

# FOR SALE OR LEASE

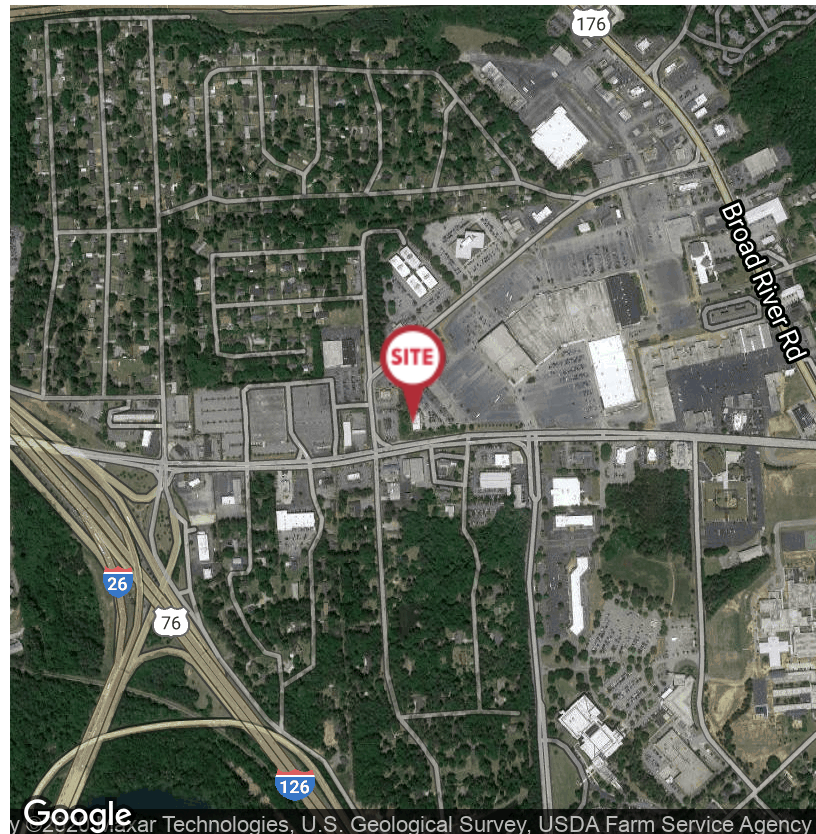
511 Bush River Road Columbia, SC 29210

**NAI** Earle Furman



## Restaurant/Retail | ±5,470 SF

- ± 5,470 SF Restaurant (Former Ruby Tuesday) on ±1.77 Acre Lot
- Dutch Square outparcel site, co-anchored by AMC Theaters, Burlington Coat Factory, Office Depot & Planet Fitness
- Multiple access points including signalized interchange
- Located between I-20 and I-26 with quick access to Downtown Columbia and Irmo
- Traffic Count: 28,600 VPD on Broad River Road
- ±1 minute from one of Columbia's largest employers, Colonial Life and Accident Insurance (1,400 employees)
- Sale Price: \$750,000.00
- Lease Rate: \$14.00/SF NNN



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Greenville, SC 29601  
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Map data © 2020 Google Imagery © 2020 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



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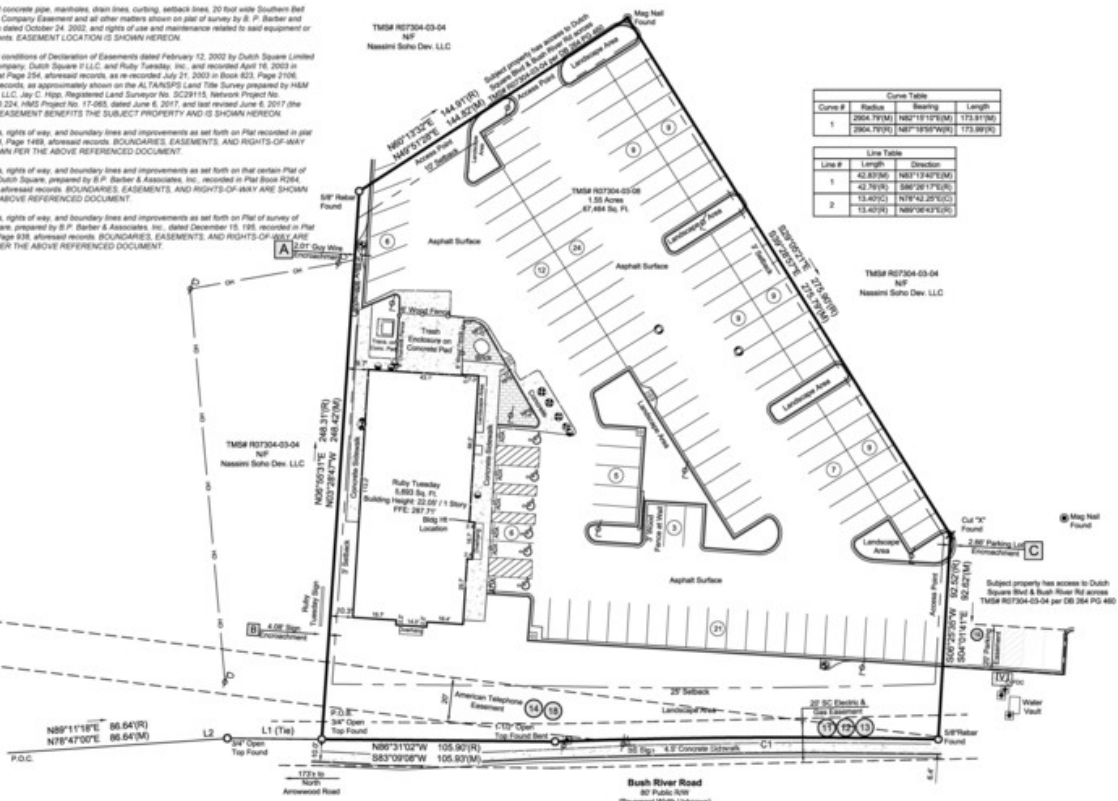
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but does not discriminate against handicapped people. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTABLE.

- 18. Reinforced concrete pipe, manholes, drain lines, curbing, setback lines, 20 feet wide Southern Bell Telephone Company Easement and all other matters shown on plat of survey by B. P. Barber and Associates dated October 24, 2002, and rights of use and maintenance related to said equipment or improvements. EASEMENT LOCATION IS SHOWN HEREON.
- 19. Terms and conditions of Declaration of Easements dated February 12, 2002 by Dutch Square Limited Liability Company, Dutch Square P.L.L.C. and Ruby Tuesday, Inc., and recorded April 16, 2002 in Book 782 at Page 254, aforesaid records, as re-recorded July 21, 2003 in Book 823, Page 2106, aforesaid records, as approximately shown on the ALTA/ACSM Land Title Survey prepared by H&M Surveying, LLC, Jay C. Hogg, Registered Land Surveyor No. SC29115, Network Project No. 201701000224, H&M Project No. 17-065, dated June 6, 2017, and last revised June 6, 2017 (the "Survey"), EASEMENT BENEFITS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- 20. Easements, rights of way, and boundary lines and improvements as set forth on Plat recorded in plat Book 884, Page 1483, aforesaid records. BOUNDARIES, EASEMENTS, AND RIGHTS-OF-WAY ARE SHOWN PER THE ABOVE REFERENCED DOCUMENT.
- 21. Easements, rights of way, and boundary lines and improvements as set forth on that certain Plat of Survey of Dutch Square prepared by B. P. Barber & Associates, Inc., recorded in Plat Book 824, Page 431, aforesaid records. BOUNDARIES, EASEMENTS, AND RIGHTS-OF-WAY ARE SHOWN PER THE ABOVE REFERENCED DOCUMENT.
- 22. Easements, rights of way, and boundary lines and improvements as set forth on Plat of Survey of Dutch Square prepared by B. P. Barber & Associates, Inc., dated December 15, 1995, recorded in Plat Book 96, Page 938, aforesaid records. BOUNDARIES, EASEMENTS, AND RIGHTS-OF-WAY ARE SHOWN PER THE ABOVE REFERENCED DOCUMENT.



- Reference:
  - a) Plat entitled "ALTA/ACSM Land Title Survey", dated August 9, 2002, prepared by B. P. Barber & Associates, Inc., recorded in Plat Book --, Page -- in the R.C.O.D. Office of Richland County.
  - b) Plat entitled "ALTA/ACSM Land Title Survey", dated June 6, 2017, and last revised June 6, 2017, prepared by H&M Surveying, LLC, Jay C. Hogg, Registered Land Surveyor No. SC29115, Network Project No. 201701000224, H&M Project No. 17-065.
  - c) Deed dated April 4, 2003, recorded in Deed Book 762, Page 250 in the R.C.O.D. Office of Richland County.
- The professional surveyor has made no investigation or independent search for easements of record, encroachments, restrictive covenants, ownership or any other facts that an accurate and current title search may disclose.
- This property is subject to any and all easements, rights of way and/or restrictions of record and not of record.
- This survey is a survey of an existing lot of record with no change to existing lot lines.
- There are no gaps, omissions, overlaps or hiatus inherent to the surveyed property based on the field survey performed.



LEGEND OF SYMBOLS & ABBREVIATIONS					
⊙	Power Pole	⊠	Vault	⊙	Sanitary Manhole
⊙	Light Pole	⊠	Sign (as noted)	⊙	Clean Out
---	Guy Wire	⊠	Water Meter	⊙	Grease Trap
---	Utility Pole	---	Right-of-Way	⊙	Gas Meter
⊙	Set Iron Pin	FDC	Fire Department Connection	⊙	Storm Drain Manhole
⊙	Found Iron Pin	NPS	No Parking Sign	⊙	Storm Drain Inlet Square
⊙	Found Concrete Monument	ADA	Accessible Parking Sign	⊙	Overhead Lines
⊙	Found PK Nail	⊙	Handicapped Parking	⊙	Recorded
⊙	Found "X" Cut	⊙	Handicapped Parking	⊙	Measured
		⊙		⊙	Calculated