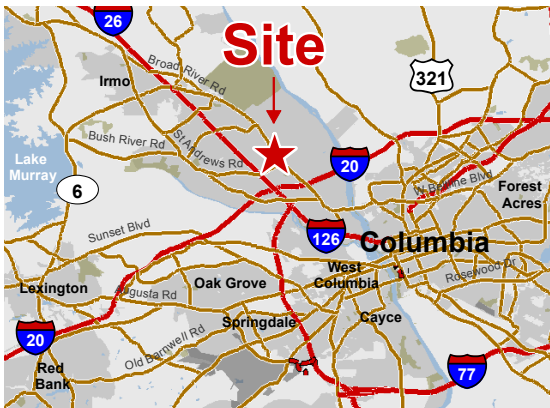




3528 Broad River Road

Columbia, South Carolina



CONTACT BROKER
FOR MORE INFORMATION:

Tombo Milliken

+1 803 206 8384 • tombo.milliken@naicolumbia.com

Tom Milliken

+1 803 331 6999 • tmilliken@naicolumbia.com

Nelson Weston

+1 803 678 7346 • nweston@naicolumbia.com

Property Features

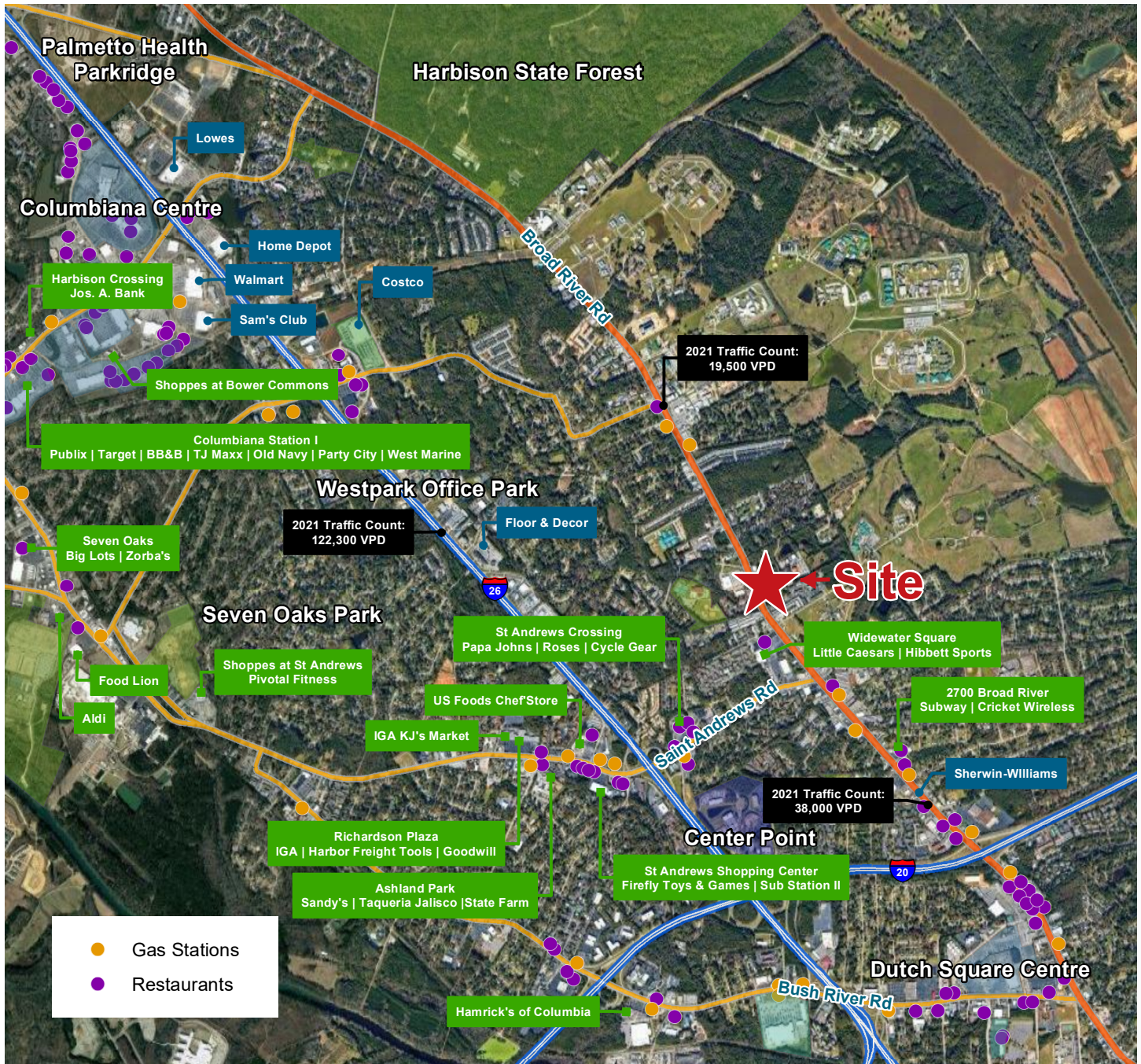
- ±2.08 acres of commercial land
- ±200' of frontage along Broad River Road
- Location allows for easy access to I-20, I-26, and downtown Columbia
- Ideal site for a restaurant or convenience store
- Utilities in the area:
 - 6" water line along Broad River Road
 - Sewer Nearby
 - Purchasers engineer to verify location, capacity and availability
- Zoning: GC (General Commercial) Richland County
- 2021 Traffic Counts:
 - 19,500 VPD (Station 179)
 - 15,300 VPD (Station 487)
 - 38,000 VPD (Station 181)
- Sales Price: \$425,000

For Sale

±2.08 AC
Commercial Land

Aerial Map

3530 Broad River Rd. - Columbia, South Carolina



Demographic Profile

3528 Broad River Road | Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	11,908	49,309	109,138	2022 Estimate	\$37,227	\$44,303	\$48,884
2022 Estimate	11,682	48,486	110,950	2027 Projection	\$39,027	\$47,800	\$53,687
2027 Projection	11,798	48,759	111,944	Average Household Income			
% Chg. 2022-2027	1.0%	0.6%	0.9%	2022 Estimate	\$47,880	\$63,682	\$73,158
Households				2027 Projection	\$54,005	\$72,553	\$84,055
2010 Census	4,613	19,908	45,070	Per Capita Household Income			
2022 Estimate	4,859	20,720	48,540	2022 Estimate	\$20,824	\$28,038	\$32,215
2027 Projection	4,928	20,897	49,199	2027 Projection	\$23,446	\$31,927	\$37,115
Families				2022 Household Income Dist.			
2010 Census	2,238	10,199	25,243	Less than \$15,000	13.9%	9.8%	11.3%
2022 Estimate	2,170	9,840	25,425	\$15,000 - \$24,999	15.8%	12.4%	11.0%
2027 Projection	2,181	9,835	25,532	\$25,000 - \$34,999	15.2%	13.9%	11.6%
2022 Age Dist.				\$35,000 - \$49,999	24.0%	19.7%	17.0%
0 - 4	7.0%	5.5%	5.8%	\$50,000 - \$74,999	16.5%	18.1%	16.5%
5 - 9	5.8%	4.9%	5.4%	\$75,000 - \$99,999	8.3%	10.4%	11.3%
10 - 14	5.3%	4.8%	5.4%	\$100,000 - \$149,999	4.9%	9.8%	12.2%
15 - 19	6.0%	5.2%	5.4%	\$150,000 - \$199,999	1.1%	3.9%	5.3%
20 - 24	11.1%	9.5%	8.0%	\$200,000 and Up	0.5%	1.9%	3.8%
25 - 34	23.0%	19.8%	17.0%	2022 Housing Data			
35 - 44	15.3%	14.1%	13.7%	Owner Occ. Housing Units	1,140	8,136	24,112
45 - 54	10.7%	11.0%	11.4%	Renter Occ. Housing Units	3,720	12,584	24,428
55 - 64	7.8%	10.3%	11.5%	2022 Business Data			
65 - 74	5.3%	8.5%	9.5%	Total Businesses:	5,606	29,939	80,336
75 - 84	2.1%	4.6%	4.9%	Total Employees:	11,682	48,486	110,950
85+	0.7%	1.9%	2.0%	Average Household Size			
Median Age				2010 Census	2.14	2.13	2.24
2010 Census	29.5	33.1	34.5	2022 Estimate	2.12	2.11	2.17
2022 Estimate	31.2	35.2	37.0	2027 Projection	2.11	2.10	2.16
2027 Projection	30.5	35.7	37.8				