

# FOR SALE 4424 Bethel Church Road Columbia, South Carolina



### **PROPERTY HIGHLIGHTS**

Located at a signalized intersection in Forest Acres. This neighborhood retail property has easy access to downtown Columbia and proximity to I-20 and I-77. This property is surrounded by other neighborhood retailers including Super Star Pets, Dollar General, and the Trenholm Park that includes baseball fields, tennis courts, and a swimming pool.

BUILDING SF	2,517	SIGNAGE TYPE Attached	
LAND SF	29,185.20	<b>1-MILE (POP.)</b> 8,804	
YEAR BUILT	1986	<b>3-MILE (POP.)</b> 70,516	
PARKING	6/1000 sf	<b>MED. INCOME</b> \$55,948	
TRAFFIC COUNTS	4,095 VPD	SPACE USE Retail	



CUSHMAN & WAKEFIELD

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# **NEIGHBORHOOD RETAIL SITE**

Neighborhood retail site within walking distance to Harmony School and Trenholm Park. Surrounded by multi-family apartment complexes, single-family residences, Dollar General, pet stores, daycare, and various other local credit businesses.



## LEGAL INFORMATION

TAX PARCEL ID	14012-02-01
2023 RE TAXES	\$6,729
ZONING	C-3



# RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### **OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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