

Wilson Kibler
COMMERCIAL REAL ESTATE



**3124-3134 Augusta Rd,
West Columbia, SC**



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Investment Overview



\$2,250,000

Sales Price

Parcels

- 3123 Augusta Rd - ±6.61 AC | TMS: 004599-05-064
- 3130 Augusta Rd - ±1.21 AC | TMS: 004599-05-065
- 3124 Augusta Rd - ±1.00 AC | TMS: 004599-050066

Property Highlights

- ±9.4 AC
- Water & Sewer
- ±0.9 Miles to I-26
- ±497 Ft of Augusta Rd. Frontage
- Augusta Rd: ±39,800 VPD
- I-26: ±90,900 VPD

Demographics

Population

1-Mile	3,798
3-Miles	39,843
5-Miles	107,493

Avg. Household Income

1-Miles	\$63,724
3-Miles	\$71,507
5-Miles	\$71,674



Parcel Outline



Retail Map

