



FOR LEASE

3827 BROAD RIVER
ROAD

3827 Broad River Road, Columbia, SC 29044

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Property has one single retail unit in front building available. Unit B is an inline space with excellent road visibility and signage. All leases are all modified gross with \$100 per month cam fee which pays tenants portion of garbage removal, water/sewer and landscaping.

LOCATION DESCRIPTION

Located just outside of downtown Columbia (approximately 15 minutes away) in Richland County, South Carolina, the property is close to Interstate 26 and 20 as well as St Andrews Road. Columbia's central location on the eastern coast at the intersection of three major interstates (I-26, I-77, and I-20) and proximity to the Port of Charleston have positioned the metro well to attract industrial users.



OFFERING SUMMARY

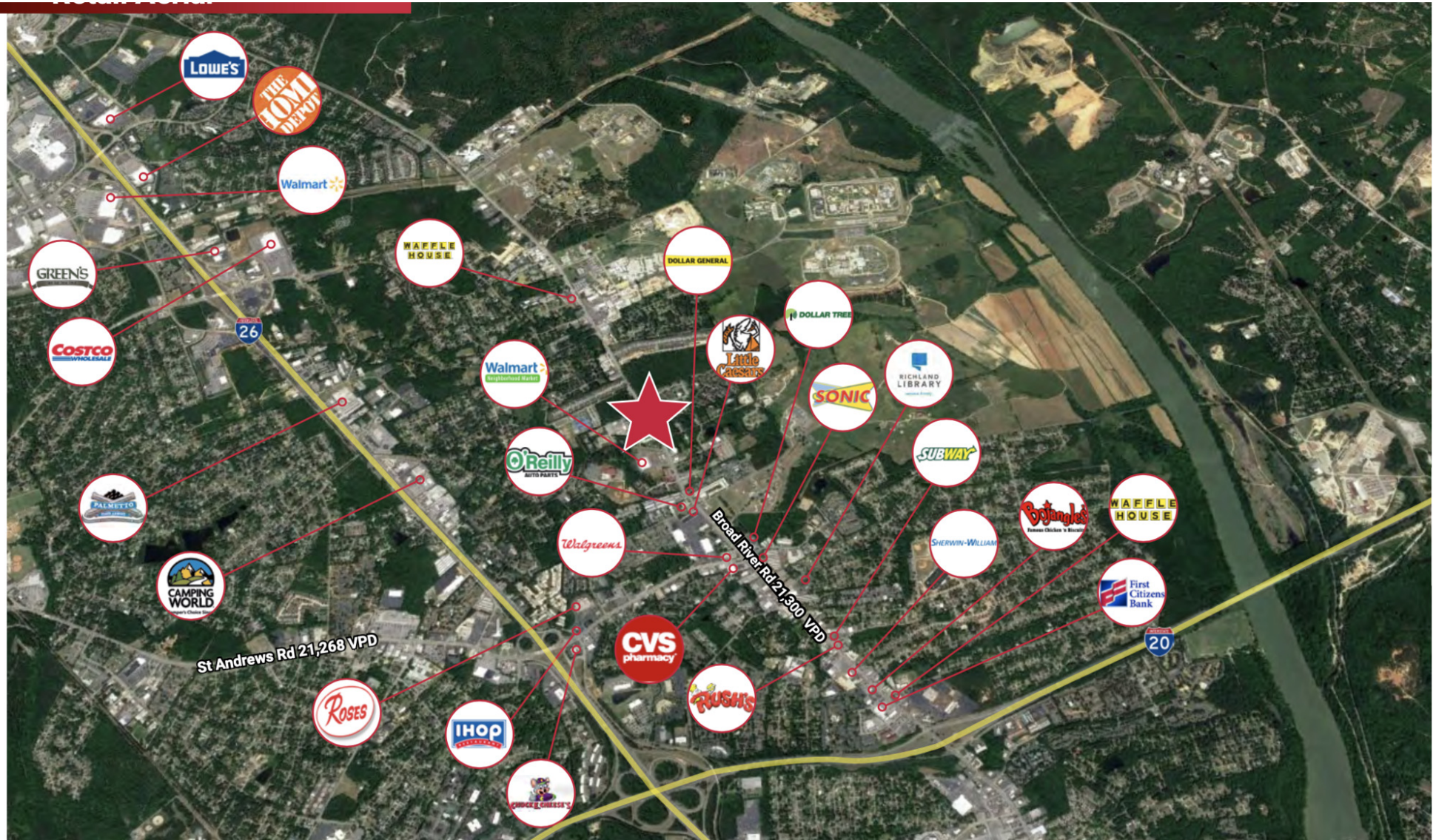
Lease Rate:	\$16.00 SF/yr (MG)
Available SF:	1,035 SF
Lot Size:	2.58 Acres
Building Size:	17,889 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,420	23,261	50,768
Total Population	9,665	51,014	108,989
Average HH Income	\$38,915	\$53,031	\$58,670



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Retailer Map



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Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,035 SF	Lease Rate:	\$16.00 SF/yr

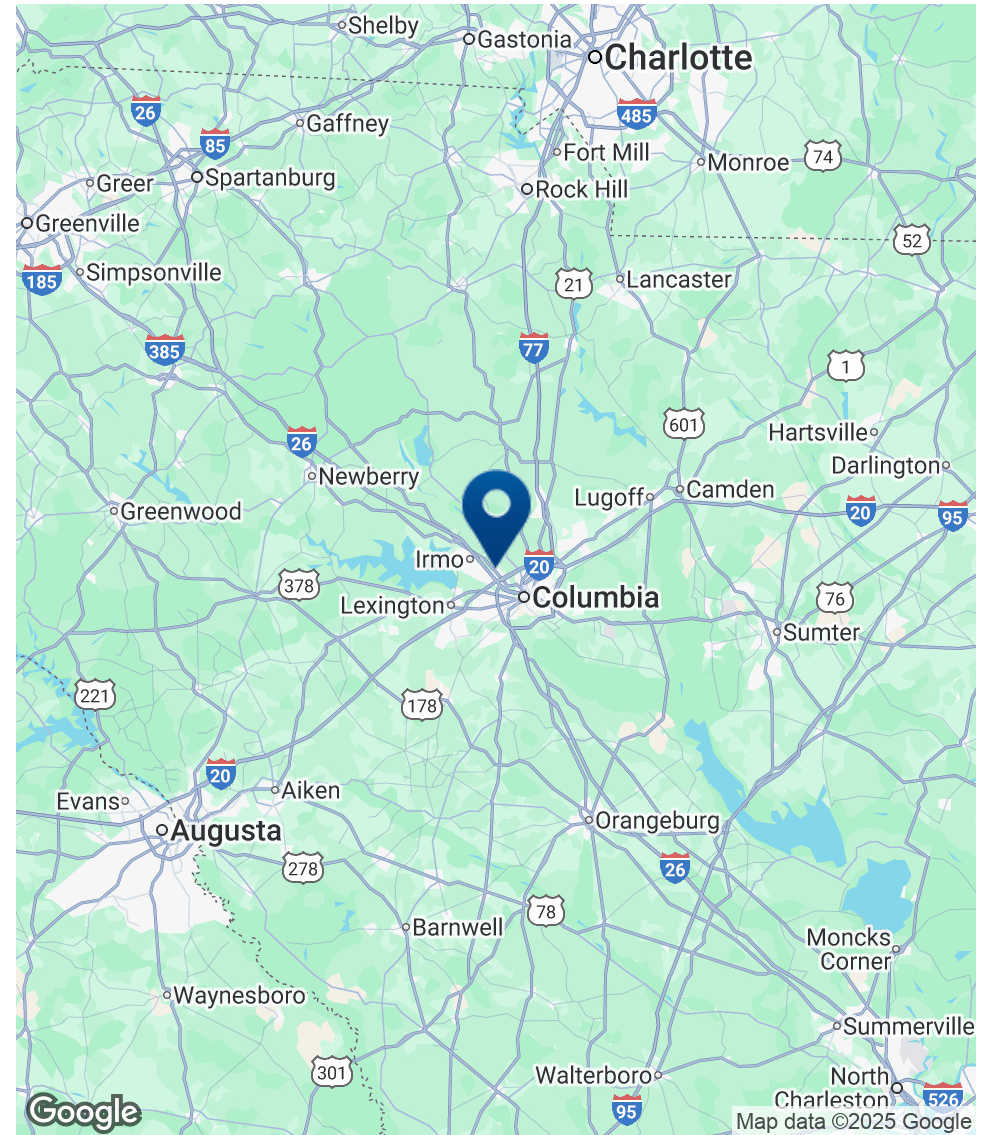
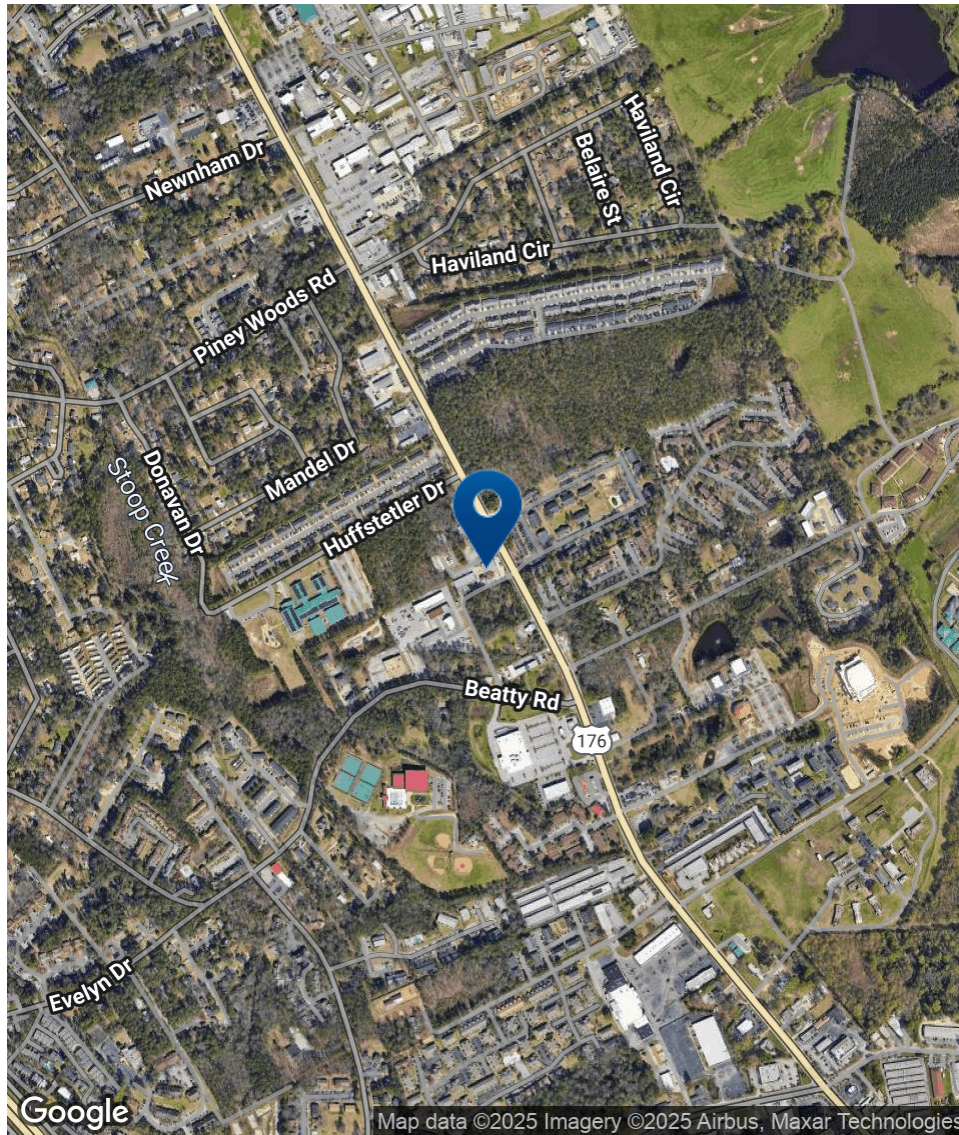
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite B Retail	Available	1,035 SF	Modified Gross	\$16.00 SF/yr



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Location Map



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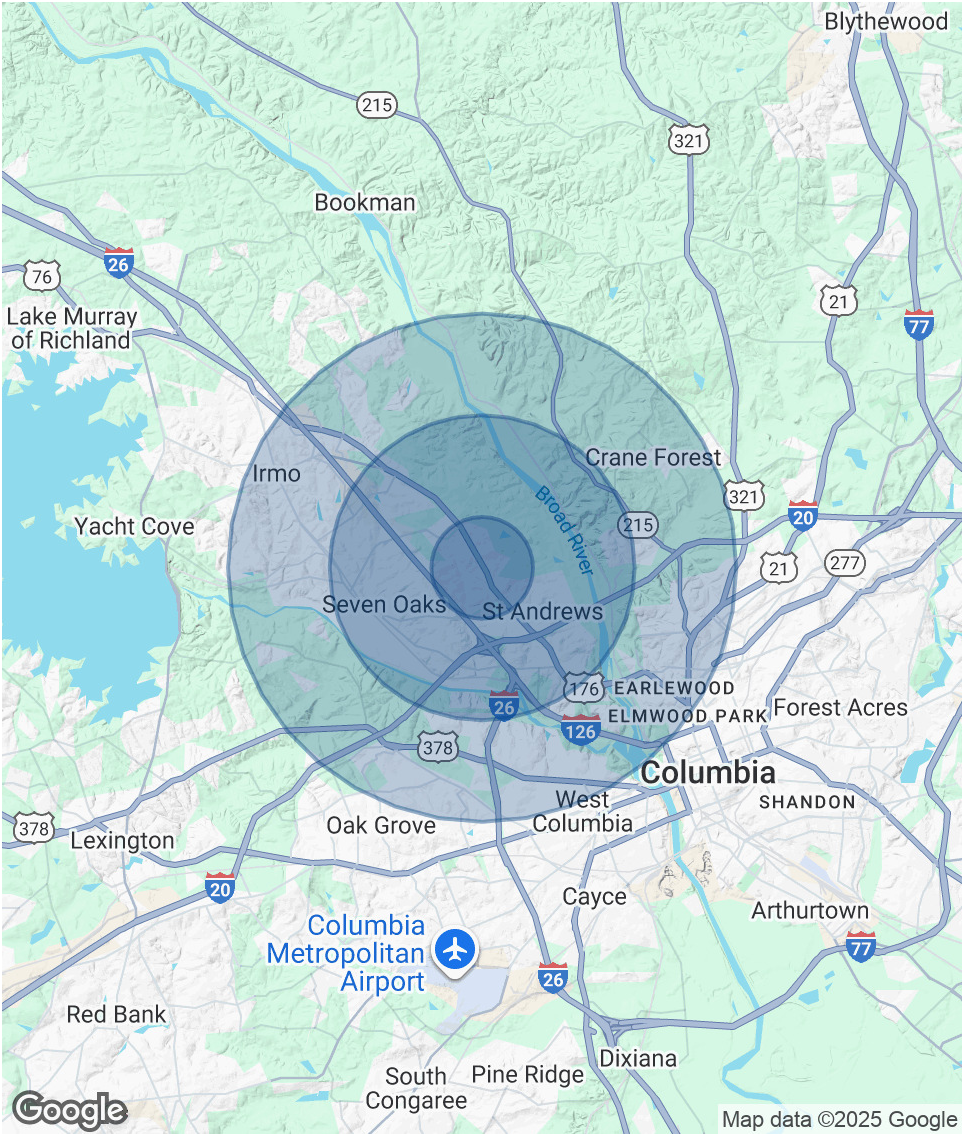
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,665	51,014	108,989
Average Age	29.9	35.3	37.3
Average Age (Male)	30.0	33.6	35.4
Average Age (Female)	30.5	36.7	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,420	23,261	50,768
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$38,915	\$53,031	\$58,670
Average House Value	\$88,236	\$111,271	\$134,004

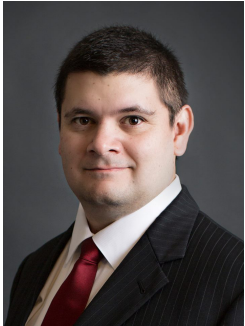
* Demographic data derived from 2020 ACS - US Census



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



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