



Wilson Kibler
COMMERCIAL REAL ESTATE



**3767 & 3737 Covenant Rd,
Columbia, SC 29204**



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Property Overview



\$480,000

Sales Price

3767 & 3737 Covenant Rd, Columbia, SC 29204

Buildings	3 Buildings
Total SF	±4,100 SF (2,100 SF 1,000 SF 1,000 SF)
Condemned	±5,200 SF - Unusable - Condemned Possibility of abandoned building credits
Zoning	Forest Acres C-3 - General Commercial
Land Size	±2.6 AC

Property Highlights

- Situated in Columbia's established Covenant Road corridor, close to Forest Acres, residential neighborhoods, and local amenities.
- Quick access to major roads and nearby commercial/service nodes
- Harmony School - A long-standing nonprofit independent school serving preschool through elementary students in a warm, community-oriented campus setting. The school's mission emphasizes inspiring curiosity, conservation, and creativity through hands-on, inquiry-based learning with low student-to-teacher ratios and multi-age classrooms.





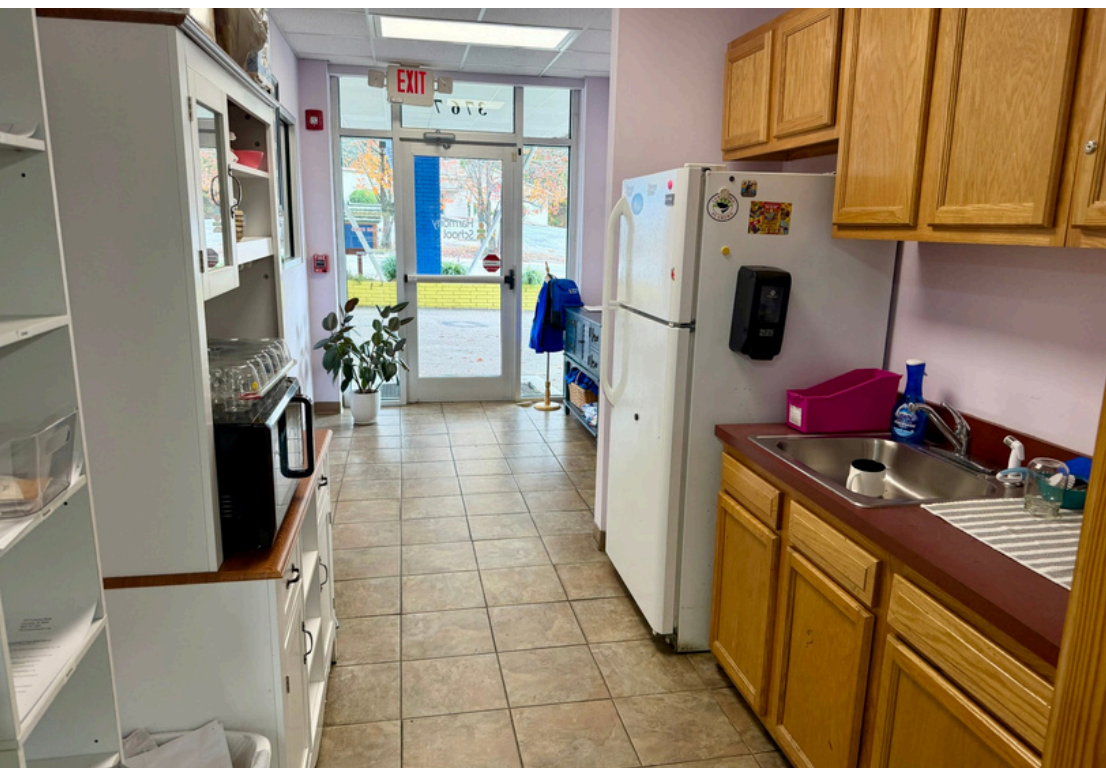
Trenholm Park

DOLLAR GENERAL





Property Photos





Columbia

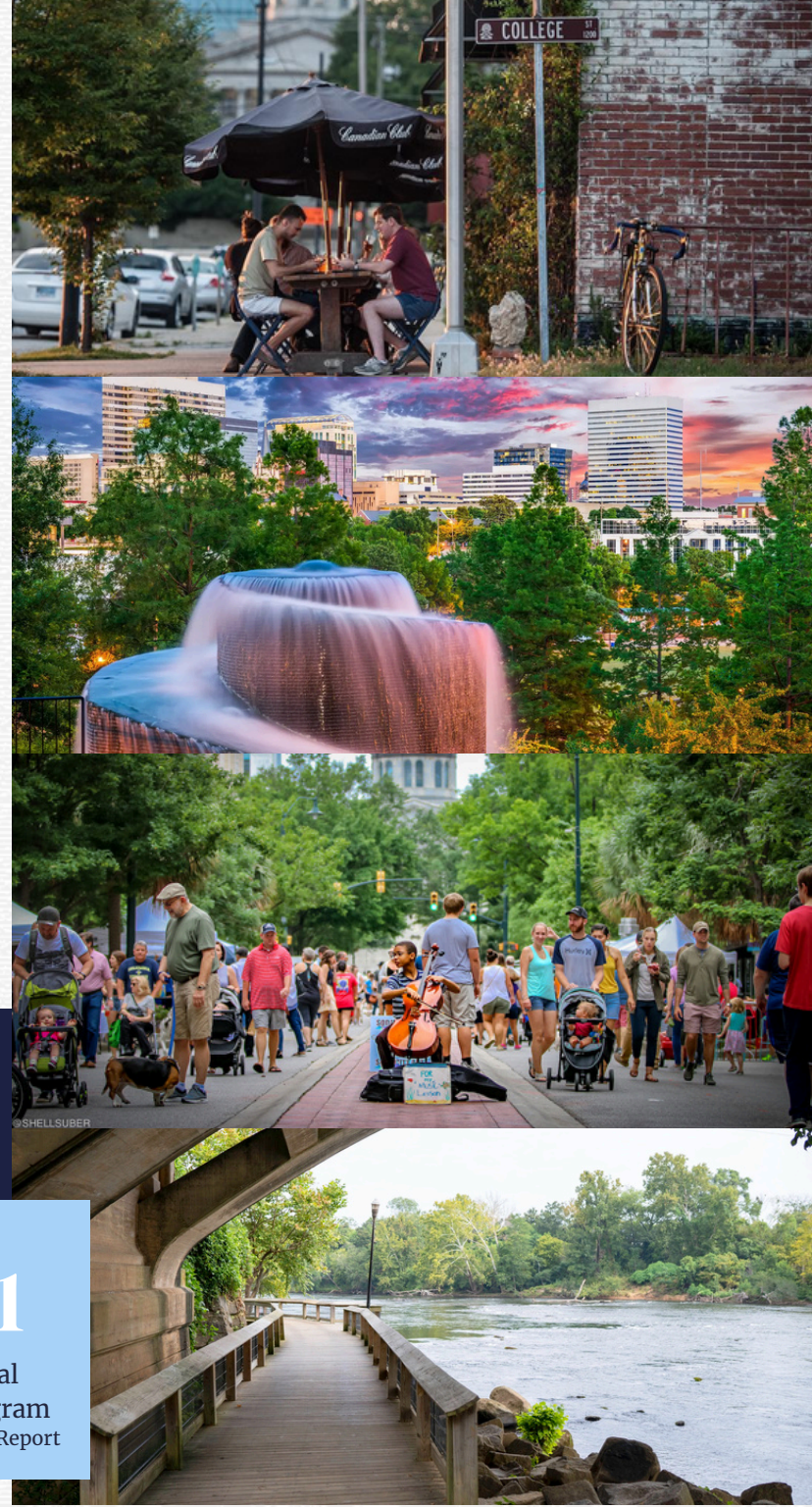


Columbia, South Carolina is at the center of a dynamic and growing region, with a richly diverse network of walkable neighborhoods, historic charm, the lush riverfront and plenty of outdoor recreation. You'll find great food, a lively nightlife, festivals, and outdoor adventure — something to enjoy every day of the year.

We're home to the University of South Carolina and five other colleges and universities; together our annual student population exceeds 50,000. Our talent pool is deep and driven—innovative entrepreneurs, creative makers, global brands, and a robust community of millennial and Gen Z professionals all thrive here.

Key Indicators of Growth

- The òLiv Columbia project (at 1401 Main Street) will add 720 new apartment units in two high-rise towers plus ground floor retail and a 1,600-stall parking garage.
- In Earlewood, 301 Sunset Drive: "The Streams at Earlewood," a \$94.5 million, 300-unit apartment complex is under development.
- Luxury/residential growth downtown: a 288-unit luxury apartment complex is planned at Bull Street & Elmwood Avenue targeting young professionals, including retail and amenity space.
- Mixed-use developments are multiplying: for example, a proposed project near Huger, Blossom, and Pulaski streets includes about 174 residential units with ground floor retail and a large multi-level parking garage.



±861,576

**Columbia Metro
Population**

±102,169

Daytime Population

\$16.4 M

Annual Visitors

\$2.8 B

Total Economic Impact

Top 10

Greatest Places to Live
Kiplinger's

No. 1

**School in first year
experience**
U.S. News & World Report

No. 2

City for Millennial Movers
SmartAsset

No. 1

**International
Business Program**
U.S News & World Report