

For Sale ±1.34 AC Multiple Parcels



3710 Broad River Road





CONTACT BROKER FOR MORE INFORMATION:

Jeff Hein, SIOR

+1 803 744 9825 • jhein@naiavant.com

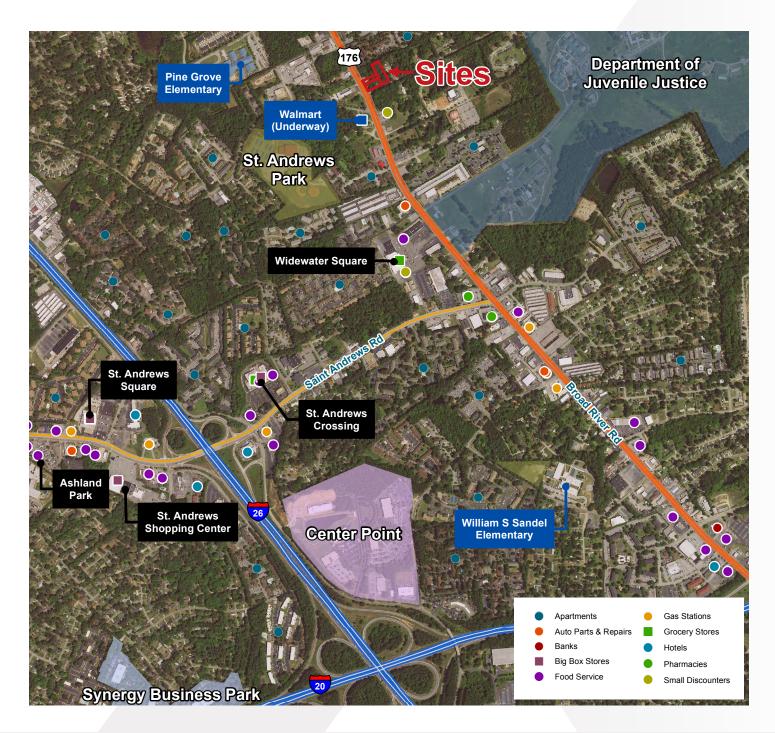
Property Features

- 3 parcels available, totaling ±1.34 AC and featuring ±150' of frontage along Broad River Road
- Land is located across the street from a brand new Walmart and adjacent to an additional ±0.62 AC NAI Avant Listing
- Location allows for easy access to I-20, I-26, and Downtown Columbia
- Utilities available on-site
- Zoning: GC (General Commercial) Tract 1 & 2 RM-HD (Residential) Tract 3
- 2016 Traffic Counts:
 - 21,000 VPD (Station 179)
 - 18,100 VPD (Station 487)
- Sales Price: \$177,000 \$176,000, \$173,000 **\$119,000**

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. 807 Gervais Street, Suite 301 Columbia, South Carolina 29201 +1 803.254.0100 www.naiavant.com



Aerial Map 3710 Broad River Rd. - Columbia, South Carolina





807 Gervais Street, Suite 301 Columbia, South Carolina 29201 +1 803.254.0100 www.naiavant.com