

CHURCH/COMMERCIAL ZONED PROPERTY FOR SALE  
**0.45± ACRES | 6,248± TOTAL SF**

**FOUNDRY**  
COMMERCIAL



2515 BROAD RIVER ROAD | COLUMBIA, SC 29210

**ASKING PRICE \$760,000**

## PROPERTY DESCRIPTION

Building could suit a wide range of users including religious, retail, office, and-or flex use.

Positioned on Route 176, a primary roadway with frontage and exposure.

Building square footage:

Total	6,248± SF
Finished Space	4,898± SF
Storage Space	1,350± SF

Renovated in 2023 to include new floors, new space layout and prep kitchen. Small fenced yard at the rear of building.

PARCEL ID	R06015-04-02
COUNTY	Richland
CURRENT USE	Religious
ZONING	General Commercial
# OF BUILDINGS	1
TOTAL BUILDING SF	6,248± SF
ACREAGE	0.45± AC
PARKING	12± paved spots

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR  
Principal, Managing Director  
**407.540.7718**  
matt.messier@foundrycommercial.com

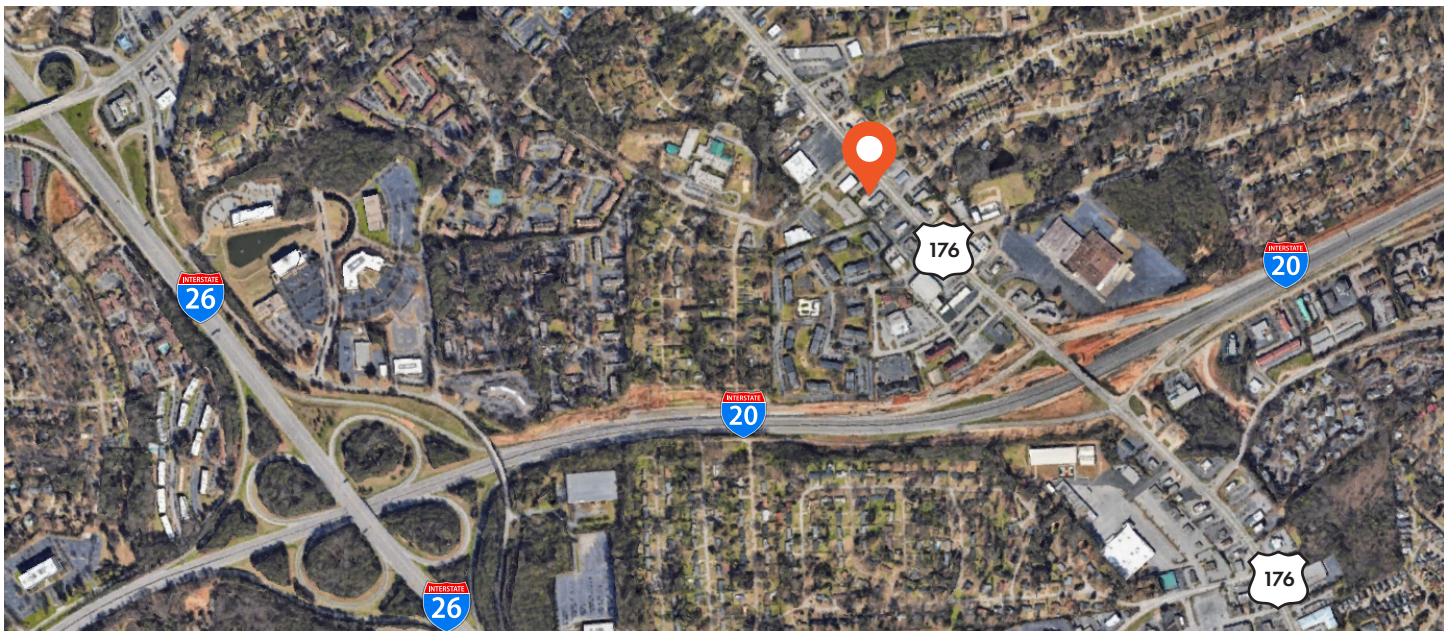
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**AERIAL & PROPERTY OUTLINE**



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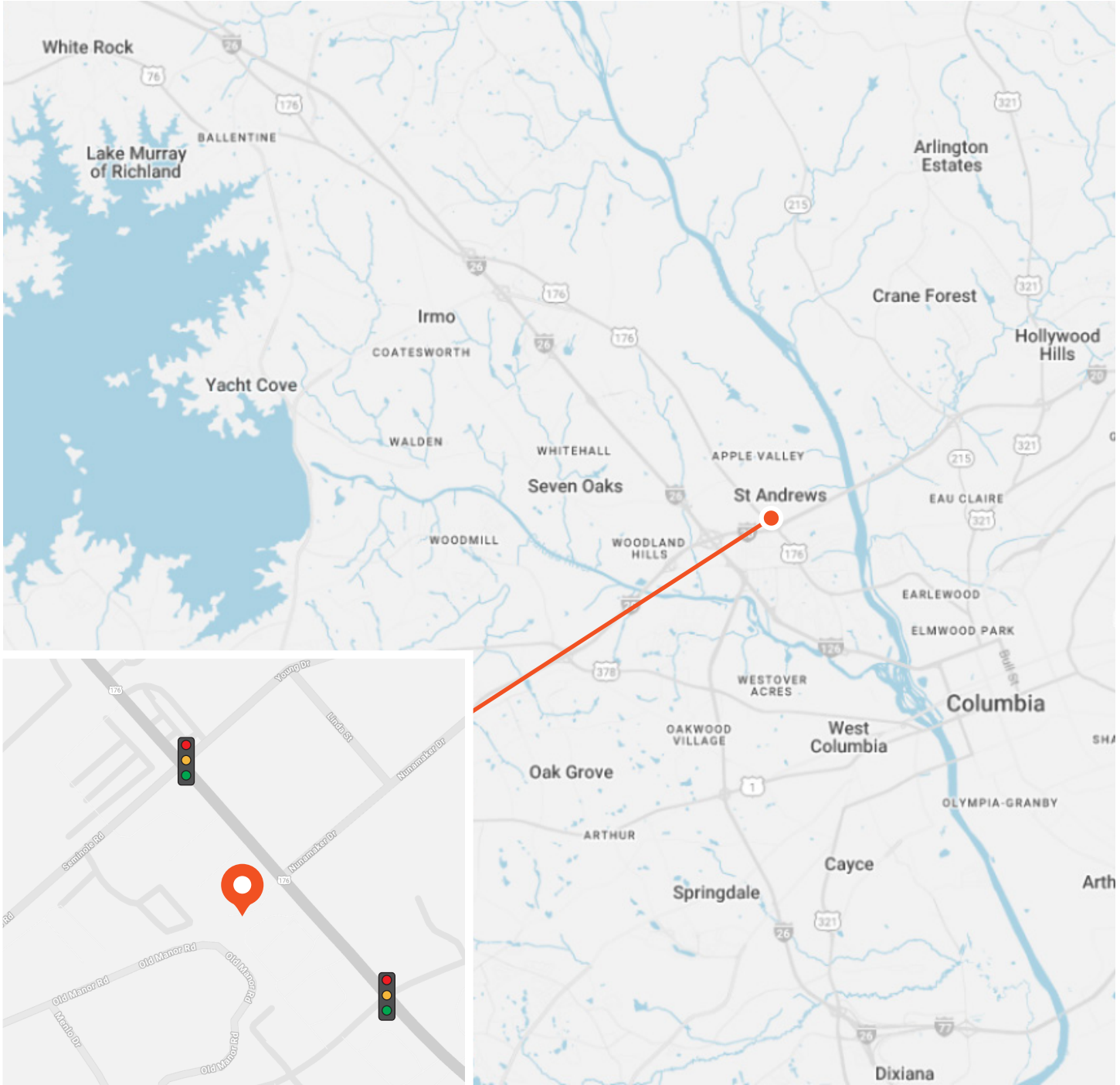
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## LOCATION



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### PROPERTY PHOTOS



MAIN ROOM



LOBBY



PREP KITCHEN



STORAGE SPACE



GARAGE DOOR TO STORAGE AREA



FENCED IN REAR YARD

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## SITE DEMOGRAPHICS



### 1 MILE RADIUS



10,169  
ESTIMATED POPULATION 2024



\$57,326  
AVERAGE HOUSEHOLD INCOME



\$162,102  
MEDIAN HOME VALUE 2024

### 3 MILE RADIUS



52,966  
ESTIMATED POPULATION 2024



\$74,309  
AVERAGE HOUSEHOLD INCOME



\$194,408  
MEDIAN HOME VALUE 2024

### 5 MILE RADIUS



127,636  
ESTIMATED POPULATION 2024



\$77,741  
AVERAGE HOUSEHOLD INCOME



\$202,548  
MEDIAN HOME VALUE 2024

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