



FOR SALE

# 2+/- Acres

534 Columbia Avenue,  
Chapin, SC 29036



# Executive Summary



Sale Price	<b>\$699,900</b>
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## OFFERING SUMMARY

Available SF:	
Lot Size:	2 Acres
Price / Acre:	\$349,950
Zoning:	GC
Traffic Count:	15,000

## PROPERTY OVERVIEW

Introducing an exceptional investment opportunity! This prime property at 534 Columbia Avenue, Chapin, SC presents a wealth of potential for the savvy investor. Boasting 2+/- acres, GC zoning, water and sewer availability, and an impressive 200 feet of road frontage, this parcel is ideally suited for versatile development. Its unbeatable location adds to its allure, providing excellent visibility and accessibility. Don't miss the chance to capitalize on this promising asset in the thriving Chapin area.

## PROPERTY HIGHLIGHTS

- - Zoned GC for versatile development opportunities
- - Water and sewer services available for convenience
- - Impressive 200 feet of road frontage for high visibility
- - Prime location in the thriving Chapin area

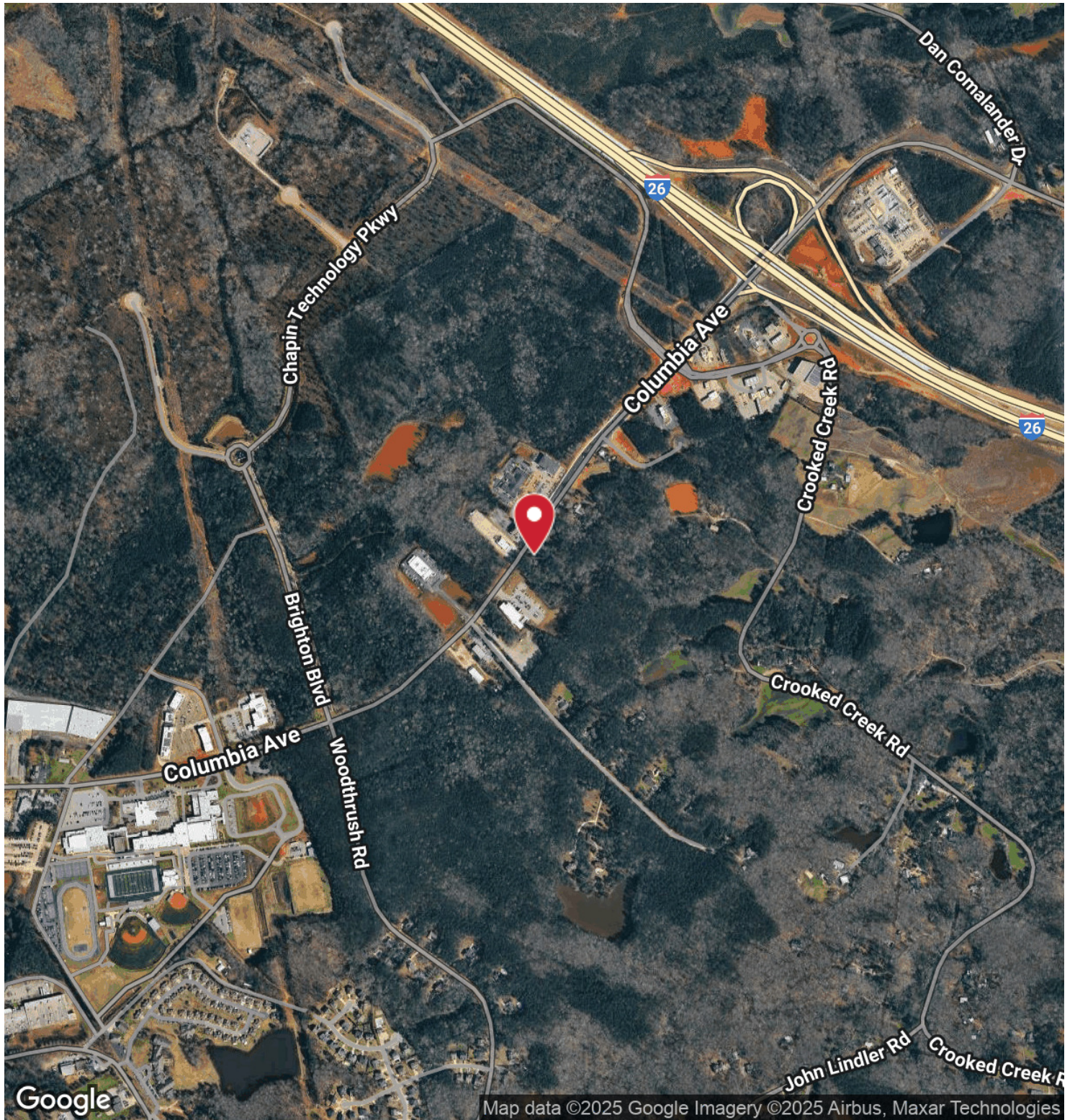
### David Brock

Associate

t: 803.312.1908

e: realtor1691@gmail.com

# Location Map



**David Brock**

Associate

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



# Photos



**David Brock**

Associate

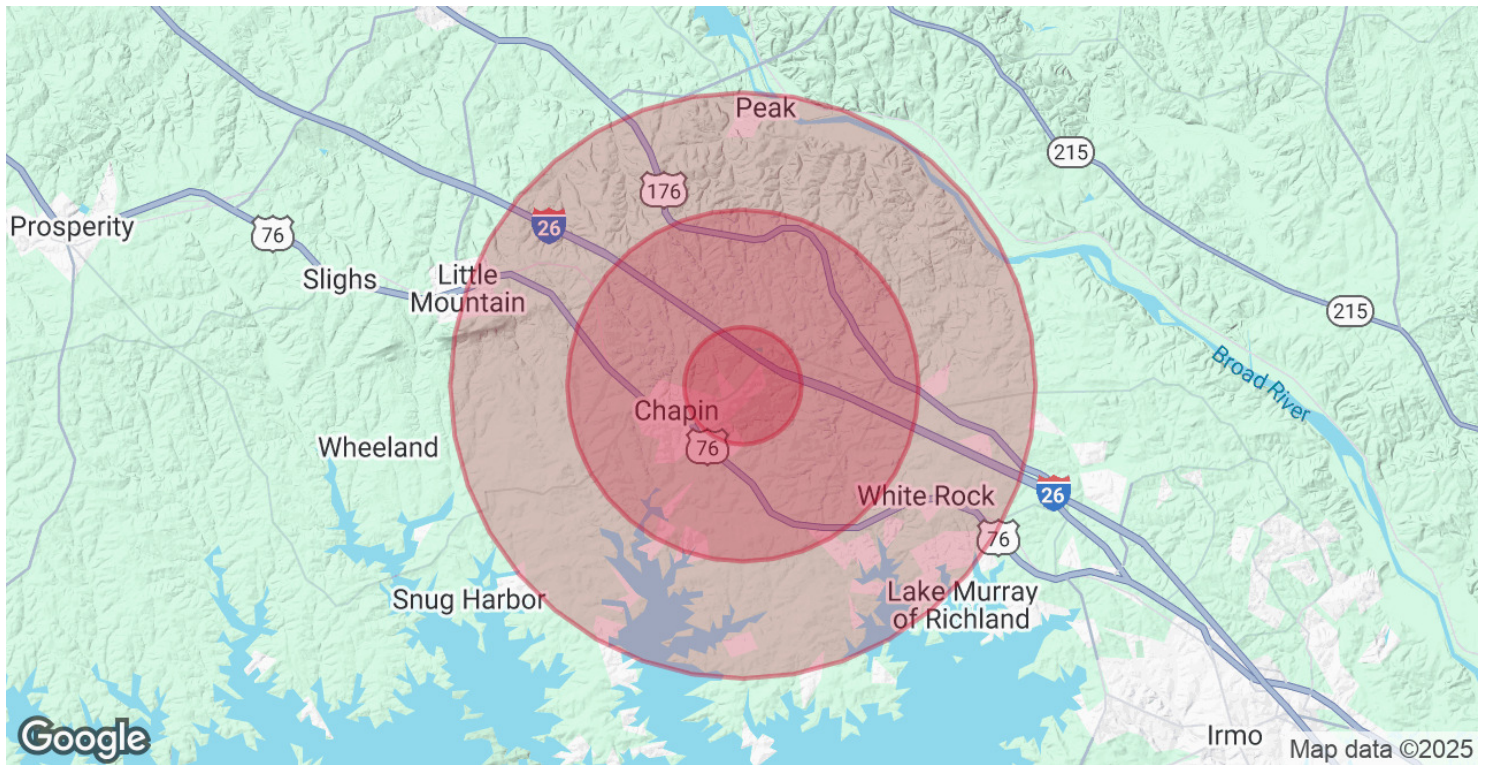
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# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	653	6,816	19,485
Average Age	39.8	41.2	43.6
Average Age (Male)	36.7	39.7	42.3
Average Age (Female)	49.1	43.8	44.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	254	2,774	7,913
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$87,740	\$85,134	\$98,557
Average House Value	\$217,399	\$212,631	\$306,018

2020 American Community Survey (ACS)

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# Retailer Map



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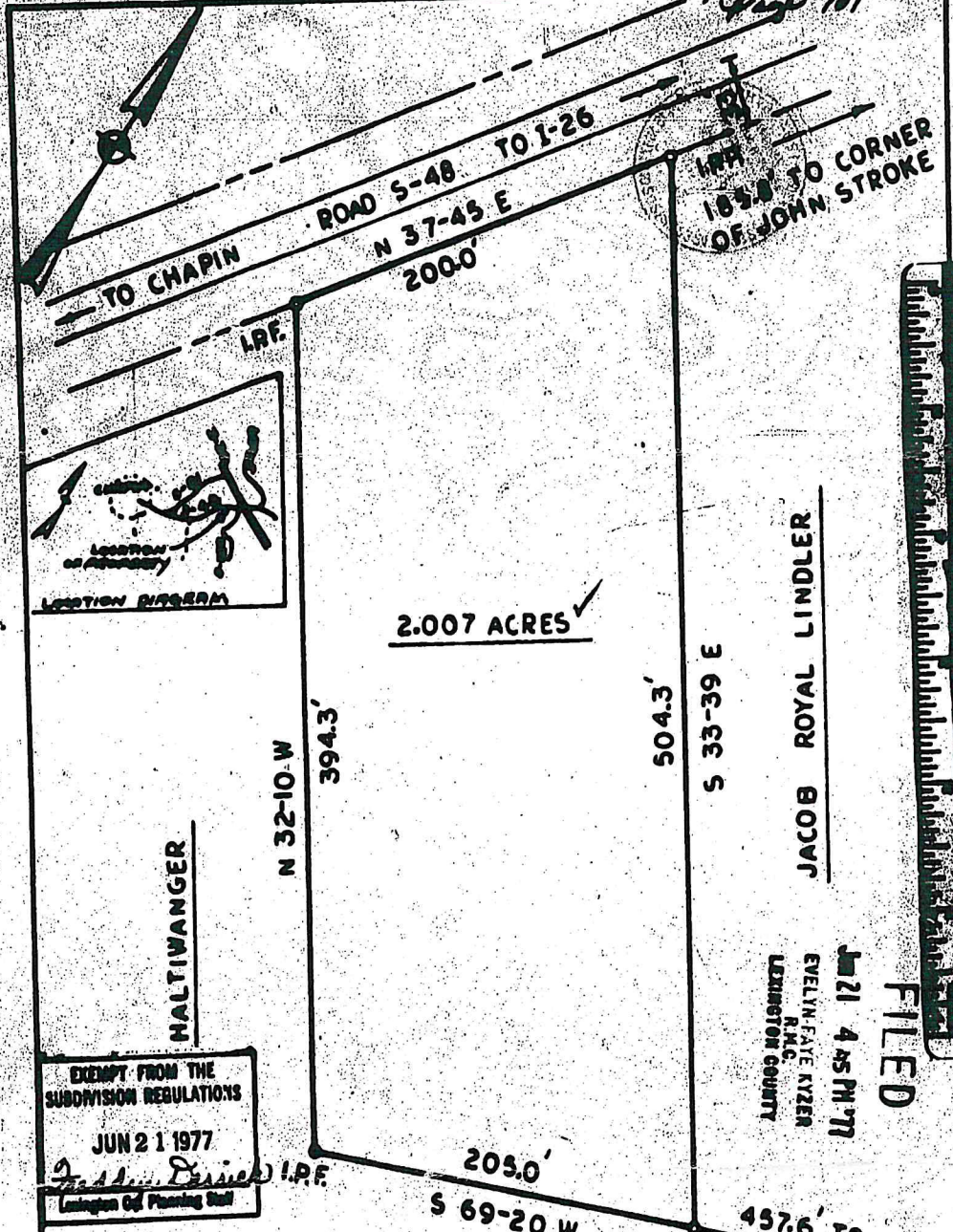
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EXEMPT FROM THE  
SUBDIVISION REGULATIONS  
JUN 21 1977  
*J. L. ...*  
Lexington Co. Planning Staff

ACC. = 1:4600

G. LENARD SHEALY &  
PLAT PREPARED FOR: FRANCES S. SHEALY

SURVEYED BY: TED L. BOOZER - REG. ENGR. & L.S.  
LOCATION: LEXINGTON, CO. APPROX. 1.3 MILES EAST OF CHAPIN

DATE: JUNE 18, 1977  
SCALE: 1" = 60'

REF: SEE PLAT FOR J.R. LINDLER BY  
CLAUDE E. JOHNSON DATED 8-29-1959 *Ted L. Boozer #2978*

Plat Book 152-b Plat # 186