

FOR SALE

0.8+/- ACRES

132 Harbison Boulevard
Columbia, SC 29212

DAVID BROCK

803.312.1908

REALTOR1691@GMAIL.COM



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**LAND
FOR SALE**

Executive Summary



Sale Price

\$1,600,000

OFFERING SUMMARY

Lot Size:	0.86 Acres
Price / Acre:	\$1,860,465
Zoning:	PD
Submarket:	St. Andrews
Traffic Count:	29,500

PROPERTY OVERVIEW

Unparalleled potential! This vacant lot, nestled amidst major retail stores, offers a canvas for a retail or office space. It was formerly occupied by a building, features paved parking infrastructure, providing a ready-to-use space for potential redevelopment or new construction. The previous building's footprint offers a clear layout and potential design cues for future development. Ample paved parking remains, providing convenience and infrastructure for potential businesses or ventures in a well-established location. With water and sewer access plus a prime build-to-suit option, seize this opportunity to craft the perfect space in a thriving commercial landscape.

PROPERTY HIGHLIGHTS

- Prime location
- Vacant lot - 0.8+/- acres
- High traffic count
- Build-to-suit
- Excellent visibility



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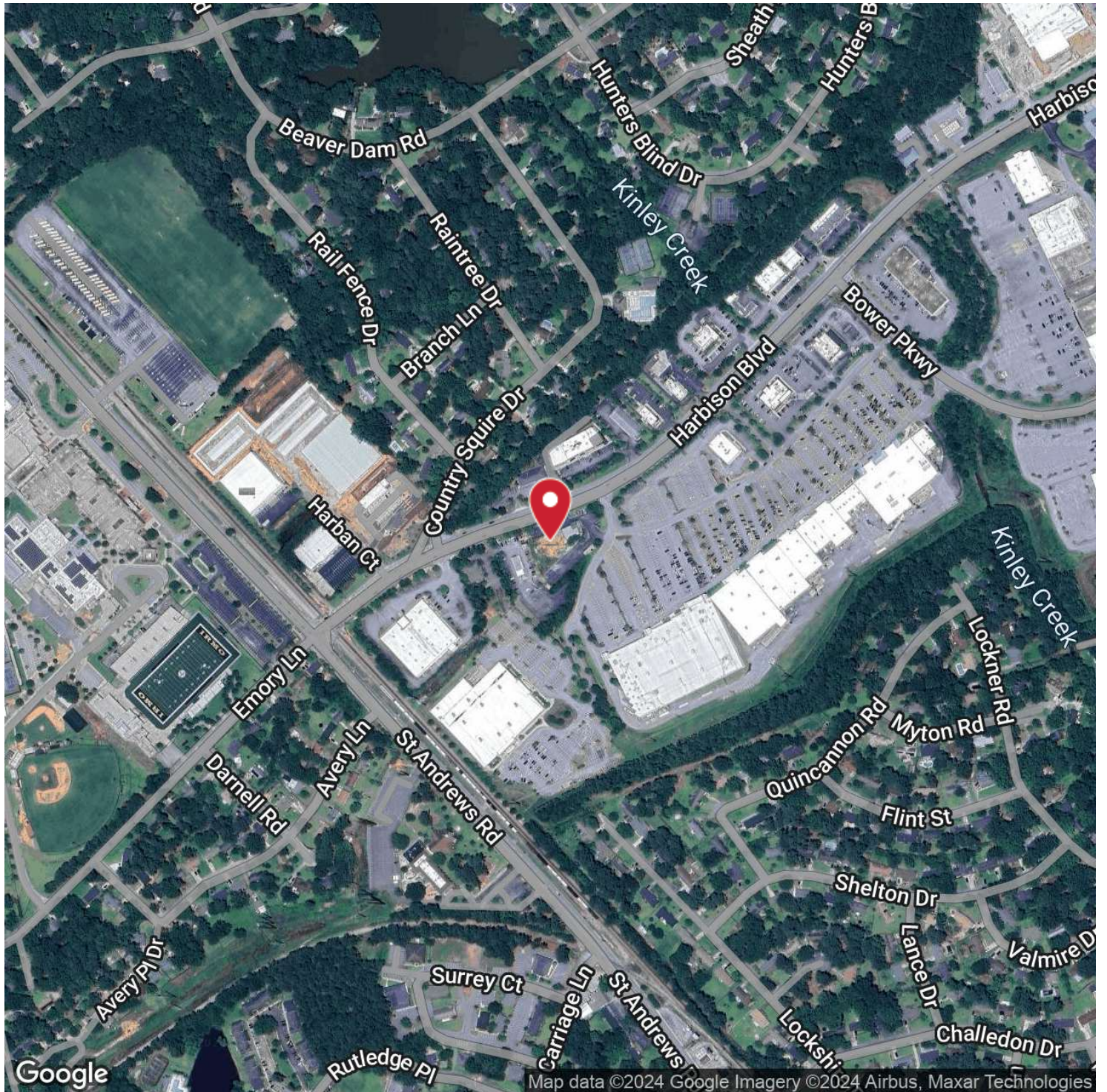


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Location Map



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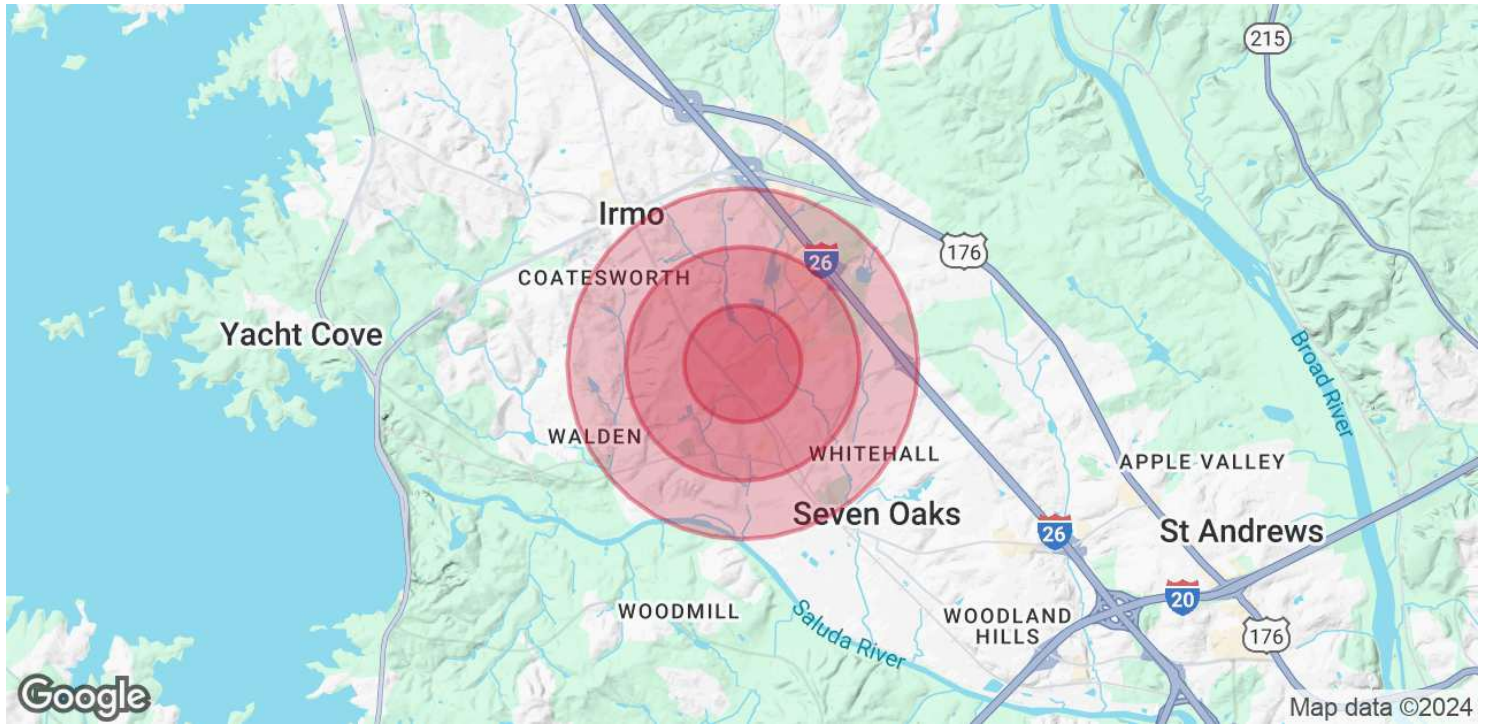


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Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,416	5,647	14,122
Average Age	51.6	47.1	43.0
Average Age (Male)	51.5	47.2	42.6
Average Age (Female)	51.5	46.9	42.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	655	2,608	6,279
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$77,394	\$76,805	\$74,251
Average House Value	\$167,208	\$163,795	\$172,596

TRAFFIC COUNTS
29,500/day

2020 American Community Survey (ACS)



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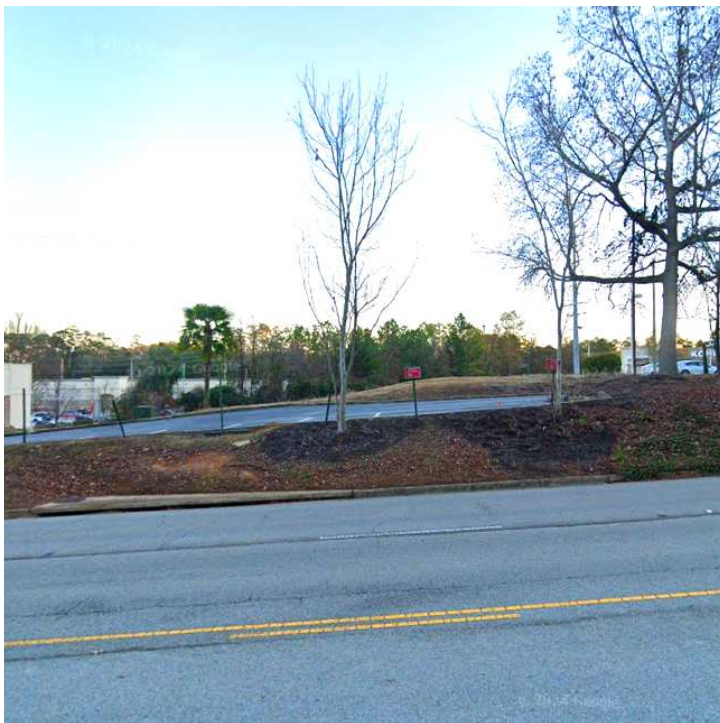


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Additional Photos



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Retailer Map



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