

FOR SALE

4+/- ACRES

**Lake Murray Boulevard
Columbia, SC 29212**

DAVID BROCK

803.312.1908

REALTOR1691@GMAIL.COM



Executive Summary



Sale Price

\$650,000

OFFERING SUMMARY

Available SF:

Lot Size: 4.07 Acres

Price / Acre: \$159,705

Zoning: C1

Traffic Count: 15,500

PROPERTY OVERVIEW

Unleash the full potential of 4 acres in the heart of a prime location! Elevate your vision with this rare opportunity for unparalleled possibilities and strategic positioning. Suitable for a variety of projects and development plans. Potential for significant property value growth over time. Ideal for commercial, residential or mixed-use development.

PROPERTY HIGHLIGHTS

- Prime location
- Expansive space - 4 acres
- High traffic area
- Value appreciation

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Photos



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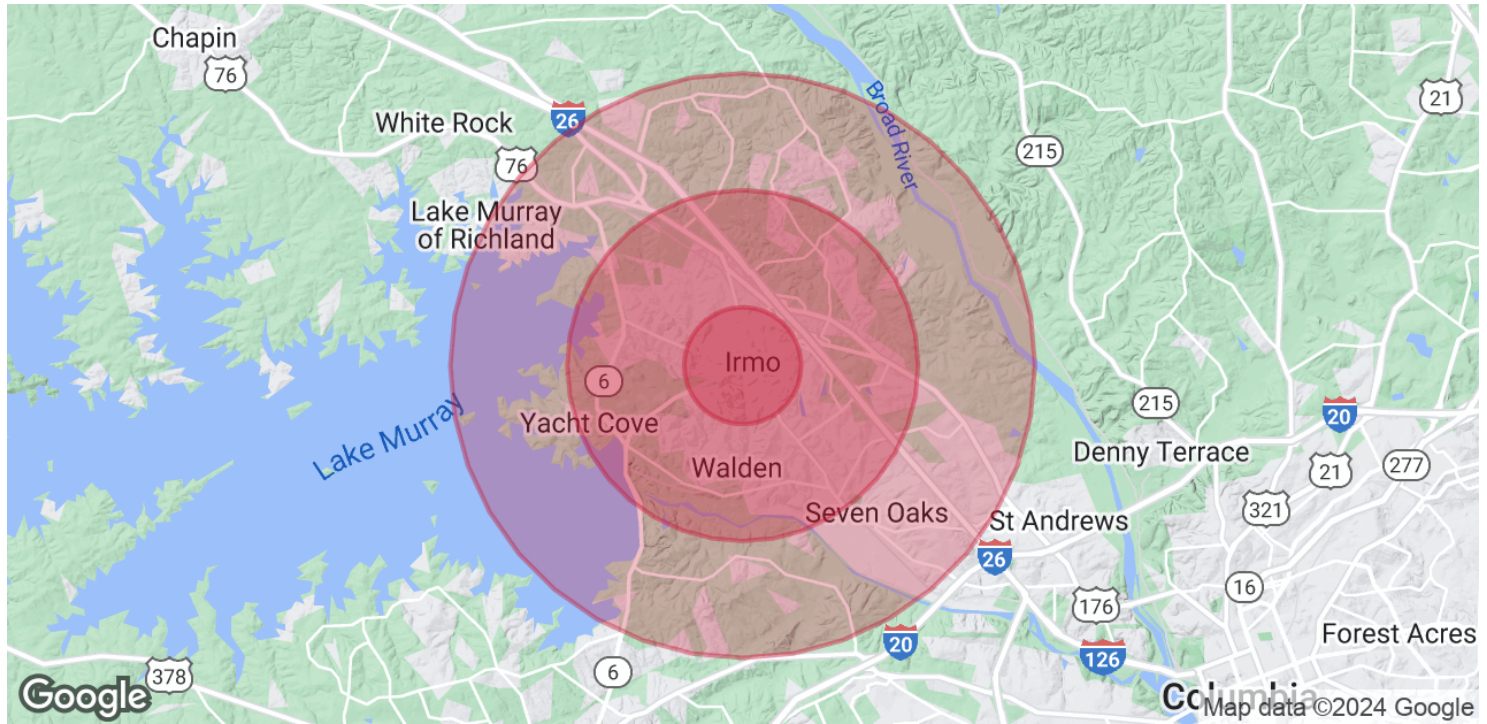


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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,989	44,357	87,333
Average Age	44.5	41.0	39.5
Average Age (Male)	42.3	39.8	38.2
Average Age (Female)	45.3	41.3	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,605	18,885	36,421
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$88,954	\$80,094	\$83,231
Average House Value	\$172,484	\$187,570	\$193,909

* Demographic data derived from 2020 ACS - US Census



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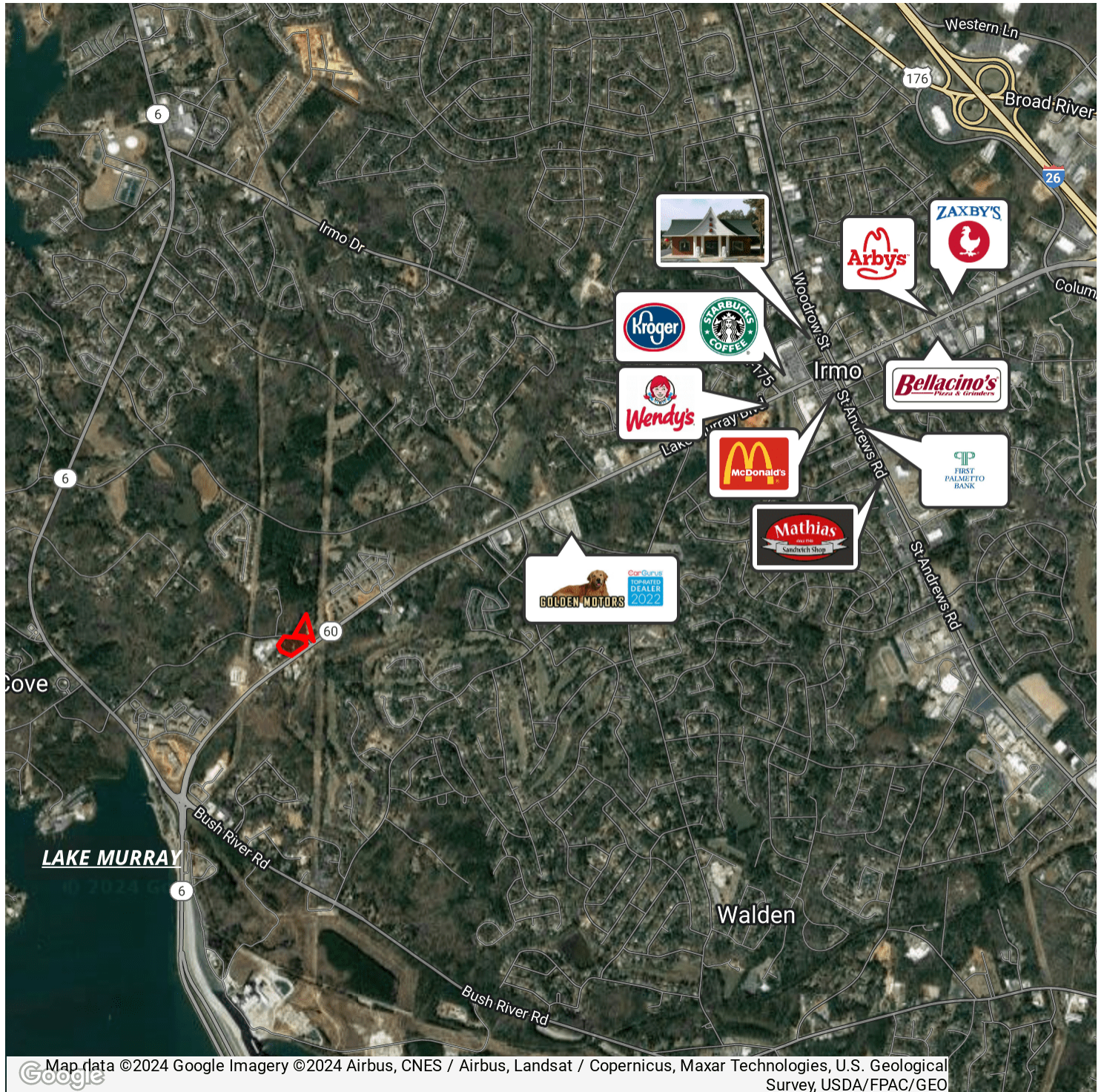


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Map



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