

OFFICE/MEDICAL/REDEVELOPMENT
BUILDING FOR SALE



7474 Garners Ferry Road
Columbia, South Carolina



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 **CYPRESS**
Commercial & Investment Real Estate

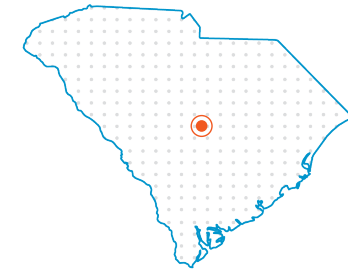
Property Overview

HIGHLIGHTS

- +/- 18,832 Total SF on +/- 2.20 Acres
- Excellent Office/Medical Conversion or Redevelopment
- Free-Span, Two-Story Metal Building Offers Layout Flexibility
- Heavy Parking: 88 Total Spaces, with ability to add more
- Additional Income from Cell Tower in rear: Contact Broker for Information
- Garners Ferry Rd. VPD: 41,400 +/-
- Interstate 77 VPD: 61,200+/-

Sales Price:
\$1,550,000

Property Highlights



LOCATION

7474 Garners Ferry Road, Columbia, SC 29209

COUNTY

Richland

ZONING

GC (General Commercial)

CONSTRUCTION

Free-Span Metal Building, EFOS Facade,
Standing-Seam Sloping Roof

INFORMATION

7474 Garners Ferry Road is a former Cosmetology School and Veterinary Office, situated along a highly desired and high-traffic corridor (+/-41,400 VPD) in the southeast sub-market of Columbia, SC. Surrounding national credit retailers in close proximity include Walmart, Lowe's Home Improvement, Chick-Fil-A, McDonald's, TD Bank, Planet fitness, Harbor Freight, etc. Garners Ferry Services a major retail/service corridor, connecting Sumter, SC to Columbia, SC. With I-77 accessibility, the property offers potential for office and medical users, as well as larger retail redevelopments.



43,262

3-Mile Population



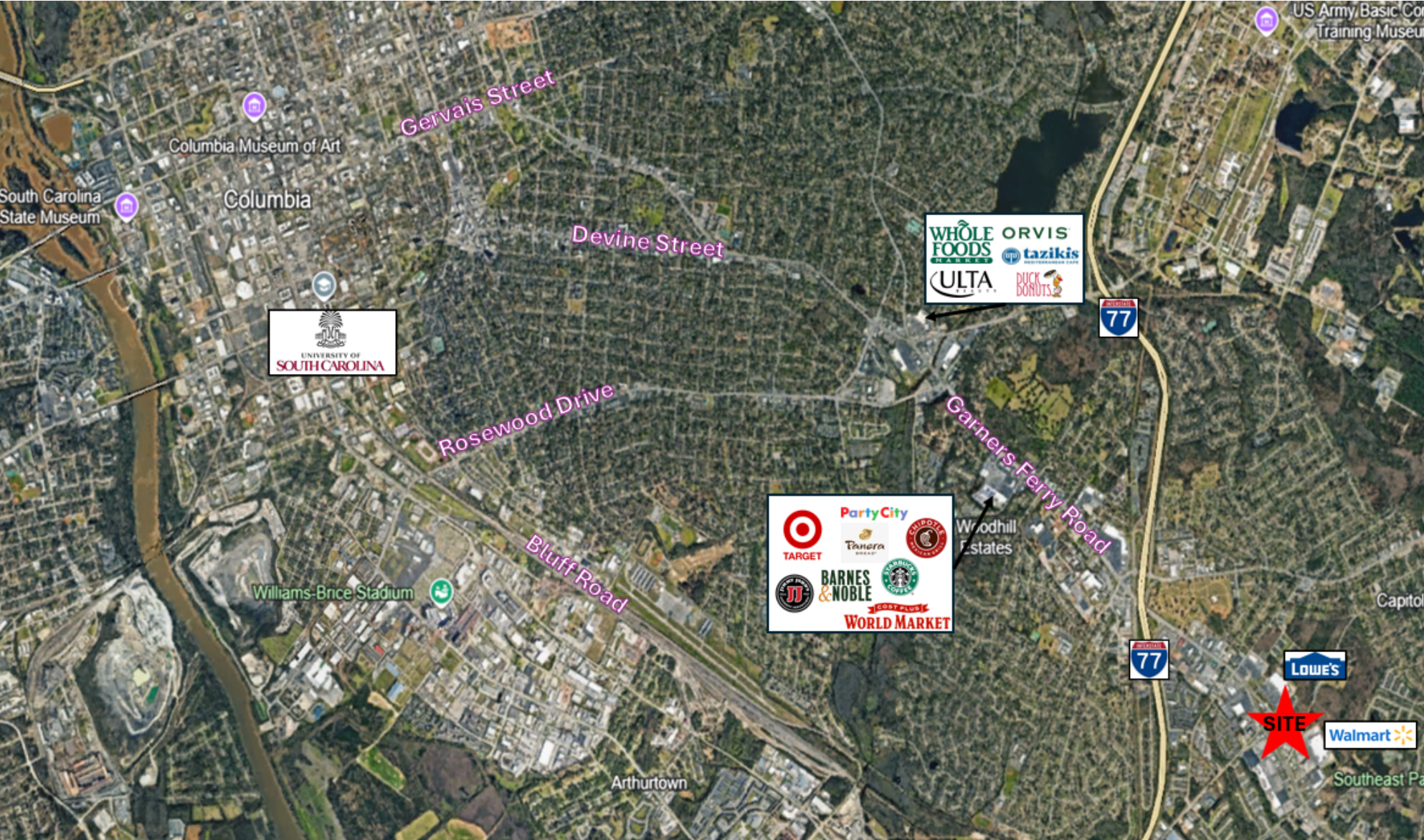
2.20

2.20 +/- Acres



41,400

Traffic Count







Downtown Columbia



Atlas Rd.

Gamers Ferry Rd.

SITE



COLUMBIA

SOUTH CAROLINA

Columbia is the state capital and second most populated city in South Carolina with an MSA population of roughly 832,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (34,000 students).

TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.



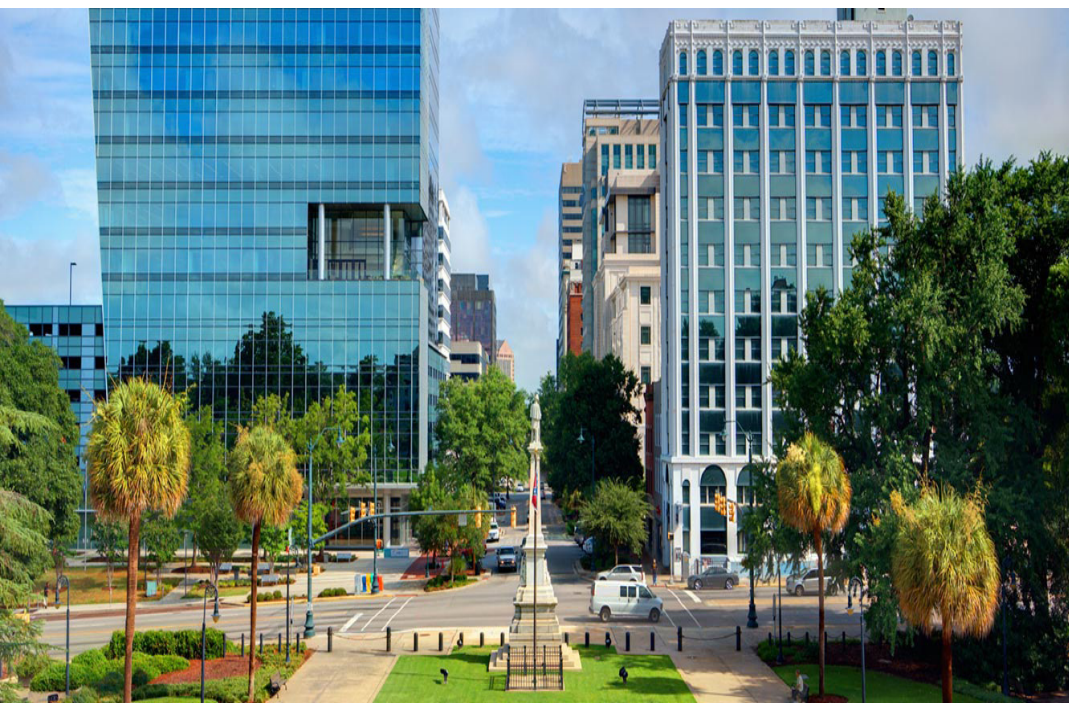
Small-Town
Charm



Convenient
Location



Family
Friendly



Demographics

Population

POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	9,530	43,262	94,039
2023 Population	9,238	42,661	92,461
2020 Population	8,891	41,646	89,385
2010 Population	7,438	43,150	108,984
Growth Rate 2020-2023	0.90%	0.57%	0.80%
Growth Rate 2023-2028	0.62%	0.28%	0.34%

Households

2023 Total Households	4,201	19,971	46,544
2028 Projected Total Households	4,414	20,406	47,871
2010-2020 Annual Rate	2.36%	0.78%	.68%
2020-2023 Annual Rate	1.23%	0.85%	1.23%
2023-2028 Annual Rate	0.99%	0.72%	0.79%

Average Income

2023 Median Household Income	\$61,425	\$60,899	\$65,306
2023 Average Household Income	\$91,591	\$89,200	\$103,167