

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	1-MILE (POP.)	8,804
YEAR BUILT	1986	3-MILE (POP.)	70,516
PARKING	6/1000 sf	MED. INCOME	\$55,948
TRAFFIC COUNTS	4,095 VPD	SPACE USE	Retail



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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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