

# 1725 BROAD RIVER ROAD

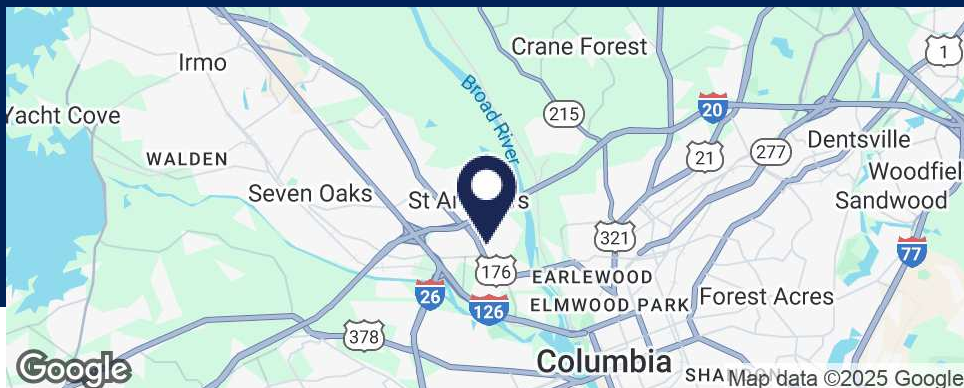
## COLUMBIA, SC 29201

### ±3,180 SF Retail Building for Sale

- Former GameStop
- Situated on a 0.75 AC corner parcel at the entrance of Dutch Square Mall
- Surrounded by numerous national & regional retailers
- Close proximity to multiple interstate & highway systems
- Pylon signage available
- Two (2) curb cuts
- 45 parking spaces (14.15 per 1,000 RSF)
- Frontage: ±145'
- Depth: ±130-205'
- Traffic Count: 41,600 VPD
- Zoning: RAC (City of Columbia)



FOR SALE  
**\$750,000**



#### CONTACT

**ROB LAPIN**

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**TRINITY  
PARTNERS**

TRINITY-PARTNERS.COM  
1501 MAIN STREET SUITE 410  
COLUMBIA, SC 29201

FOR SALE  
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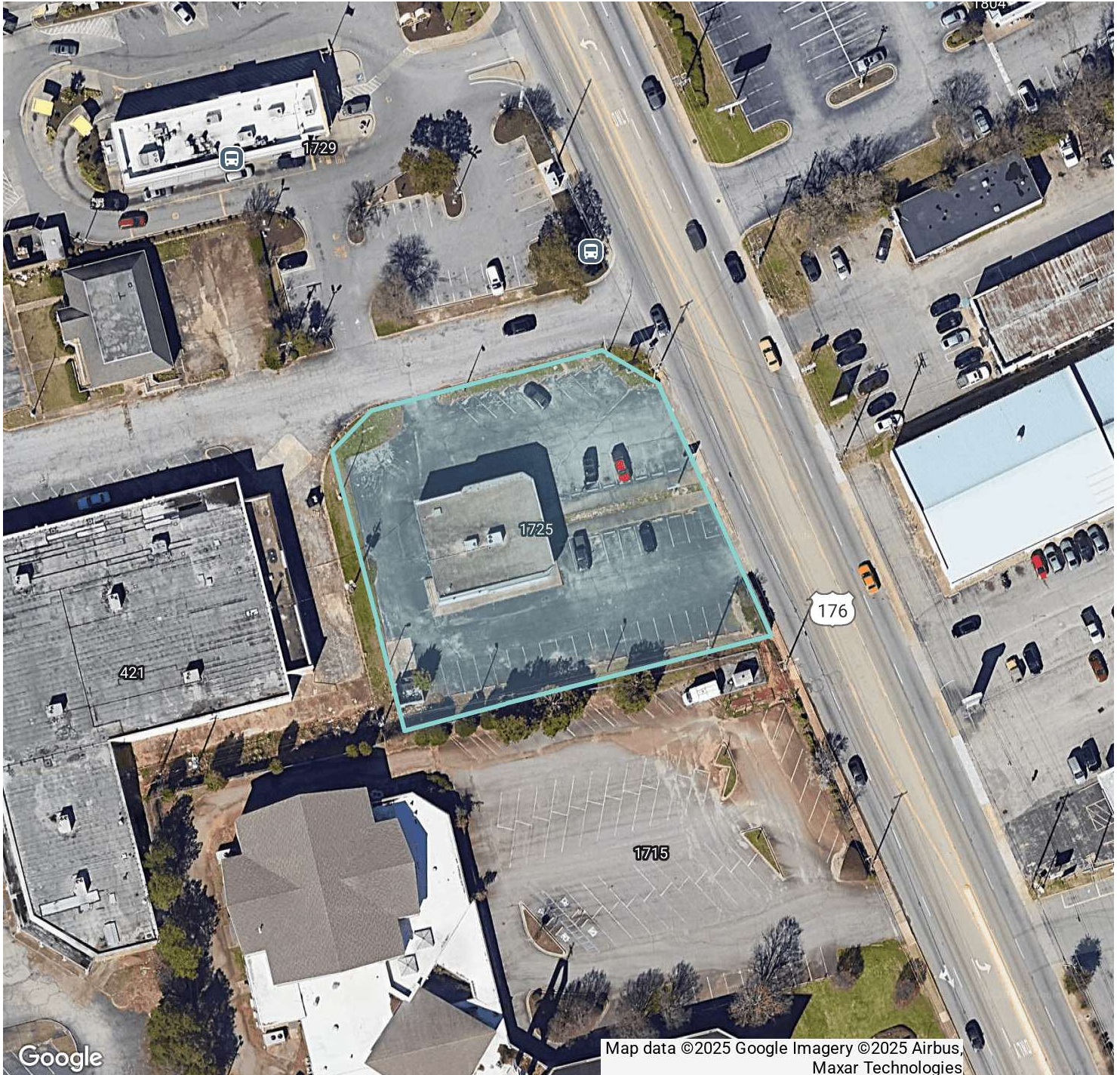
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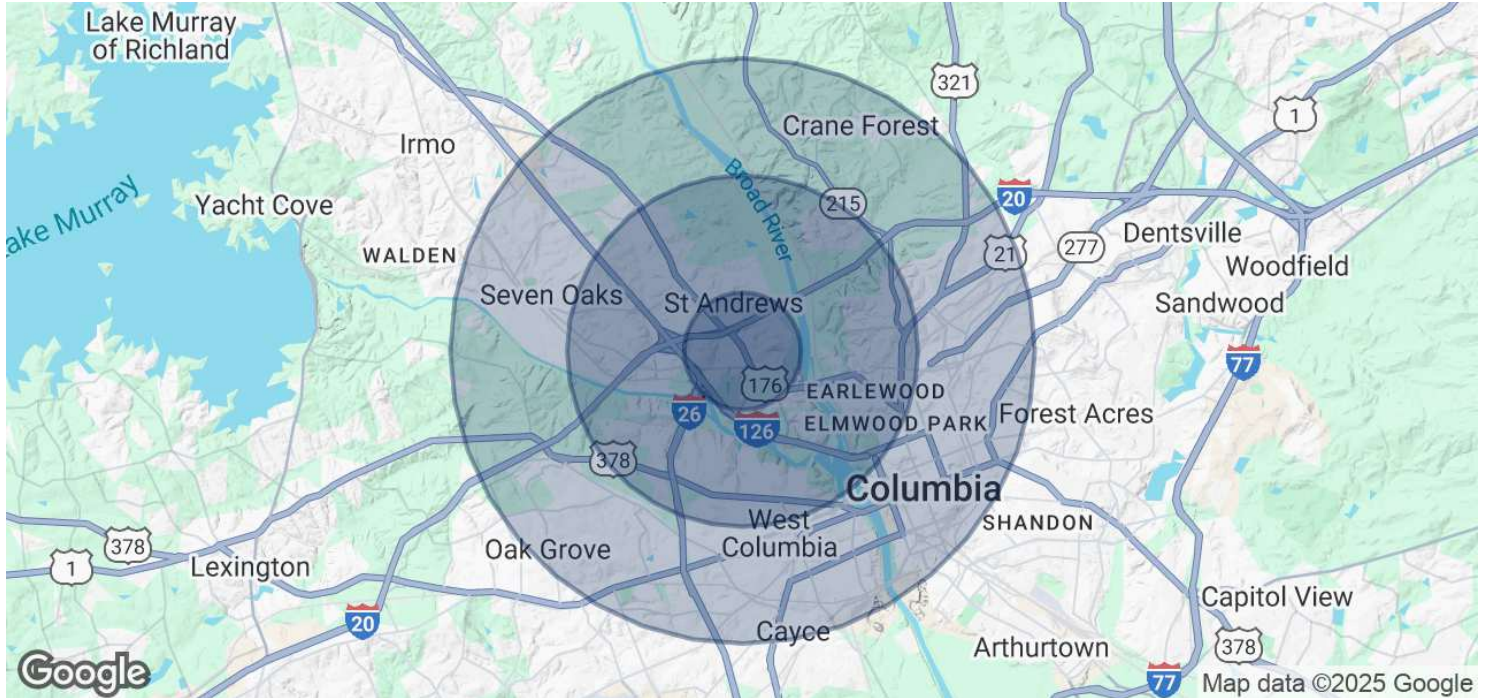
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# 1725 BROAD RIVER ROAD

## COLUMBIA, SC 29201



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,213	56,862	149,612
Average Age	38	40	38
Average Age (Male)	37	38	37
Average Age (Female)	38	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,205	25,428	63,839
# of Persons per HH	2	2.2	2.3
Average HH Income	\$52,244	\$63,290	\$63,056
Average House Value	\$153,801	\$193,623	\$230,719

Demographics data derived from AlphaMap

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