

Wilson Kibler
COMMERCIAL REAL ESTATE

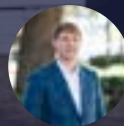


**1425 Richland St,
Columbia, SC 29201**



Sam Gamble

sam.gamble@wilsonkibler.com
803.673.7952



John Mills

john.mills@wilsonkibler.com
803.255.8628



Lee Bussell

lbussell@wilsonkibler.com
803.255.8641



Property Overview



\$1,250,000

Sales Price

Inn at 1425

Total SF	±6,392 SF
Total AC	±0.22 AC
Floors	Two Floors
Rooms	9 Individual Luxury Hotel Rooms
Zoning	NAC
Location	Main Street District

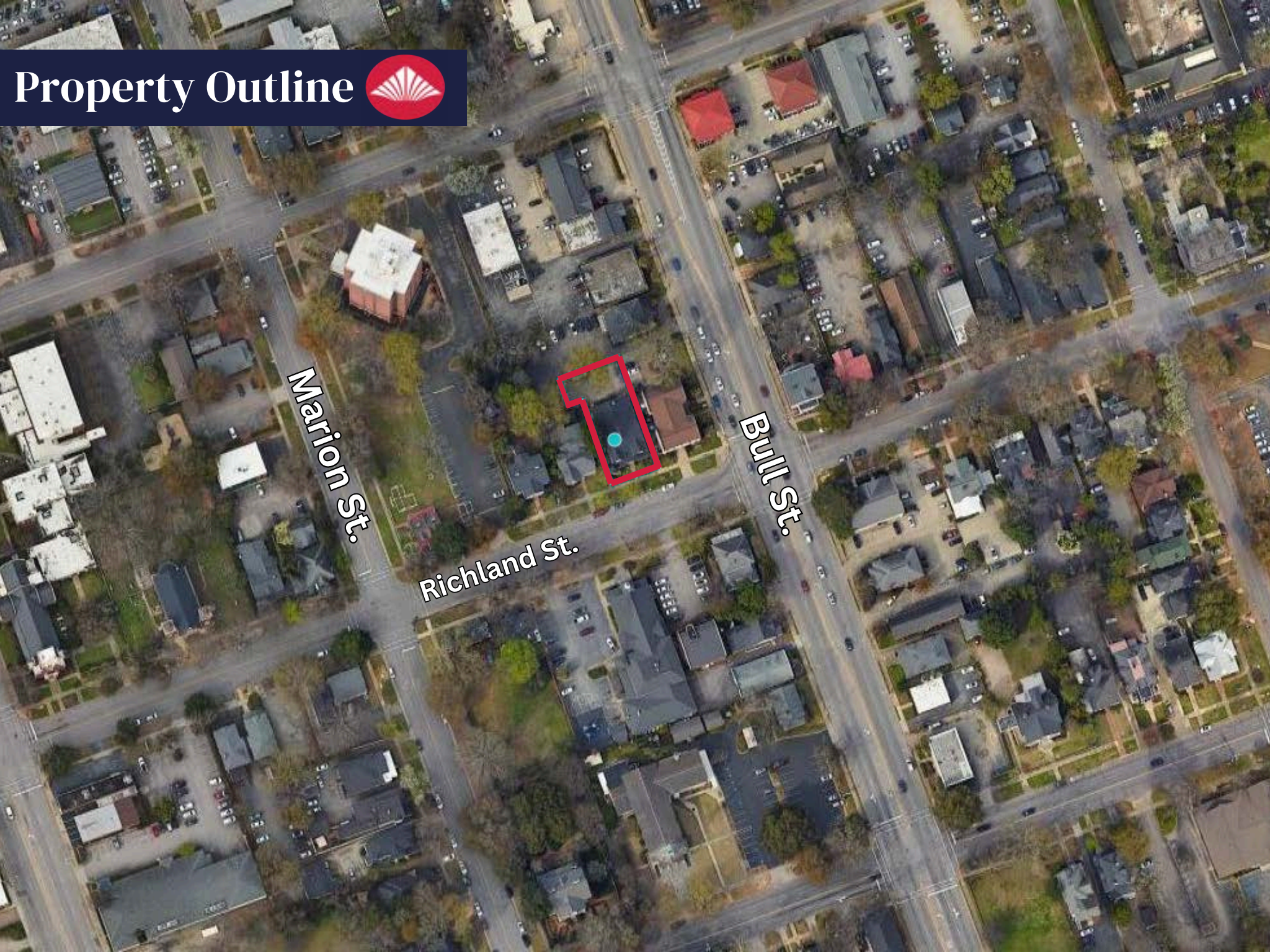
Property Highlights

- Nine-room inn with private en-suite rooms
- Prime Location in between Columbia's Bull Street and Main street Districts
- Surrounded by restaurants, retailers, and offices in a vibrant urban corridor
- Near the Soda City Market, drawing thousands of visitors each weekend
- Located within Columbia's business, cultural, and government hub
- Strong demand area for short-term stays and events



Retail Map





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

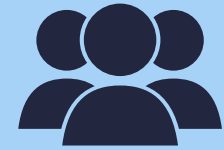
City for Millennial Movers
SmartAsset

No. 1

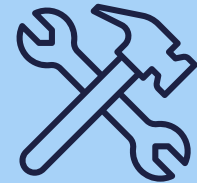
**International
Business Program**
U.S News & World Report

Downtown Columbia

- **Main Street District** serves as the cultural and commercial heart of downtown Columbia — a thriving corridor lined with locally owned restaurants, boutique retail, art galleries, and professional offices.
- **The area is anchored by the Soda City Market**, which draws thousands of visitors every Saturday to experience local food, crafts, and live music, energizing the street year-round.
- **Within walking distance are key landmarks** including the South Carolina State House, University of South Carolina, Columbia Museum of Art, and the Nickelodeon Theatre.
- **Historic architecture meets modern development** — renovated storefronts and adaptive reuses have transformed former banks, department stores, and offices into mixed-use destinations with restaurants, apartments, and creative workspaces.
- **New residential growth** — including luxury apartments, student housing, and mixed-use — is fueling a true live-work-play environment in the downtown core.
- **Walkable and connected** — tree-lined streets, wide sidewalks, outdoor dining, and public art installations make Main Street one of the most pedestrian-friendly areas in South Carolina.
- **Proximity to employment and innovation centers** — government offices, law firms, tech startups, and corporate headquarters all operate within a few blocks, supporting a strong daytime population.
- **A calendar packed with community events and festivals** — from First Thursdays on Main to food and music festivals — keeps the district buzzing with visitors and residents alike.
- **Continued public and private investment** in streetscape improvements, mixed-use redevelopment, and hospitality projects signals strong confidence in the area's long-term growth.



Population of over 4,000 in the Main Street District by 2028



\$400 Million of Investment for New Construction



Up to 7,000 Weekly Visitors to Soda City Market every Saturday

