



FOR SALE

St. Andrews Opportunity Site

6165 Saint Andrews Rd,
Columbia, SC 29212

Wilder Commercial | wildercommercial.com | 109 Old Rapids Rd, Columbia, SC 29072 | 803.309.4709



Executive Summary



Sale Price

\$599,000

OFFERING SUMMARY

Building Size:	1,000-1,800+/- SF
Lot Size:	0.76 Acres
Number of Units:	3
Zoning:	C2
Market:	Columbia
Submarket:	St. Andrews
Traffic Count:	18,000

PROPERTY OVERVIEW

Excellent 0.76± acre commercial property located on highly traveled St. Andrews Road in Columbia, SC. The site includes three separate buildings currently occupied by a Pelican's SnoBalls, a dog grooming business, and a storage/garage building, providing diversified income potential. Zoned for commercial use, this property offers strong visibility, access, and frontage in one of Columbia's busiest corridors. Conveniently situated near I-26, I-20, and Broad River Road, the location supports retail, service, or small business use with long-term investment and redevelopment potential.

Twice the Ice occupies a portion of the property under a current lease.

PROPERTY HIGHLIGHTS

- 0.76± acre commercial property on St. Andrews Rd in Columbia, SC
- Features three separate buildings with established tenants
- Strong visibility and frontage along one of Columbia's busiest corridors
- Zoned commercial – ideal for retail, service, or small business use
- Convenient access to I-26, I-20, and Broad River Rd
- Income-producing property with diverse tenant mix
- Excellent investment or redevelopment opportunity in a high-traffic area

David Brock

Associate

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Additional Photos



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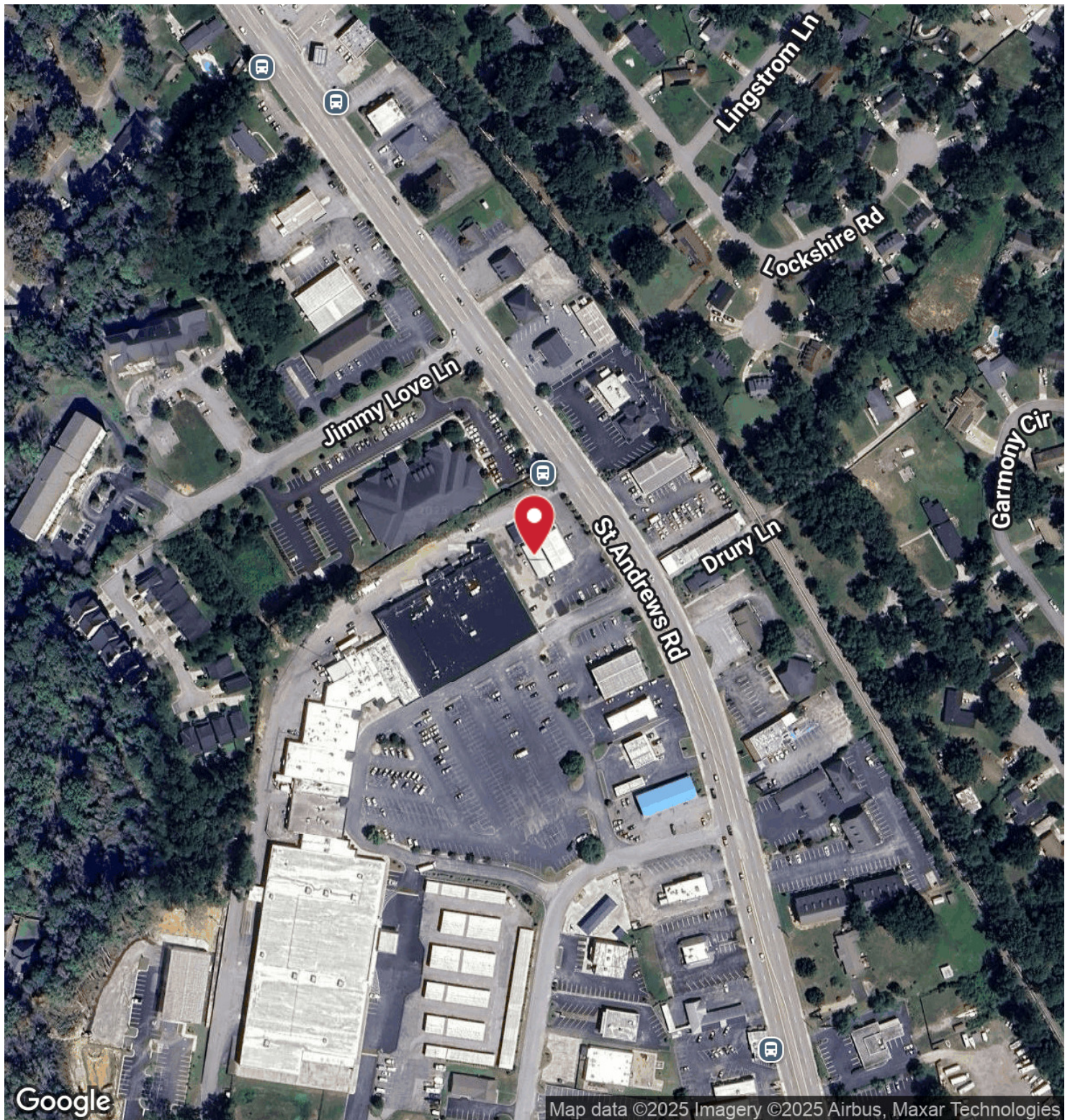
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Location Map



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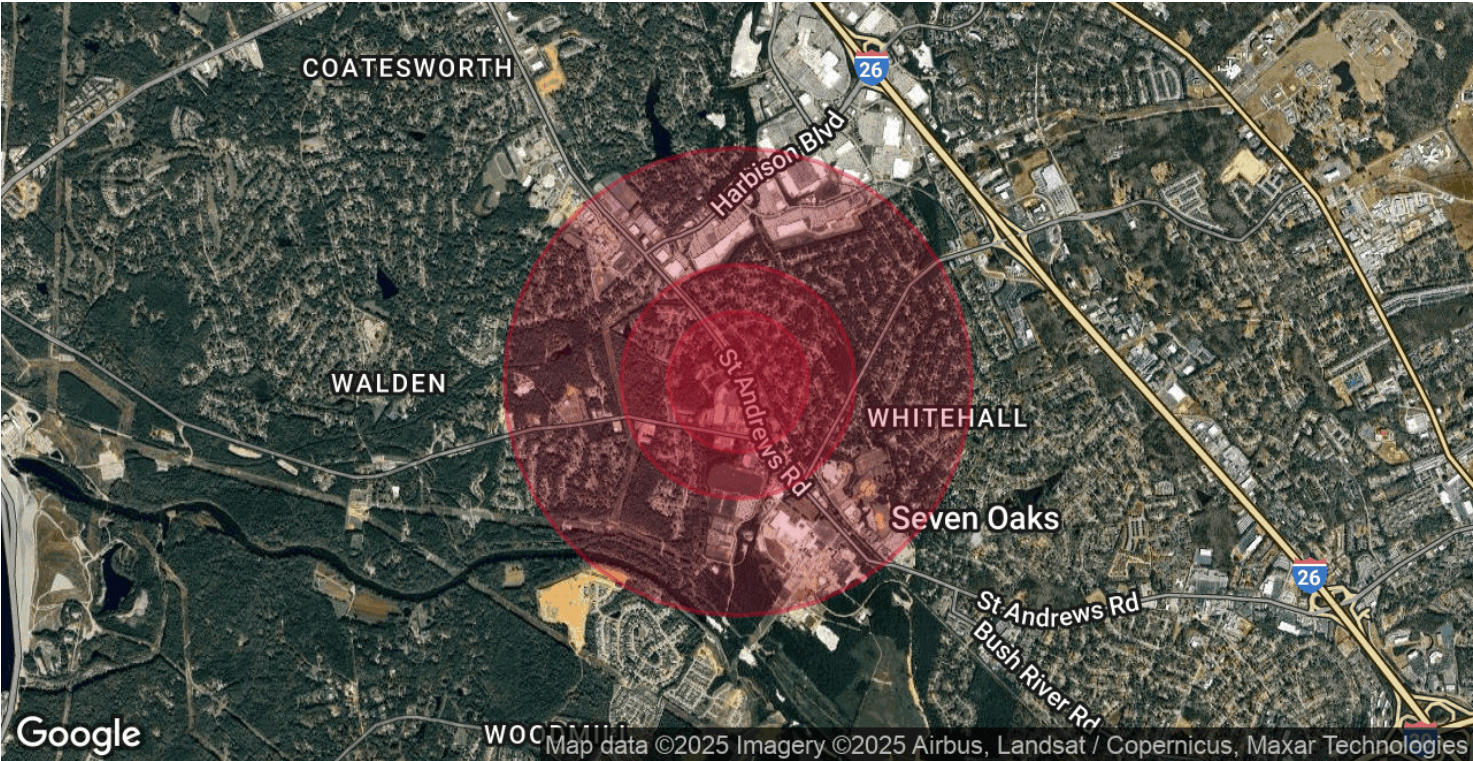
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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	523	1,419	5,311
Average Age	43	44	44
Average Age (Male)	41	41	42
Average Age (Female)	46	46	45

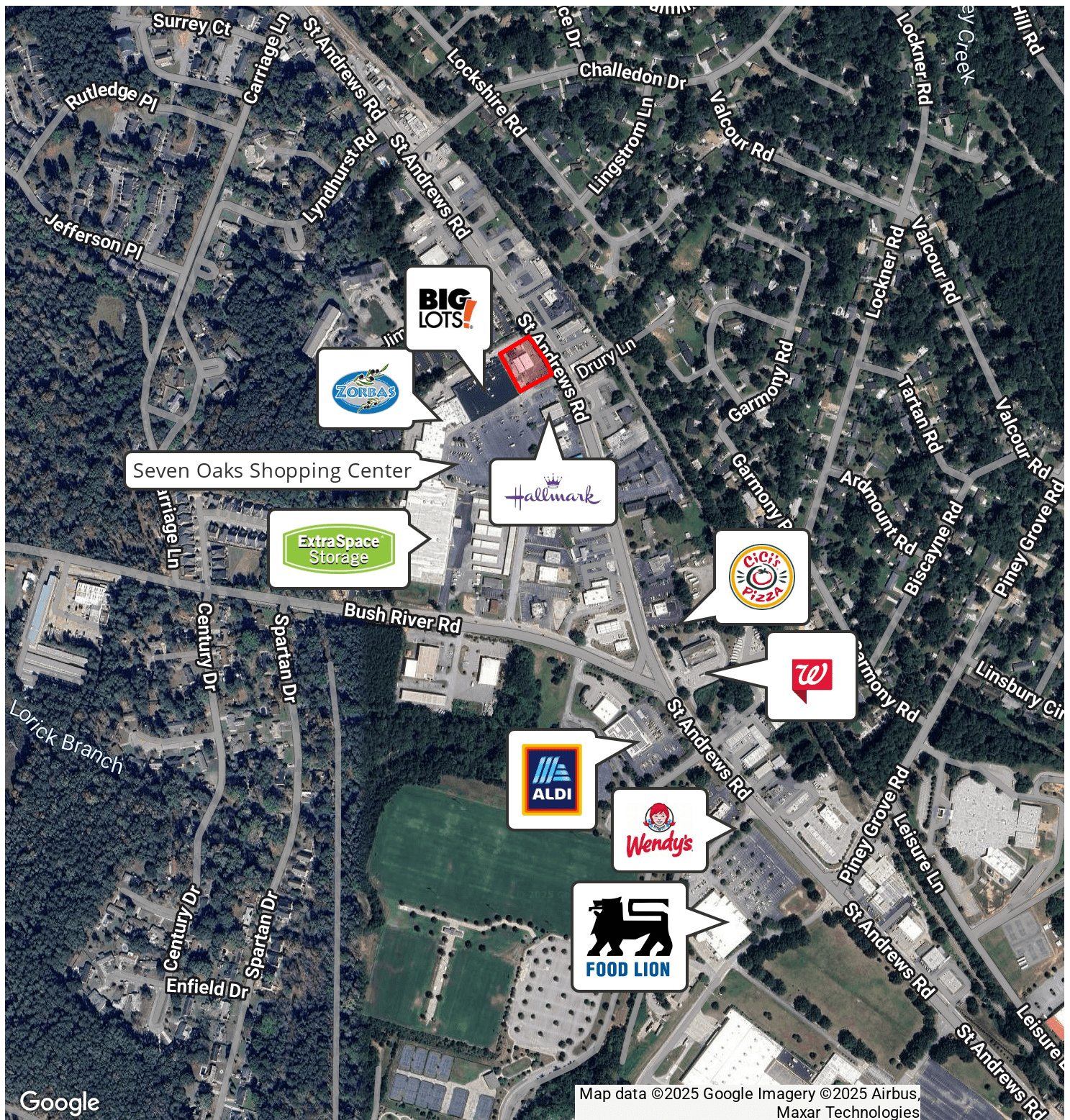
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	236	635	2,305
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$77,219	\$78,990	\$77,897
Average House Value	\$201,745	\$203,434	\$203,777

Demographics data derived from AlphaMap

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Retailer Map



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Rent Roll

SUITE	TENANT NAME	SIZE SF	ANNUAL RENT
6215	Medical Equipment	900 SF	\$9,000
6163	Pelicans	815 SF	\$24,000
6165	Barkleys Pet Grooming	1,547 SF	\$18,000
-	Twice The Ice	50 SF	\$5,100
-	-	-	-
TOTALS		3,312 SF	\$56,100
AVERAGES		828 SF	\$14,025



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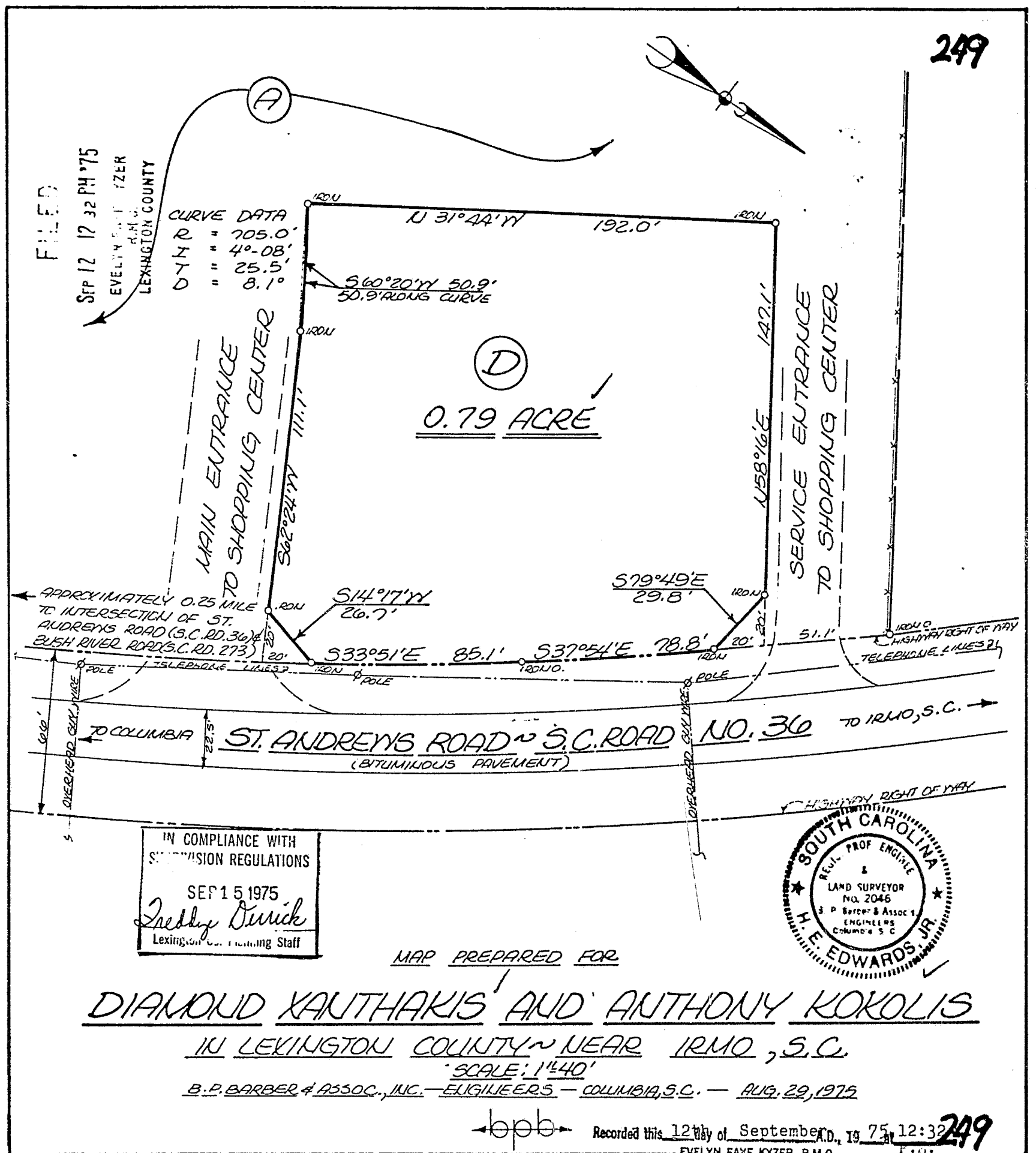
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