



FOR SALE

# 3,111 SF Office Building

3514 Bush River Rd,  
Columbia, SC 29210

Wilder Commercial | [wildercommercial.com](http://wildercommercial.com) | 109 Old Rapids Rd, Columbia, SC 29072 | 803.309.4709





# Executive Summary



Sale Price

**\$474,000**

## OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Building Size: | 3,111 SF  |
| Available SF:  | 3,111 SF  |
| Lot Size:      | 0.3 Acres |
| Price / SF:    | \$152.36  |
| Year Built:    | 1980      |
| Zoning:        | C1        |
| Traffic Count: | 18,000    |

## PROPERTY OVERVIEW

Unlock the potential of this versatile 3,111 SF commercial building, perfectly suited for professional, medical, or administrative use. This well-maintained property features 8 private offices, a welcoming lobby/reception area, a dedicated file room, and a convenient box truck height door ideal for deliveries or light warehousing needs. In addition, the building includes three flexible rooms that can be easily utilized as storage space or customized to expand your office footprint. With excellent road visibility, this property boasts both functionality and opportunity in a highly accessible location. Ideal for small businesses, service providers, or investors seeking a turnkey space with room to grow.

## PROPERTY HIGHLIGHTS

- 3,111 SF total building area
- 8 private offices - ideal for team-based or client-facing operations
- Welcoming lobby/reception area
- Dedicated file/storage room
- One box truck height door - perfect for deliveries or light warehousing
- 3 flex rooms - use as storage or convert into additional offices
- Excellent frontage and signage visibility
- Close to major roads, businesses, and retail centers

### David Brock

Associate

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## Additional Photos



**David Brock**

*Associate*

**t:** 803.312.1908

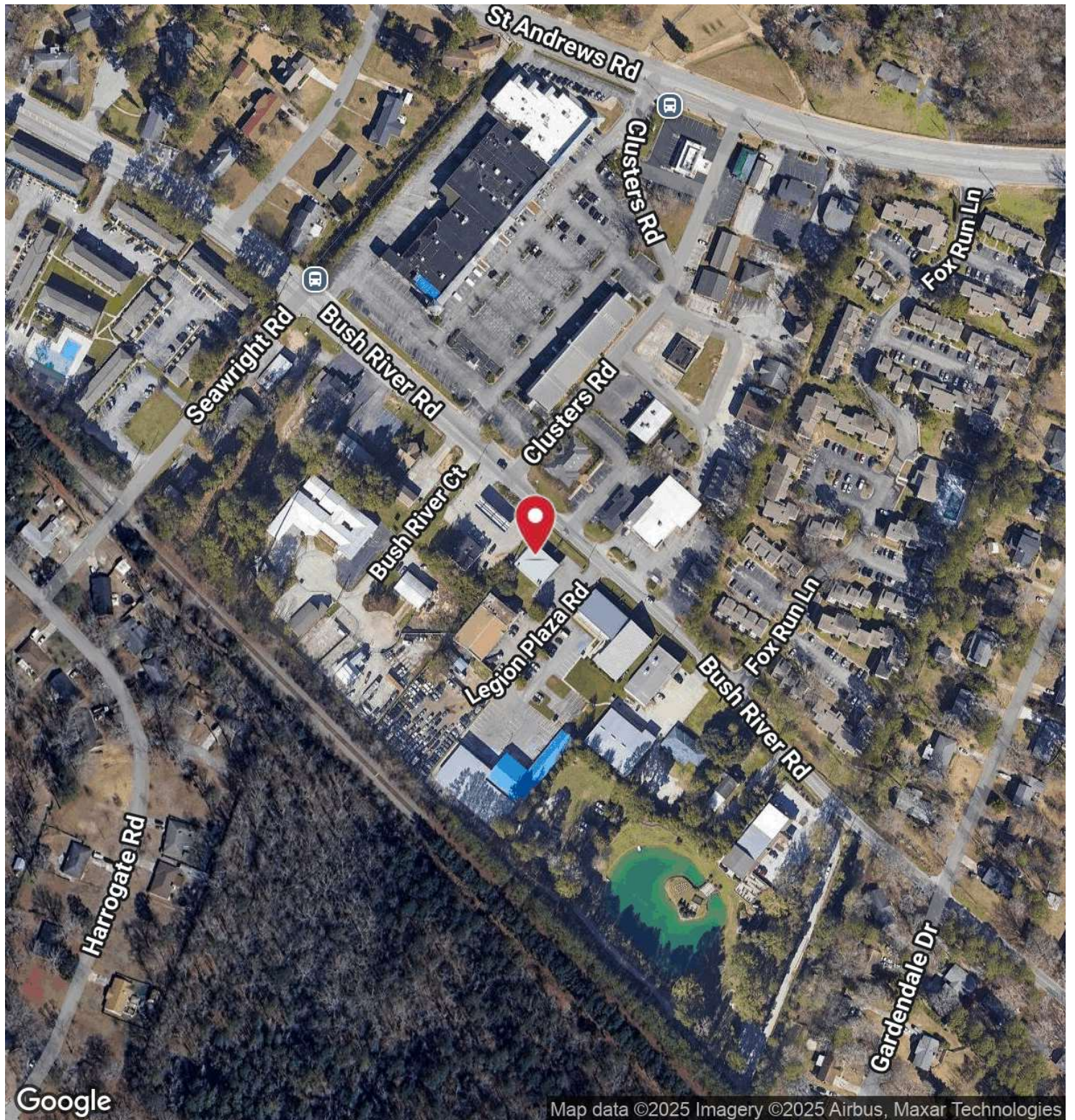
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# Location Map



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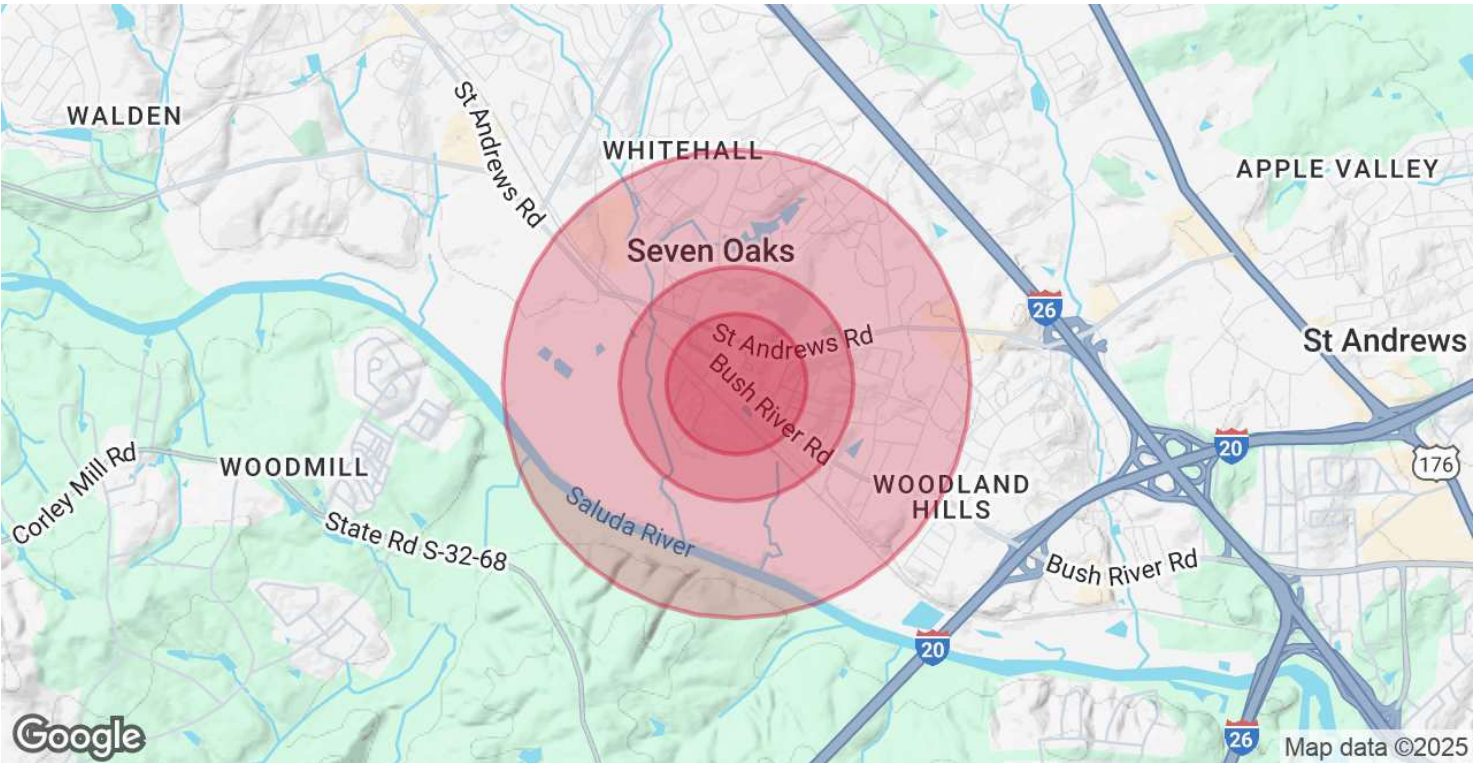
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# Demographics Map & Report



| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 734       | 1,530     | 4,748  |
| Average Age          | 44        | 45        | 45     |
| Average Age (Male)   | 43        | 43        | 43     |
| Average Age (Female) | 46        | 46        | 46     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 311       | 645       | 1,993     |
| # of Persons per HH | 2.4       | 2.4       | 2.4       |
| Average HH Income   | \$80,357  | \$80,017  | \$80,238  |
| Average House Value | \$238,835 | \$237,502 | \$245,459 |

Demographics data derived from AlphaMap

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# Retailer Map



**David Brock**

Associate

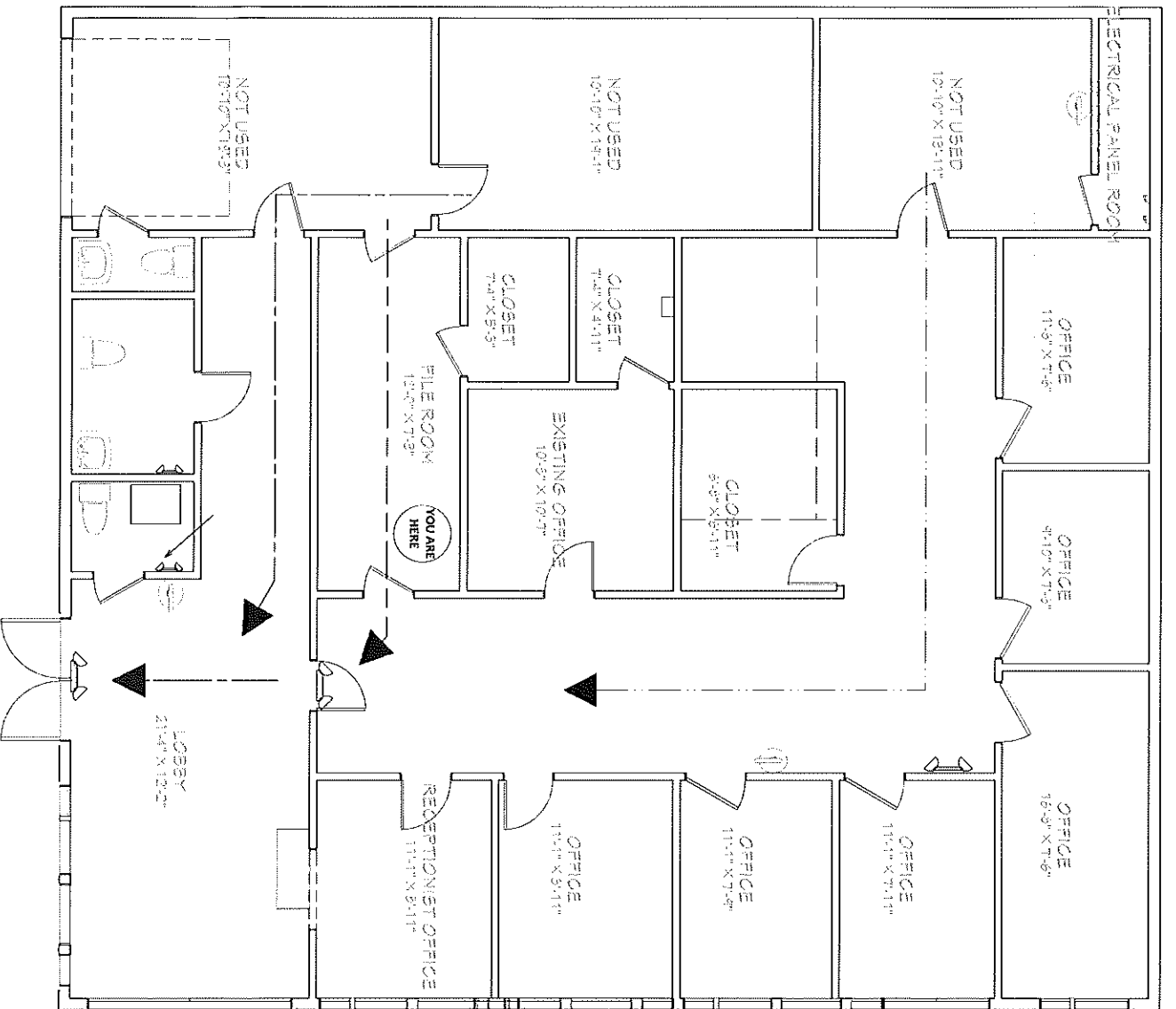
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5514 BUSH RIVER RD. EMERGENCY EVACUATION PLAN  
2047 SQ. FT.

- Legend**
- Fire Extinguisher
  - Emergency/Exit Light Combo
  - Emergency Light
  - Current Location
  - YOU ARE HERE