



±2,517 SF RETAIL BUILDING
Signalized Corner | 0.67 Acre Lot

- \$173,600 | \$69/Square Foot
- Full Motion Access on Bethel Church Road
- Traffic: 4,095 VPD Covenant Rd
- 3 Mile Pop. 70.249 | 3 Mile Median HHI \$56,720

OFFERING MEMORANDUM
4424 Bethel Church Road,
Columbia, SC



±2,517 SF RETAIL BUILDING

 **\$173,600**
Asking Price

ADDRESS

4424 Bethel Church
Road, Columbia, SC

TAX ID

R14012-02-01

SIZE

±2,517 Square Feet
±0.67 Acres

TRAFFIC COUNTS

3 Mile MHI: \$56,720
3 Mile Pop: 70,249

ACCESS

Signalized Corner
Full Motion Entry/Exit

ZONING

C-3
General Business

OFFERING OVERVIEW

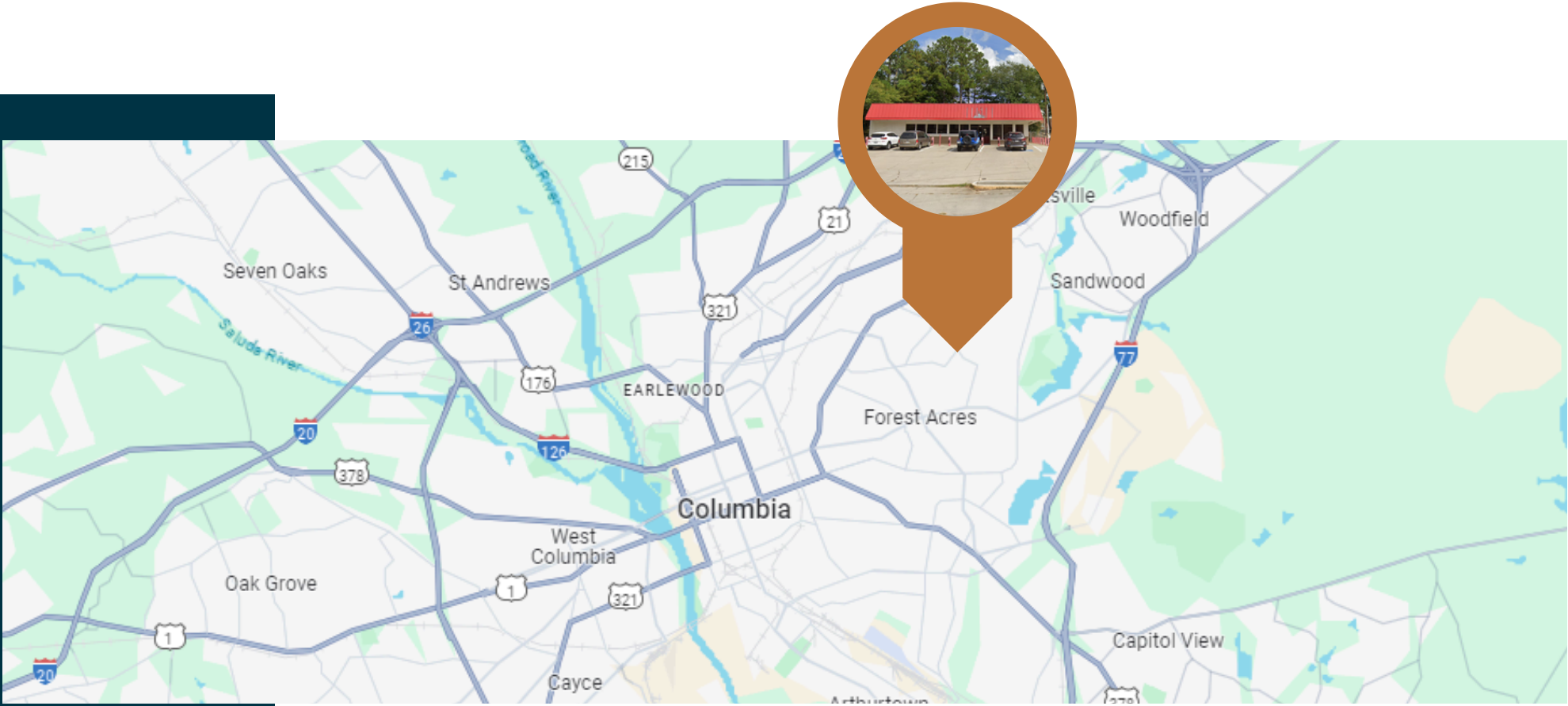
Meybohm Commercial in partnership with Cushman & Wakefield is proud to present this property for sale in Columbia, SC. This property is a 2,517 SF neighborhood retail building previously used as a Circle K gas station. This building is located within a neighborhood in Richland County and has C-3 allowing for most commercial uses. The property has 2 small businesses on either side of it, these include a daycare and a pet store. Also near this property is Trenholm Park which has baseball fields, a pool, and tennis courts.



LOCATION DESCRIPTION

This property, located in a well-established neighborhood in Columbia, SC, is strategically positioned within a vibrant and diverse community. The immediate surroundings include a mix of multifamily developments, single-family homes, and small retail businesses, such as a daycare and a pet store.

The site benefits from strong demographic metrics, with an MHI of \$56,720 within a 3-mile radius, supporting a population of 70,249 people and 29,991 households. These figures suggest a substantial consumer base with disposable income, making this location highly attractive for retailers and service providers aiming to tap into a thriving community market. The combination of residential density and income levels indicates a promising potential for businesses to succeed and grow in this area.



OFFER SUBMISSION GUIDELINES

LOI Overview

The Owner will only review and respond to offers that are submitted via their approved LOI format. The LOI can be downloaded by clicking the link below or by requesting the broker. To the right are notes for each section of the LOI. The property is being sold fully restricted against competitive uses with C-Stores. See exhibit B for use restrictions, QSR's will be allowed for this specific site.

[Click to Download Template LOI](#)

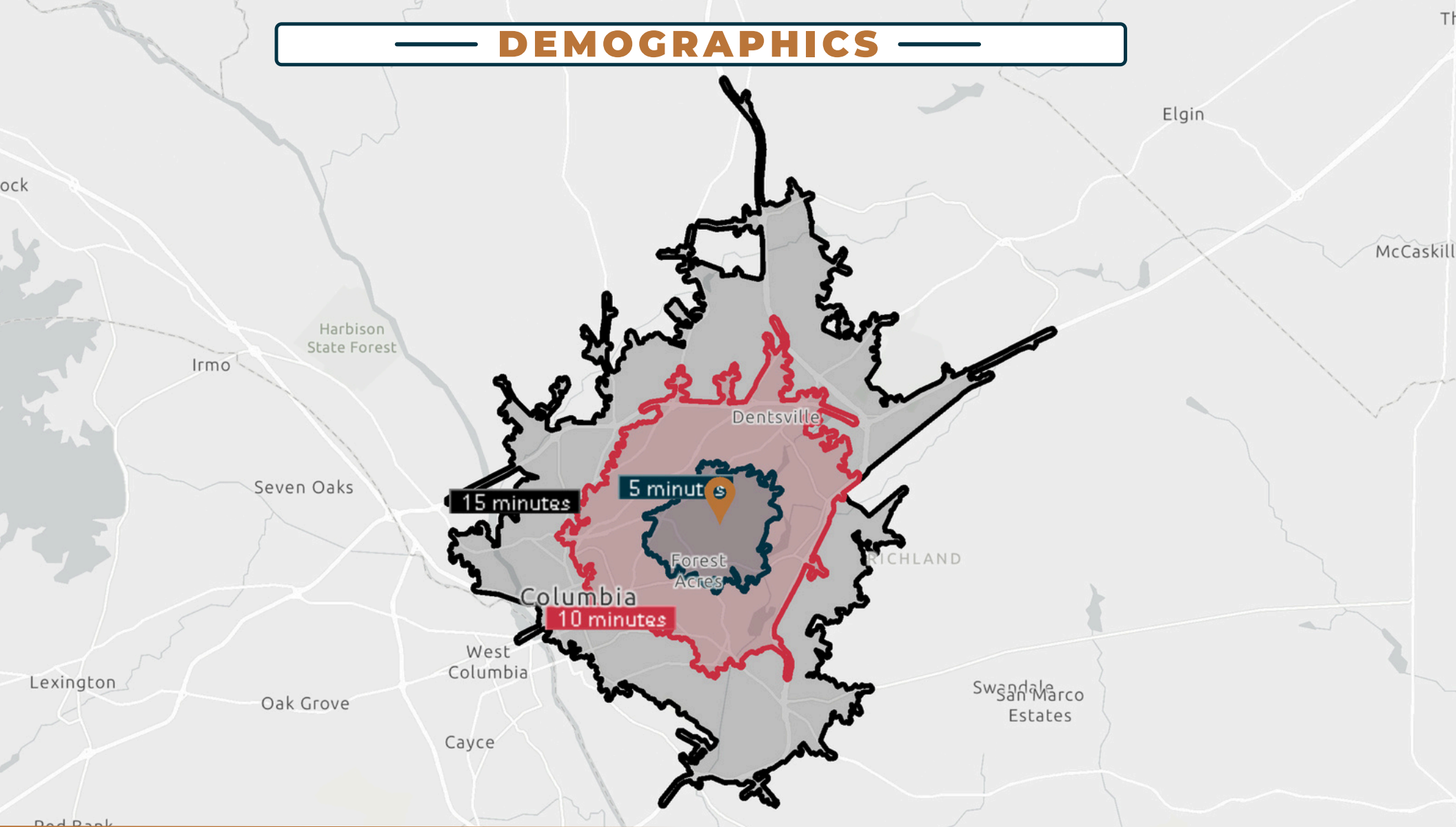
Use Restrictions

The Property shall not be used for any of the following: (a) as a convenience store, (b) for retail sale of gasoline or motor fuels, (c) for retail sale of electronic cigarettes, cigarettes, and tobacco products, (d) for the retail sale of beer and wine for off-premises consumption. As used herein, the phrase "sale of gasoline or motor fuels" shall include the sale or lease of any other energy source for motor vehicles as may hereafter be used in conjunction with or as an alternative to gasoline.

LOI Instructions

1. LOI must be in Word version.
2. EM: they like to see 5% of the sales price here.
3. Enter all buyer information
4. Complete property information, including county
5. Enter the purchase price
6. USE – MUST BE ENTERED!
7. Financing – if you are getting financing, they prefer to know the lender upfront.
8. No changes to this section
9. No changes to this section
10. No changes are allowed to this section
11. Inspection Period – 60 days, maybe 90 with a good reason for needing that long.
12. Environmental – no changes allowed to this section
13. Survey – no changes allowed to this section
14. No changes
15. No changes
16. Fees – the way the fees are set up is the preferred fee structure and we will push back every time. The buyer needs to pay for everything marked in the list.
17. Complete this section. If no conditions, put NONE
18. Closing – MUST close 30 days after inspection and/or permitting period. Any longer will not work.
19. No changes
20. Commission
21. No changes are allowed here
22. No changes are allowed here

DEMOGRAPHICS



Drive Time Radii

5 Min

10 Min

15 Min

Population	14,716	72,297	168,443
Median HH Income	\$72,252	\$54,336	\$54,744
Median Age	42.4 Yrs	39.1 Yrs	34.0 Yrs



4,095 VPD

SITE

Little People's Daycare

Trenholm Park

The Wright Place Adult Daycare

Super Starr Pet

DCP Convenience Store

Eightmile Branch



Google Earth

TOPOGRAPHY MAP / 2 FT CONTOURS



**For Inquiries,
Contact Us.**



www.finemgroup.com
finem@meybohm.com
706.305.0054

HOW WE HELP OUR CLIENTS

LOCAL EXPERTISE MEETS ADVANCED DATA & MARKETING



LOCAL EXPERTISE & KNOWLEDGE

Our team, in partnership with Meybohm Commercial, provides modern brokerage tools and local expertise to our clients from our home base in Augusta, GA.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data