

FOR SALE: TWO SELF-SERVE CAR WASHES WITH FOUR BAYS EACH

OPPORTUNITY ZONE



2321 Marshall Street

Columbia, South Carolina

NAIColumbia

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Property Features

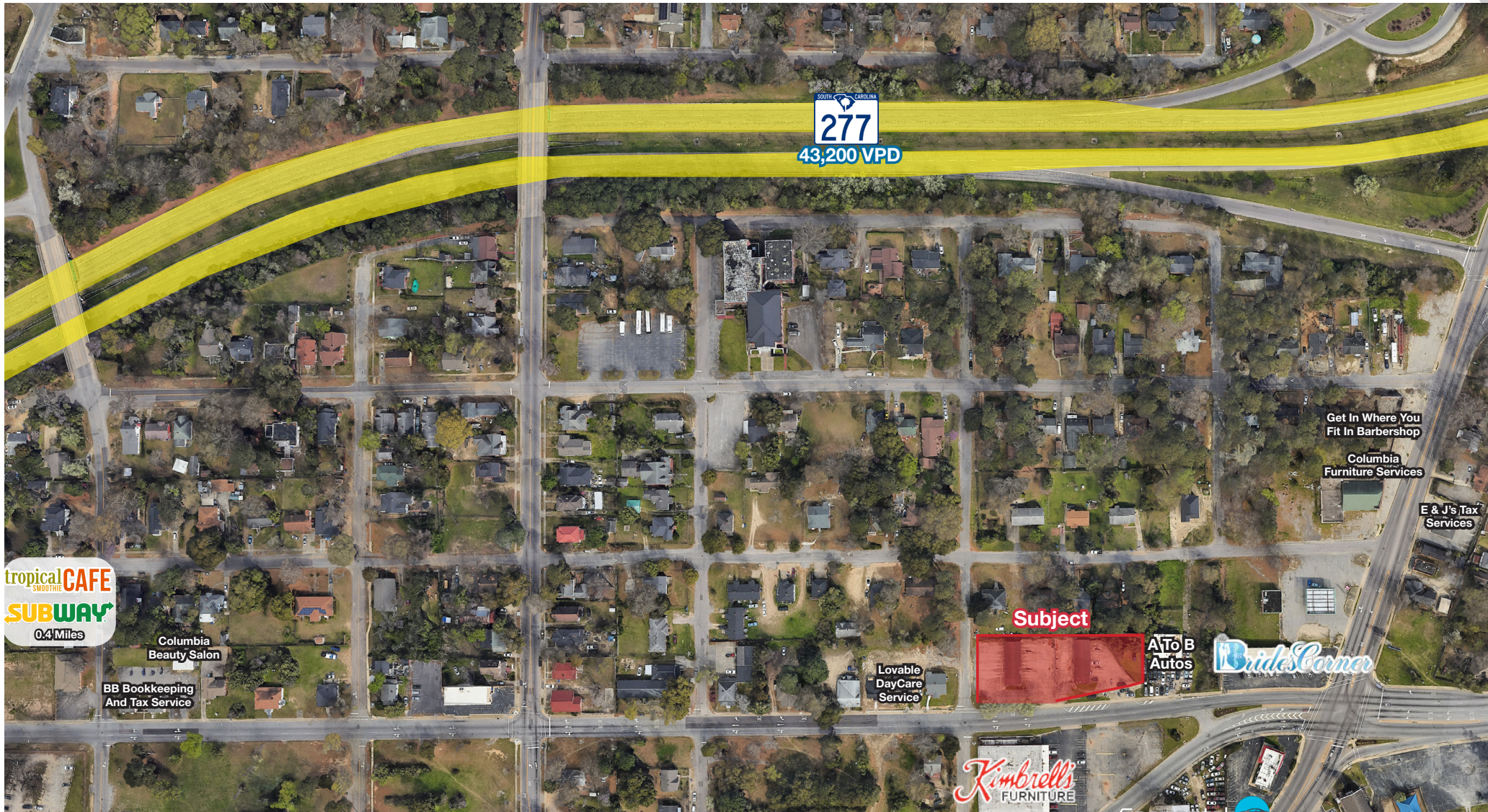
For Sale: Two separate self-serve car washes with four bays each located in the North Columbia submarket on 0.77± acres in the City of Columbia. The property is located in an Opportunity Zone.

- Zoning: MU-2 (Mixed-Use District)
- Built in 1979
- Traffic Counts:
 - Marshall Street - 6,000 VPD
 - W. Beltline Boulevard - 20,100 VPD
- Sale Price: \$225,000
 - Sale price for western car wash on 0.37± acres \$125,000

Exterior Photos



Points of Interest Aerial



Demographic Profile



2321 Marshall St | Columbia, SC

1
MILE
RADIUS

Summary	2024	2029
Population	8,415	9,106
Households	3,508	3,942
Families	2,015	2,117
Average Household Size	2.31	2.23
Owner Occupied Housing Units	1,134	1,268
Renter Occupied Housing Units	2,585	2,674
Median Age	36.5	37.7
Average Household Income	\$44,029	\$53,025

3
MILE
RADIUS

Summary	2024	2029
Population	76,599	77,784
Households	31,470	34,031
Families	14,261	14,702
Average Household Size	2.03	1.99
Owner Occupied Housing Units	14,814	16,046
Renter Occupied Housing Units	17,977	17,985
Median Age	31.4	32.8
Average Household Income	\$78,567	92,679

5
MILE
RADIUS

Summary	2024	2029
Population	170,945	173,803
Households	75,572	78,439
Families	34,458	35,510
Average Household Size	2.04	2.00
Owner Occupied Housing Units	35,515	38,512
Renter Occupied Housing Units	40,057	39,927
Median Age	33.3	34.8
Average Household Income	\$80,917	\$95,060