

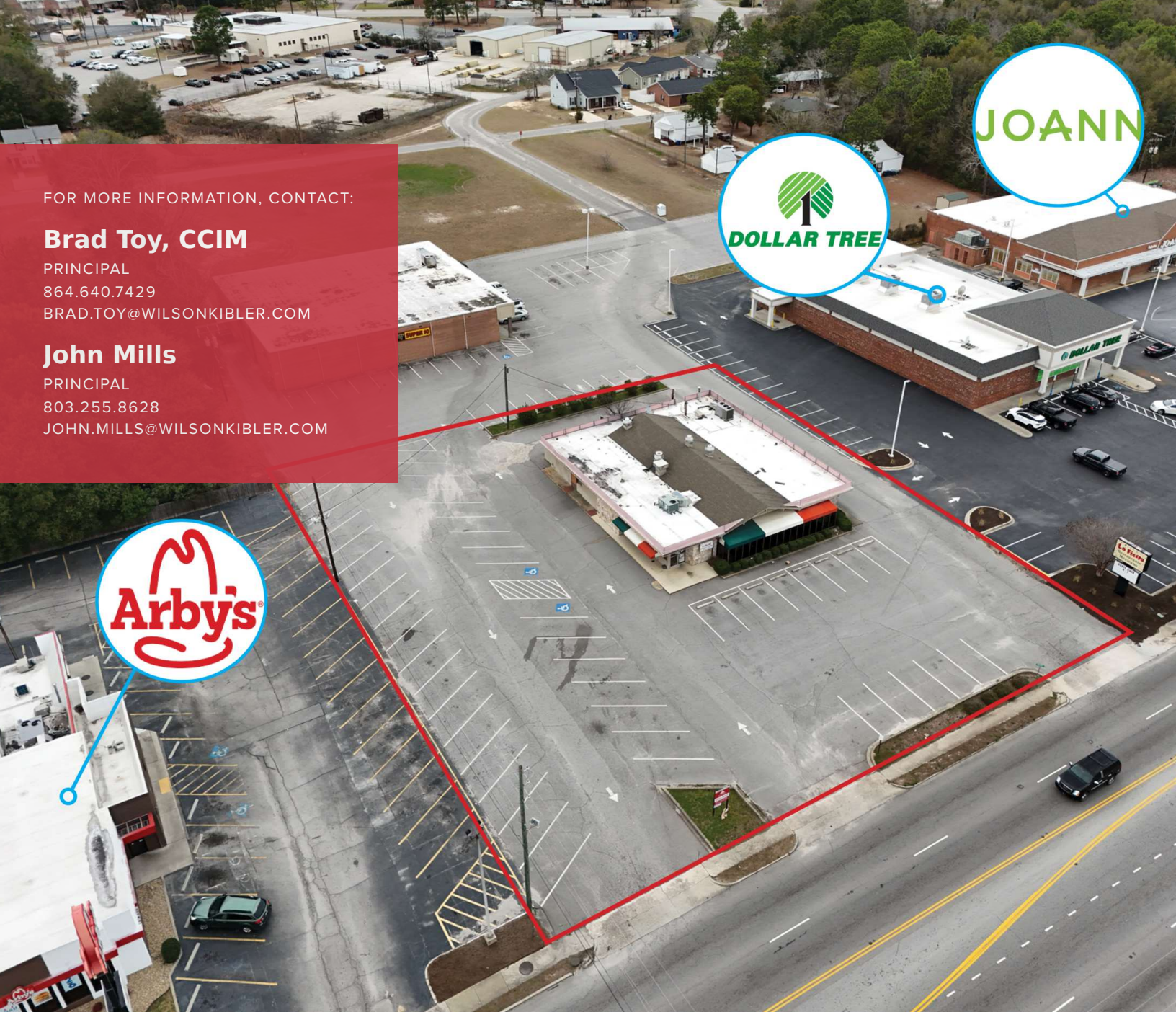
FOR MORE INFORMATION, CONTACT:

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FOR SALE, GROUND LEASE, OR BUILT-TO-SUIT

1220 Charleston Hwy

WEST COLUMBIA, SC 29169



PROPERTY SUMMARY



Property Description

For Sale, Ground Lease, or Build-to-Suit
 ±1 to 3.7 Acres Available
 ~24,200 VPD

Property Located just 2 Miles outside of Columbia's
 CBD and the University of South Carolina.
 Surrounded by many National Retailers

Offering Summary

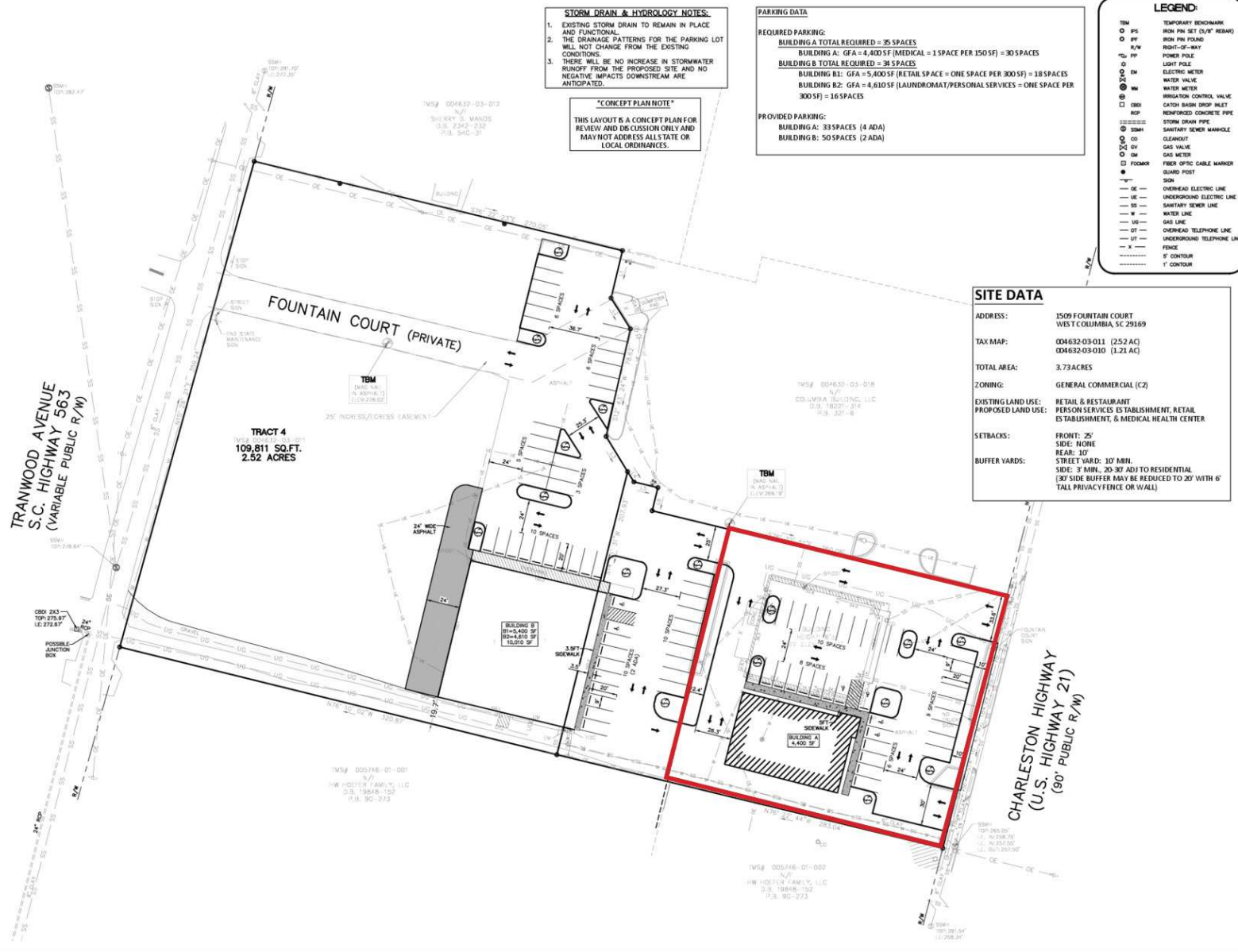
Sale Price:	\$1,300,000
Lease Rate:	Contact Broker for Pricing
Available Lot:	1 -3.7 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,471	22,633	58,497
Total Population	7,391	47,093	119,347
Average HH Income	\$52,188	\$52,091	\$53,770



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SITE PLAN-MEDICAL BUILDING



STORM DRAIN & HYDROLOGY NOTES:

- EXISTING STORM DRAIN TO REMAIN IN PLACE AND FUNCTIONAL. THE DRAINAGE PATTERNS FOR THE PARKING LOT WILL NOT CHANGE FROM THE EXISTING CONDITIONS.
- THERE WILL BE NO INCREASE IN STORMWATER RUNOFF FROM THE PROPOSED SITE AND NO NEGATIVE IMPACTS DOWNSTREAM ARE ANTICIPATED.

"CONCEPT PLAN NOTE"

THIS LAYOUT IS A CONCEPT PLAN FOR REVIEW AND DISCUSSION ONLY AND MAY NOT ADDRESS ALL STATE OR LOCAL ORDINANCES.

PARKING DATA

REQUIRED PARKING:
 BUILDING A TOTAL REQUIRED = 35 SPACES
 BUILDING A: GFA = 4,400 SF (MEDICAL = 1 SPACE PER 150 SF) = 30 SPACES
 BUILDING B TOTAL REQUIRED = 38 SPACES
 BUILDING B: GFA = 5,400 SF (RETAIL SPACE = ONE SPACE PER 300 SF) = 18 SPACES
 BUILDING B: GFA = 4,610 SF (LAUNDROMAT/PERSONAL SERVICES = ONE SPACE PER 300 SF) = 16 SPACES

PROVIDED PARKING:
 BUILDING A: 33 SPACES (4 ADA)
 BUILDING B: 50 SPACES (2 ADA)

LEGEND:

TBM	TEMPORARY BENCHMARK
○ FIC	RISK PIN SET (5/8" REBAR)
○ R/W	RISK PIN FOUND
○ R/W	RIGHT-OF-WAY
○ F/P	POWER POLE
○ L/P	LIGHT POLE
○ EM	ELECTRIC METER
○ WM	WATER VALVE
○ W	WATER METER
○ ICV	IRRIGATION CONTROL VALVE
○ CB	CATCH BASIN DROP INLET
○ RCP	REINFORCED CONCRETE PIPE
○ SSM	STORM DRAIN PIPE
○ SSM	SAWTOOTH SEWER MANHOLE
○ CO	CLEANOUT
○ GV	GAS VALVE
○ GM	GAS METER
○ FOMR	FIBER OPTIC CABLE MARKER
○	GUARD POST
○	SIGN
— DE —	OVERHEAD ELECTRIC LINE
— UE —	UNDERGROUND ELECTRIC LINE
— SS —	SAWTOOTH SEWER LINE
— W —	WATER LINE
— G —	GAS LINE
— OT —	OVERHEAD TELEPHONE LINE
— UT —	UNDERGROUND TELEPHONE LINE
— F —	FENCE
— C —	1' CONTOUR
—	1' CONTOUR

SITE DATA

ADDRESS: 1509 FOUNTAIN COURT
WEST COLUMBIA, SC 29169

TAX MAP: 004632-03-011 (25.2 AC)
004632-03-010 (1.21 AC)

TOTAL AREA: 3.73 ACRES

ZONING: GENERAL COMMERCIAL (C2)

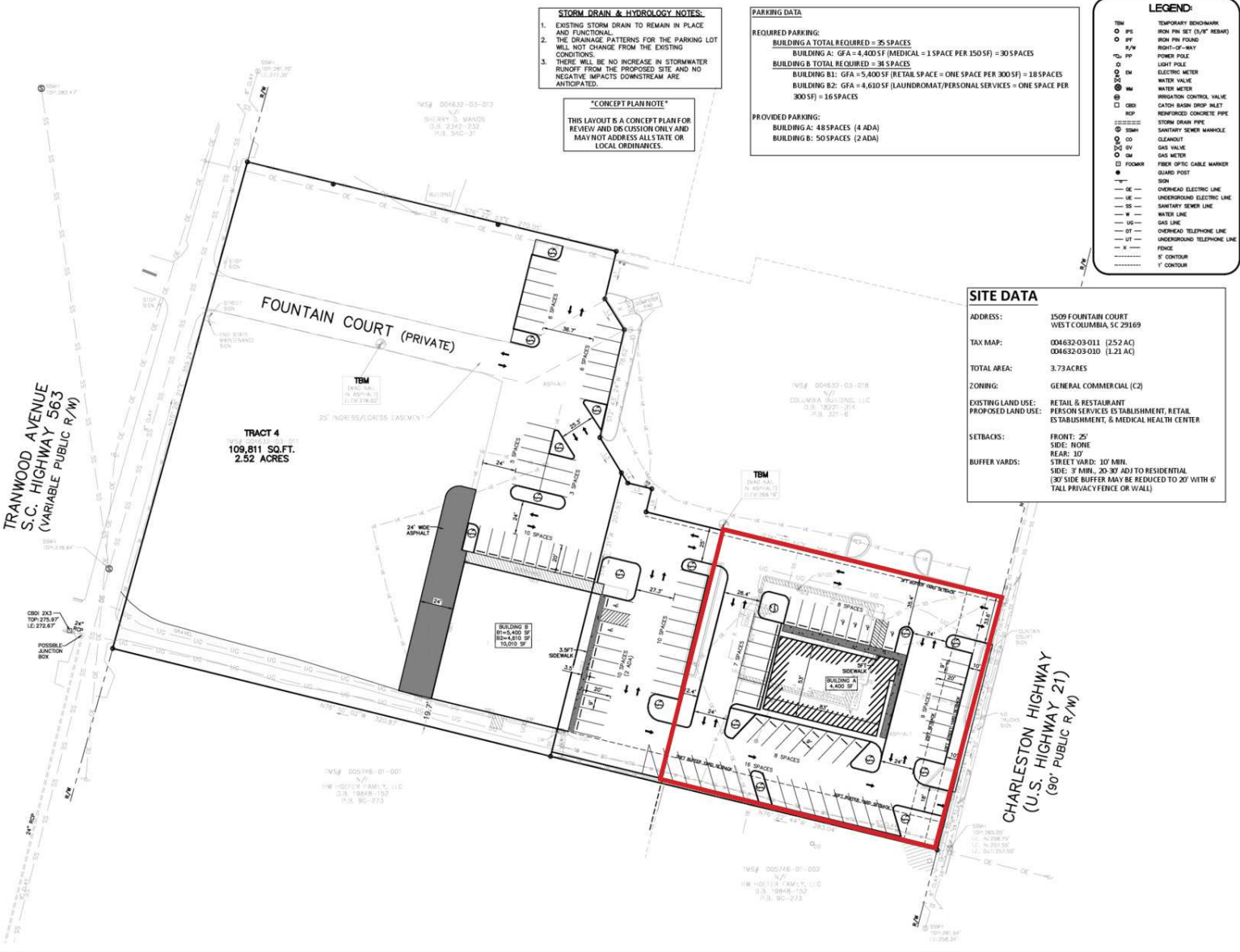
EXISTING LAND USE: RETAIL & RESTAURANT

PROPOSED LAND USE: PERSON SERVICES ESTABLISHMENT, RETAIL ESTABLISHMENT, & MEDICAL HEALTH CENTER

SETBACKS: FRONT: 25'
SIDE: NONE
REAR: 10'

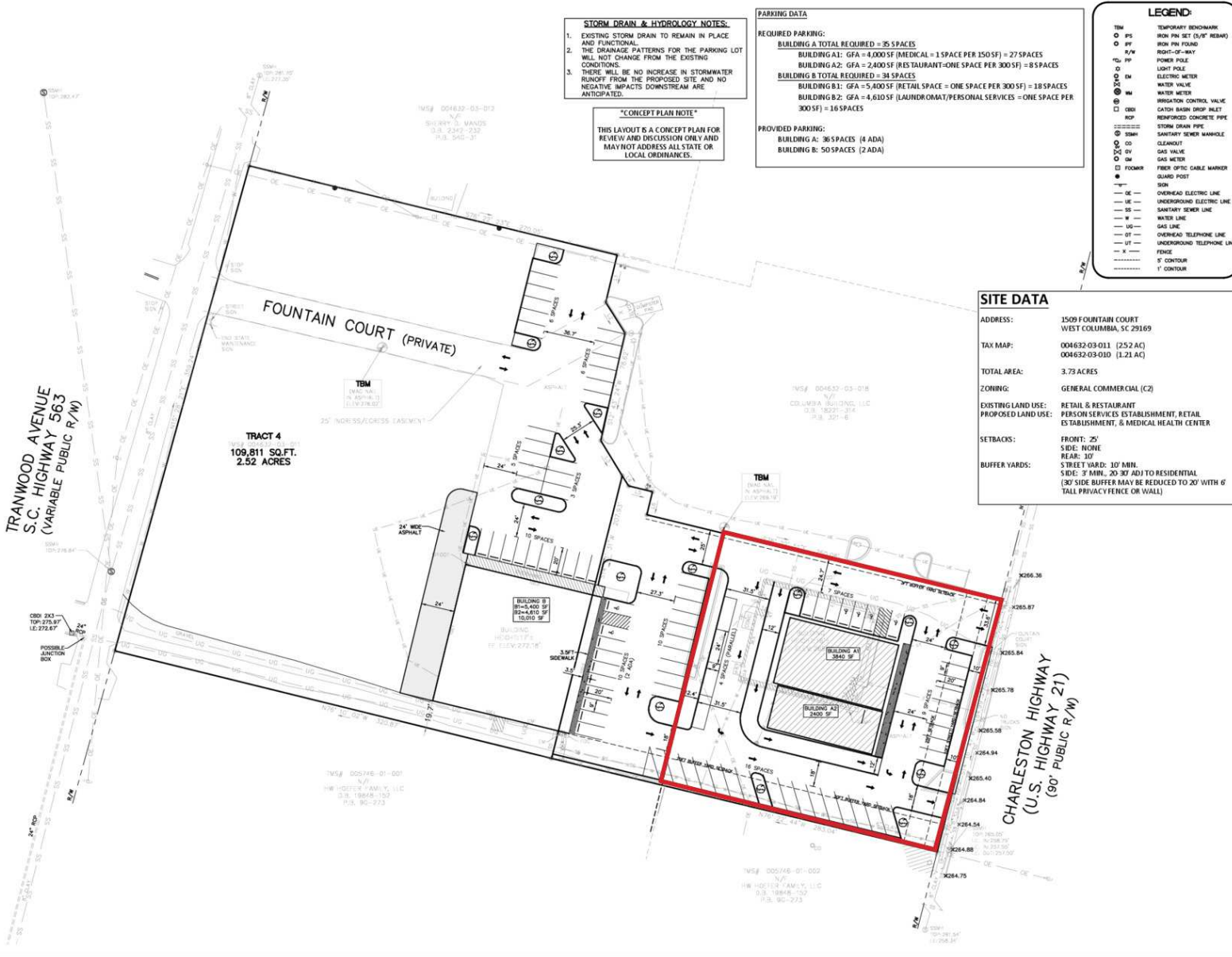
BUFFER YARDS: STREET WARD: 10' MIN.
SIDE: 3' MIN., 20-30' ADJ TO RESIDENTIAL
(30' SIDE BUFFER MAY BE REDUCED TO 20' WITH 6' TALL PRIVACY FENCE OR WALL)

SITE PLAN-1 TENANT CONCEPT



The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

SITE PLAN-2 TENANT CONCEPT



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