

FOR MORE INFORMATION, CONTACT:

**John Mills**

803.255.8628

JOHN.MILLS@WILSONKIBLER.COM

**William Gregg**

803.255.8654

WGREGG@WILSONKIBLER.COM



RETAIL PROPERTY FOR SALE AND LEASE

**1471 Platt Springs  
Rd**





PROPERTY SUMMARY



Property Description

Lease: \$3500 per month + NNN

Ownership will consider installing a grease interceptor

Other Tenant improvements are subject to rate increase negotiations.

2022 DOT Traffic counts showing steady strong growth in traffic counts at 10k vpd – 7.5% increase YoY

2021 was 9300 – 4.5% increase YoY

2020 was 8700

Arterial road into West/Columbia/Columbia/Cayce

Ample Parking 20 paved spaces and additional overflow parking

Previously built out as a Sub Shop

Offering Summary

Sale Price:	\$550,000
Lease Rate:	\$3,500.00 per month (NNN)
Available SF:	2,200 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,522	23,566	59,694
Total Population	7,469	48,344	121,947
Average HH Income	\$50,960	\$52,169	\$53,772

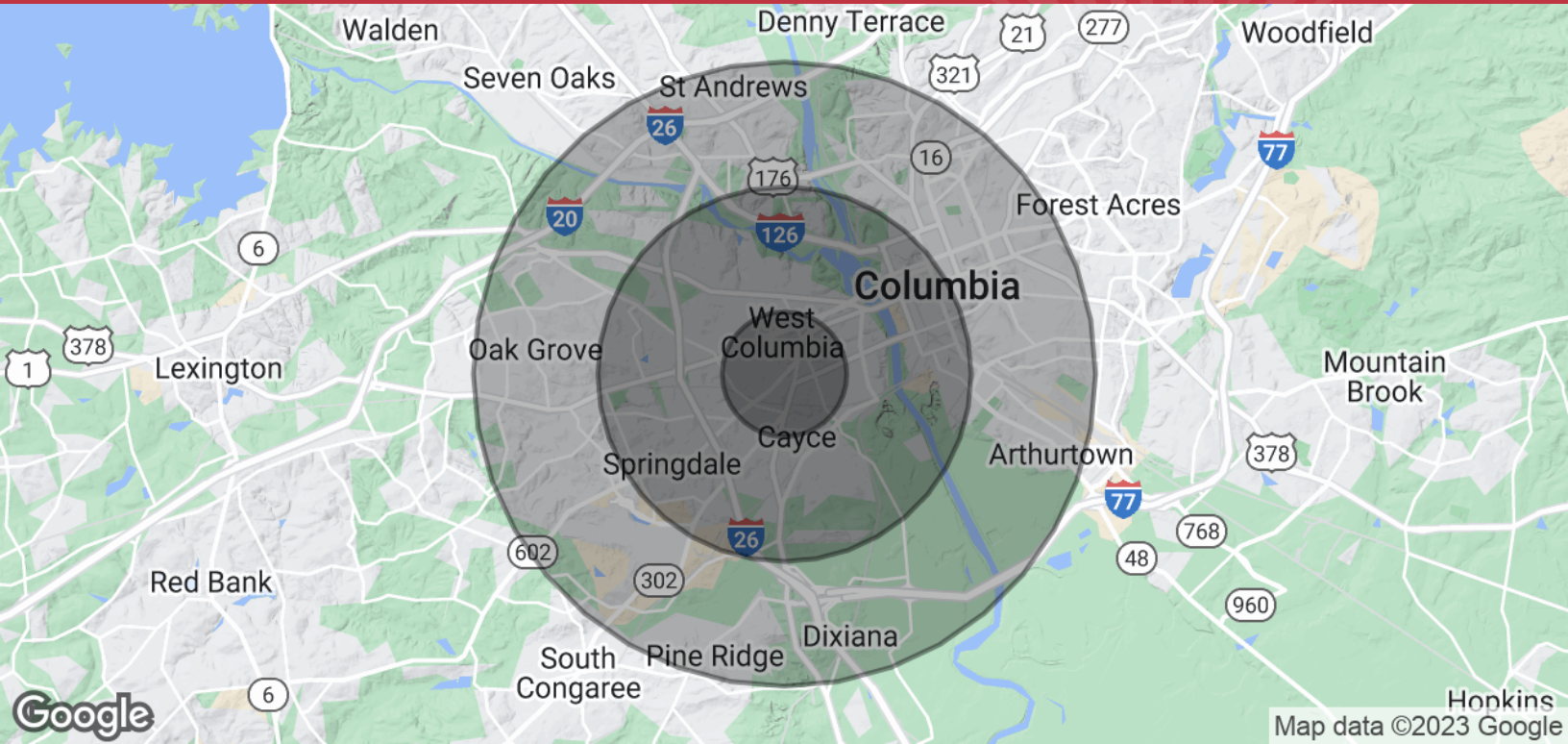


PROPERTY LOCATION





DEMOGRAPHICS MAP & REPORT



Population	1 Mile	3 Miles	5 Miles
Total Population	7,469	48,344	121,947
Average Age	35.7	36.1	35.0
Average Age (Male)	32.8	34.7	33.4
Average Age (Female)	39.8	37.9	36.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,522	23,566	59,694
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$50,960	\$52,169	\$53,772
Average House Value	\$125,810	\$139,426	\$151,605

\* Demographic data derived from 2020 ACS - US Census

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.