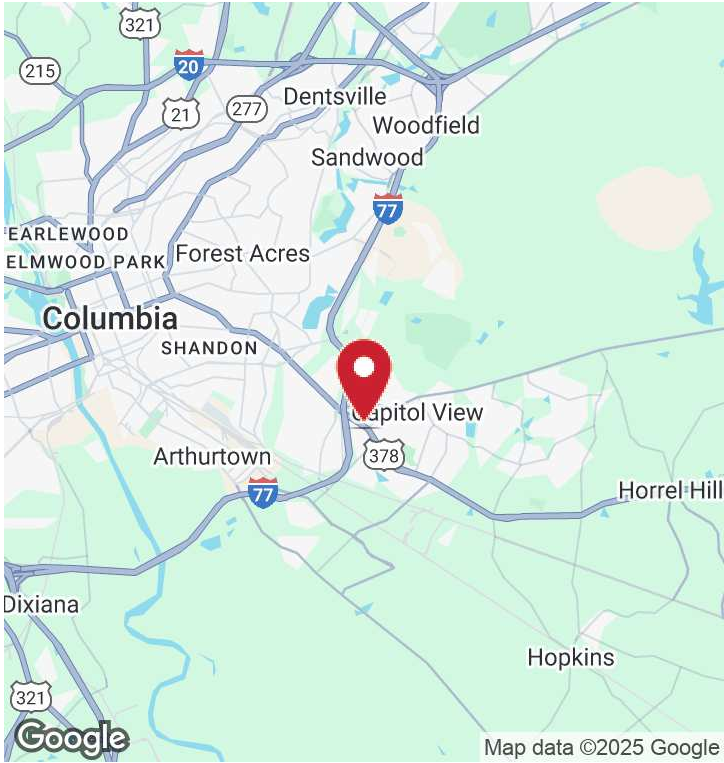


Executive Summary



OFFERING SUMMARY

Sale Price:	\$540,000
Building Size:	4,320 SF
Available SF:	4,320 SF
Lot Size:	0.41 Acres
Price / SF:	\$125.00
Year Built:	1980
Zoning:	GC - General Commercial
Market:	Columbia

PROPERTY OVERVIEW

Discover an exceptional investment opportunity at 751 Greenlawn Dr, Columbia, SC. This 4,320 SF building, constructed in 1980, offers immense potential for retail and vehicle-related businesses. Zoned C-3, this prime location in the bustling Columbia area presents a rare chance to establish or expand your enterprise. With abundant space for showcasing products and serving customers, this property is perfectly suited for a variety of retail uses. Don't miss the chance to capitalize on the advantages of this prime commercial property and make your mark in the thriving Columbia market.

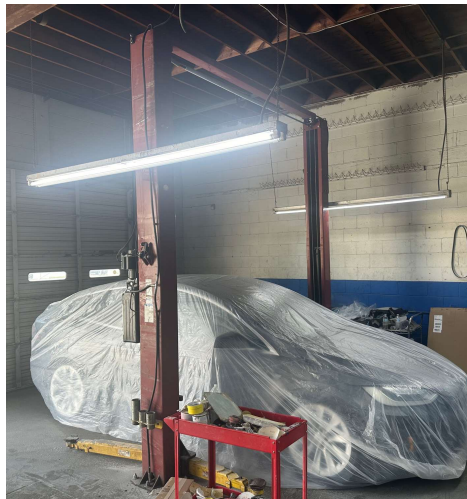
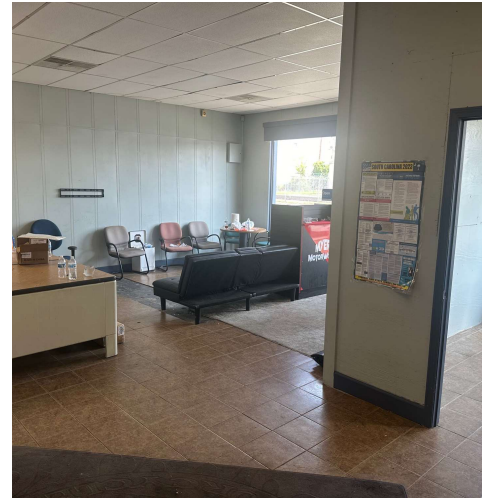
PROPERTY HIGHLIGHTS

- 4,320 SF building ideal for retail or vehicle-related use
- 1200 SF office
- 6 Bays with roll up doors
- Zoned General Commercial, offering flexibility for various commercial endeavors
- Prime location in the bustling Columbia area
- High visibility and accessibility for increased customer traffic
- Proximity to major transportation routes for logistical convenience

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Additional Photos



Bradham Wilder

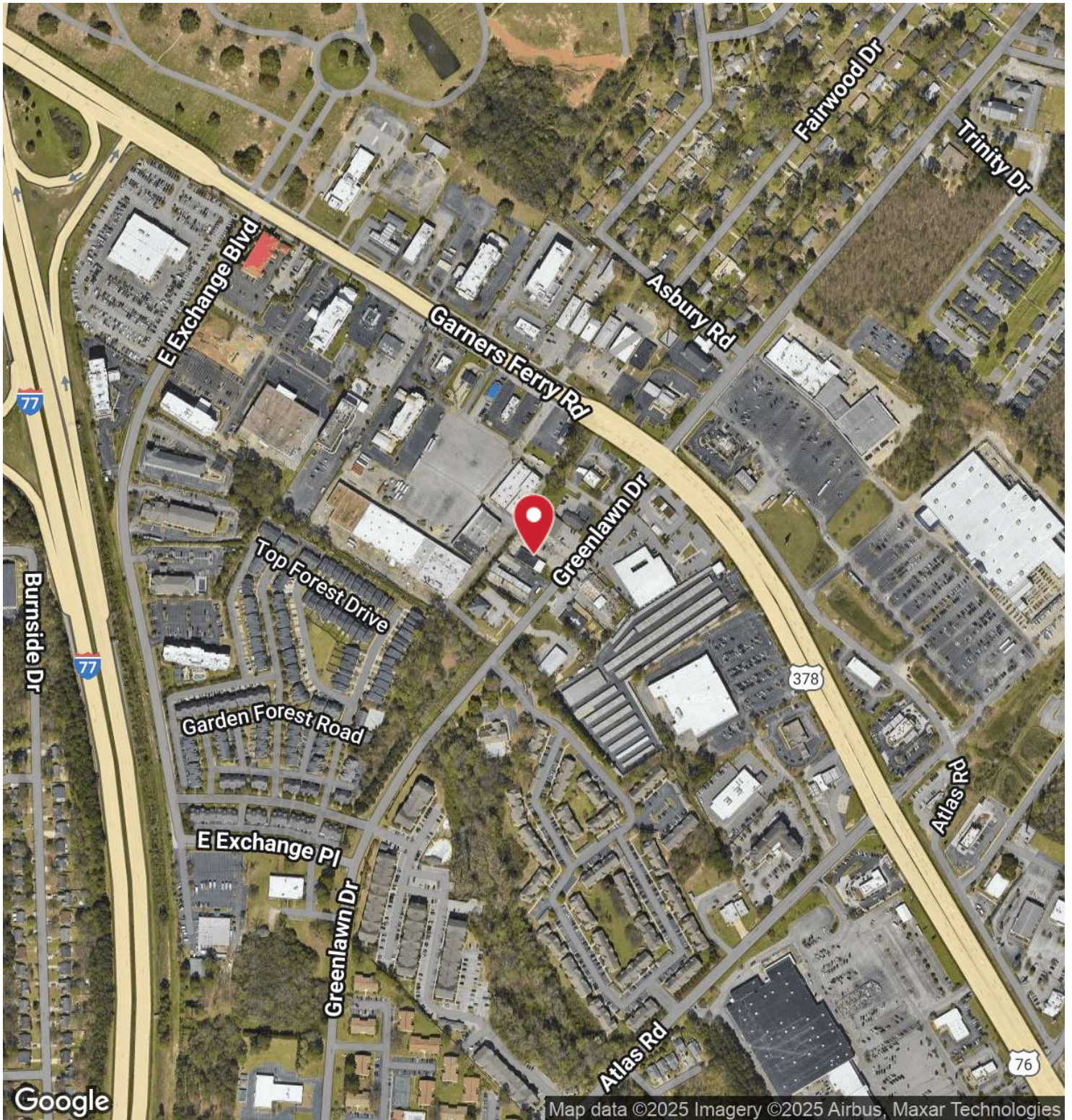
t: 803.309.4709

e: bradham@erawilderrealty.com

Wilder Commercial | wildercommercial.com | 109 Old Rapids Rd, Columbia, SC 29072 | 803.309.4709



Location Map

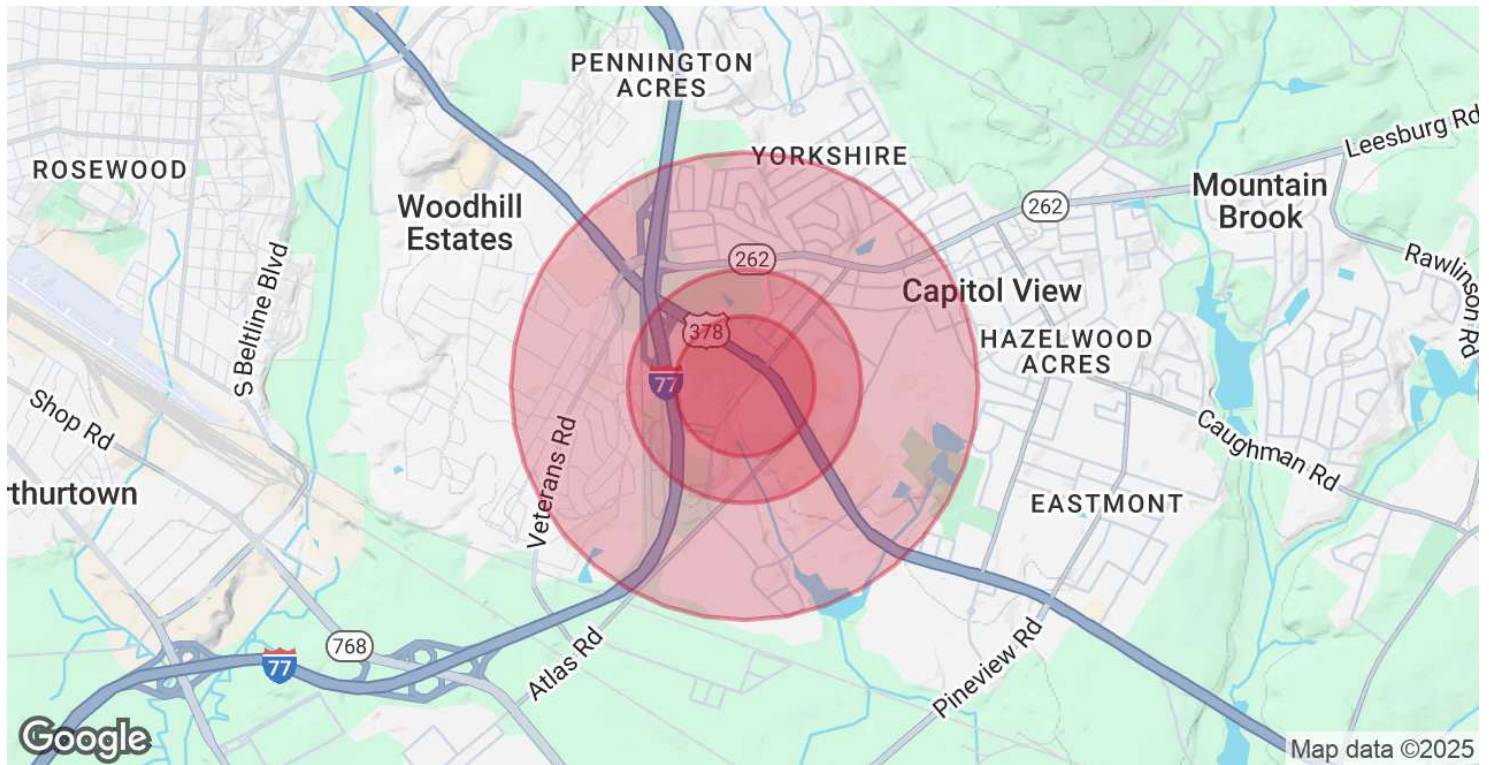


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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,018	2,270	8,693
Average Age	34	34	38
Average Age (Male)	33	34	37
Average Age (Female)	34	35	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	517	1,119	3,845
# of Persons per HH	2	2	2.3
Average HH Income	\$83,499	\$83,102	\$90,346
Average House Value	\$162,695	\$171,665	\$264,906

Demographics data derived from AlphaMap

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