

2324 AIRPORT BLVD WEST COLUMBIA, SC



\$562,500
+/- 2,500 Sq. Ft.

- ◆ **TURNKEY BRANCH BANK**
 - ◆ **EXISTING 3 LANE DRIVE THRU**
 - ◆ **EXISTING STAND ALONE ATM ISLAND**

- ◆ **TRANSFORMS SEAMLESSLY INTO OTHER RETAIL/OFFICE USE**

- ◆ **SOLID CONSTRUCTION PRICED WELL UNDER REPLACEMENT VALUE**

- ◆ **AADT 33,800 STRONG DEMOGRAPHICS**



The Commercial
Real Estate Experts

LOCAL COMPANY

NATIONAL PRESENCE

GLOBAL REACH

**THE
CULMINATION OF:**

- **Integrity**
- **Client Service**
- **Creativity**
- **Hard Work**

**THE
LEADERS IN:**

- **Sales**
- **Leasing**
- **Development**
- **Property Management**
- **Consulting**
- **Analysis**
- **Investment**
- **1031 Exchange**
- **Successful Negotiations**

5465 Sunset Blvd.
Lexington, SC 29072

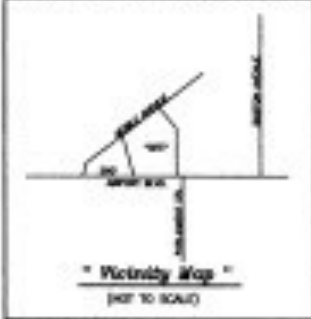
PO Box 1379
Lexington, SC 29071
Office: 803-403-9069

Email:
Info@FuzionBusiness.com

James D. Spangler
Broker in Charge
Cell: 803-331-0352
Office: 803-403-9069 X 1
Email:

I HAVE GRAPHICALLY DETERMINED FROM THE FEDERAL EMERGENCY INSURANCE RATE MAP, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE, A.R. OR V.
 F.A.R.M. SURVEY PANEL NO. 4883000236 DATE: FEBRUARY 28, 2010

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL ENCUMBRANCES, EASEMENTS OR RIGHTS OF WAY NOT SHOWN HEREON.



CM = CONCRETE MONUMENT



Legend
 I.P.T. = IRON PIN FLAG
 I.P.S. = IRON PIN SET
 NOTE: UNLABELED PROPERTY CORNERS ARE 1/2" IRON#1 I.P.S.
 PP = POWER POLE
 CP = COMBINED POINT



DEANETTE GILLES, ARCHITECT, INTERIOR DESIGNER
 2324 AIRPORT BLVD., SUITE 100
 WEST COLUMBIA, SC 29169
 (803) 796-0674
 www.deanettegilles.com
 2010 ARCHITECTURAL FLOOR PLAN



N/T SYMON FAMILY LLC
 TMS 00088-02-020
 DEED 17184, PL 148
 PLAT 218-S, PG 138

N/T MICHELLA OVERSHOOT LLC
 TMS 00088-02-011
 DEED 1628, PL 126
 PLAT 791S, PG 18

N/T MADONIA LLC
 TMS 00088-02-008
 DEED 15783, PL 202
 PLAT 888S, PL 174

LEWISTON COUNTY PLANNING COMMISSION
 MAR 23 2010
Platt

Airport Boulevard
 S.C. Highway No. 302
 (PORT OF WAY - WEST)

"Line Table"

COURSE	BEARING	DISTANCE
L-1	S 42°34'38"E	181'
L-2	S 84°42'32"E	11.18'

Plat Prepared For
2324 Airport Boulevard, LLC
 Lexington County, Near West Columbia, S.C.
 DATE: MARCH 23, 2010 SCALE 1" = 40'

TAX MAP NUMBER: 00088-02-012
 DEED REFERENCE: 1823S, PG 258
 PLAT REFERENCE: 31-S, PG 20
 REFERENCE PLAT:
 THE SAME BEING SHOWN AS LOT "16", ON A PLAN OF LAND SUBDIVISION FOR, DR. R.B. GURHAM BY S. GEORGE RUBY, P.L.S. DATED JULY 25, 1956.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISUAL ENCUMBRANCES OR INTERFERENCES OTHER THAN SHOWN.

Douglas E. Platt, Sr.
Douglas E. Platt, Sr., Inc.
 S.C.P.L.S. NO. 4041
 1802-A, AIRPORT BLVD.,
 WEST COLUMBIA, S.C. 29168
 PHONE: 803-796-0674
 PLATTSURVEY@YAHOO.COM



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