

**LIVE/WORK PROPERTY FOR SALE:
±1,964 SF RENOVATED HOUSE ON ±2.27 ACRES
SEPERATE OFFICE PLUS TRUCK/EQUIPMENT PARKING**



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[Office Photos](#)

[Floor Plan](#)

[Demographics](#)

For more Information:

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NAIColumbia

3019 Augusta Road

West Columbia, South Carolina



Cottage

Cottage



Office



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NAI Columbia

Cottage

Cottage

Parking

Office

House

Parking

Augusta Rd

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NAI Columbia

LOCATION

3019 Augusta Road is located in West Columbia, SC and is ± 0.5 miles from I-26 and ± 4.5 miles from I-20. Large retailers nearby include Lowe's Home Improvement, Carolina Pottery, Aldi, Walmart Supercenter and Hobby Lobby.

PROPERTY DESCRIPTION

The property is perfect for a live/work space. Possible uses include a Real Estate office, plumbing, electrical, HVAC, Pest Control or lawyers office. Structure could be removed for re-development of the entire site as well. Existing rental income could be added to by leasing to your own employee the main house, in addition to the rental income from 2 cottages on the property.

ZONING

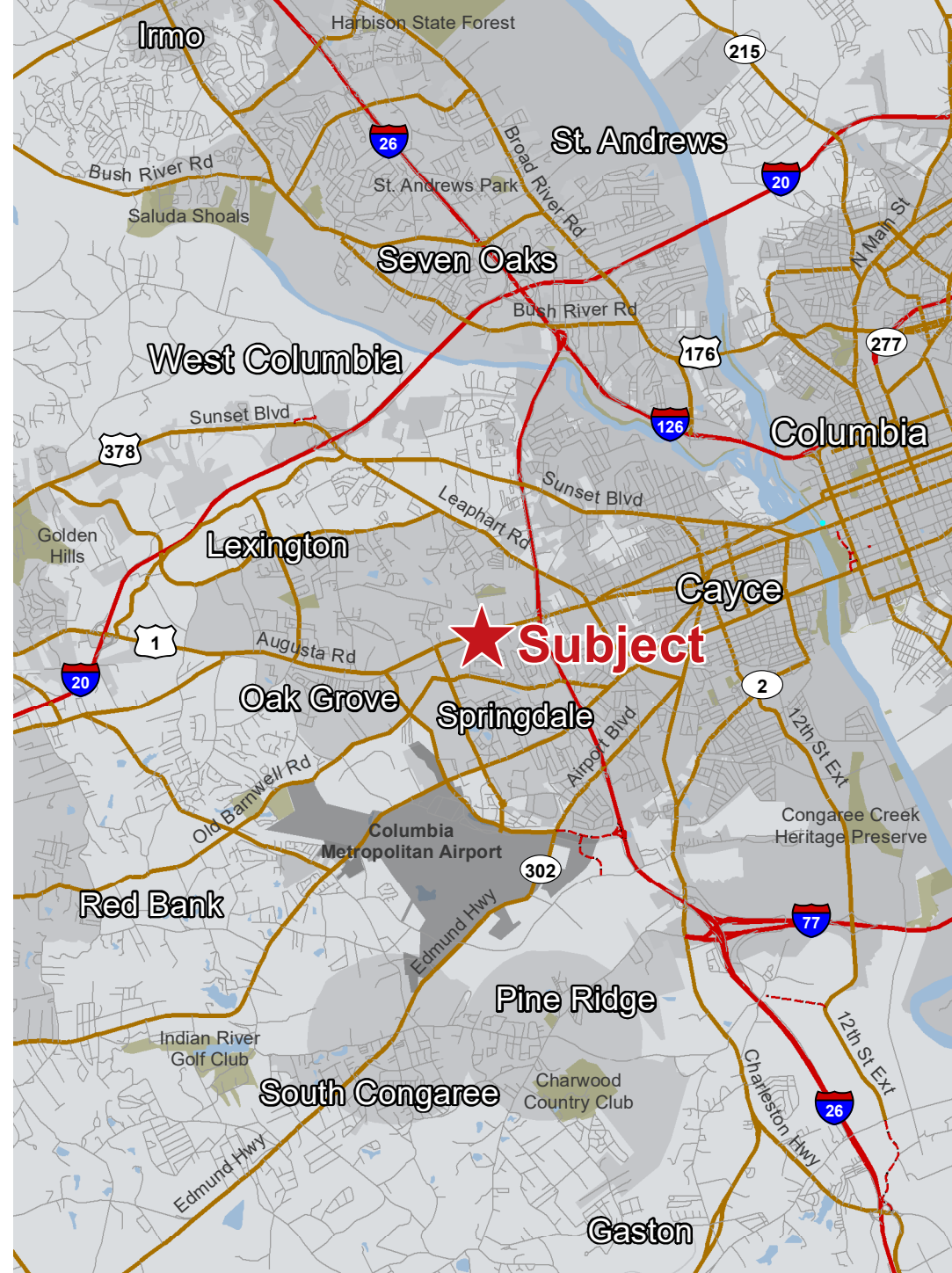
Residential Improved (Lexington County)

2017 TRAFFIC COUNTS

42,800 VPD (Station 127) Augusta Road
2,400 VPD (Station 575) Methodist Park Road

SALE PRICE

\$420,000



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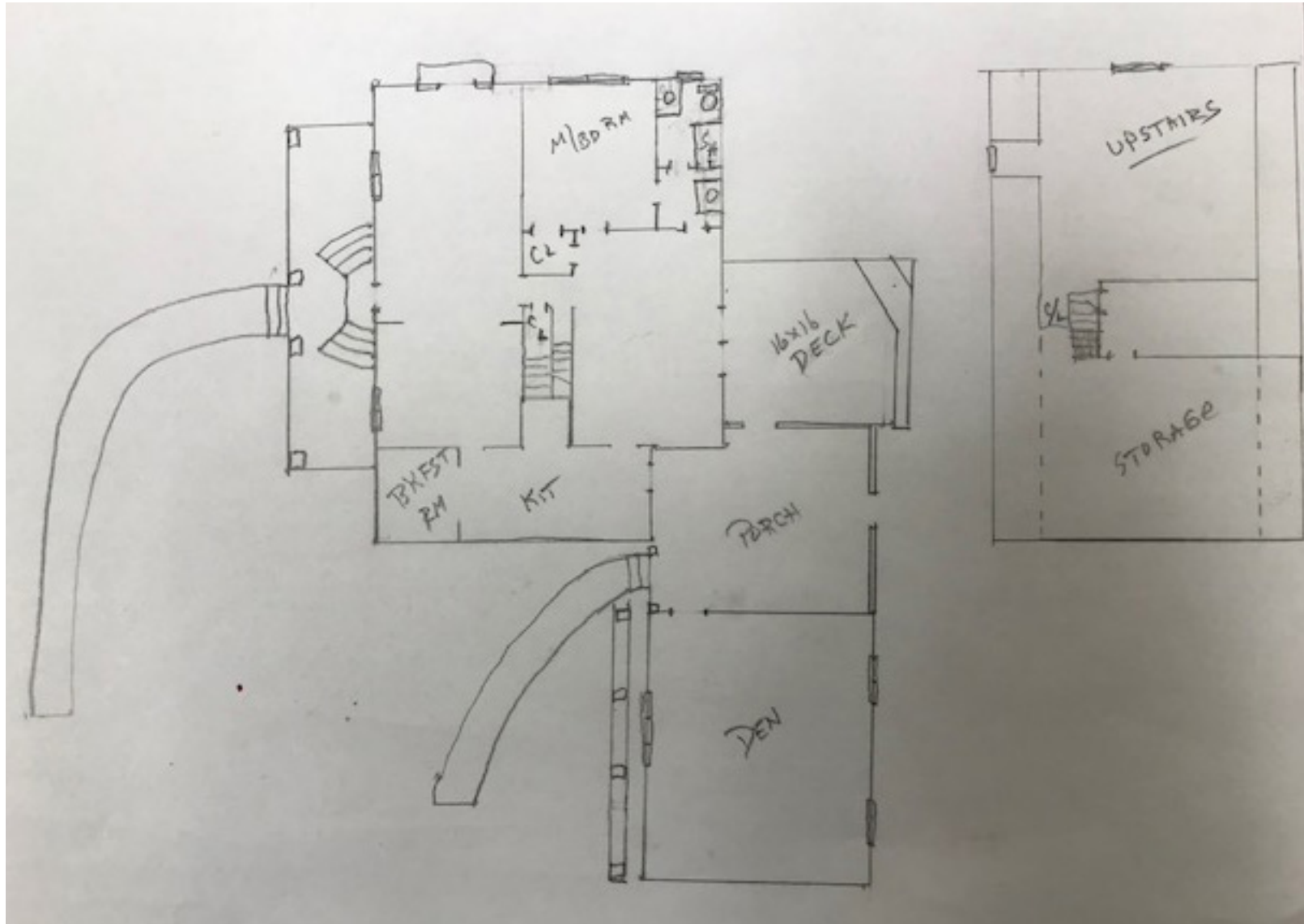
INTERIOR PICTURES - MAIN HOUSE



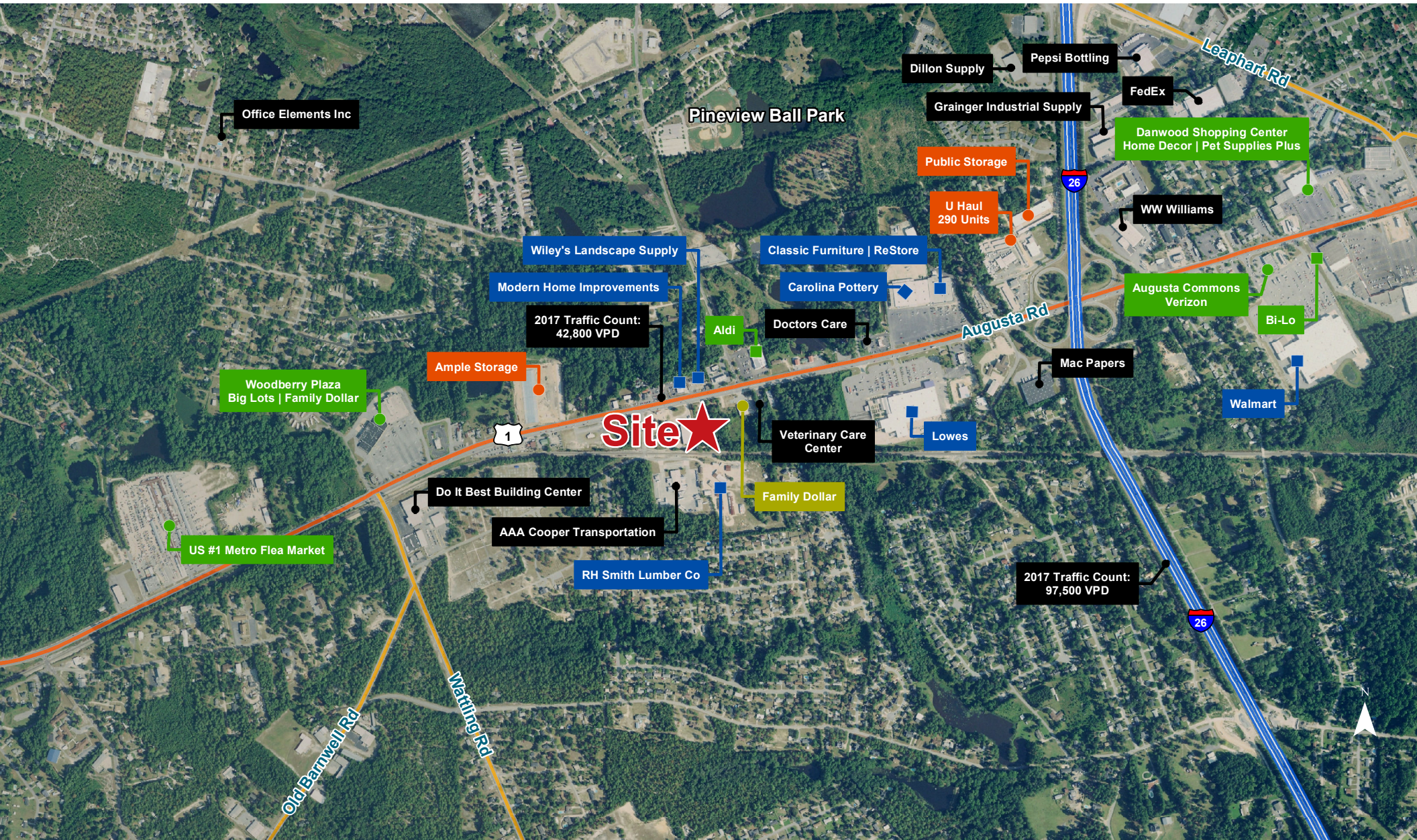
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FLOOR PLAN - MAIN HOUSE



SURROUNDING BUSINESSES



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DEMOGRAPHIC PROFILE



Augusta Road and Methodist Park Road - West Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2018 Age Dist.				Median Household Income			
2010 Census	4,347	37,762	97,611	0 - 4	6.4%	6.0%	5.8%	2018 Estimate	\$54,087	\$51,288	\$49,012
2018 Estimate	4,713	41,772	109,535	5 - 9	6.3%	6.1%	5.5%	2023 Projection	\$59,495	\$56,681	\$54,448
2023 Projection	4,957	44,520	117,638	10 - 14	6.0%	5.7%	5.2%				
% Chg. 2018-2023	5.2%	6.6%	7.4%	15 - 19	5.1%	4.9%	5.2%	Average Household Income			
				20 - 24	5.6%	5.6%	10.2%	2018 Estimate	\$62,604	\$65,209	\$63,489
Households				25 - 34	15.4%	14.5%	16.6%	2023 Projection	\$70,451	\$73,834	\$72,357
2010 Census	1,823	16,044	42,856	35 - 44	13.6%	12.9%	12.8%				
2018 Estimate	1,945	17,616	47,646	45 - 54	12.7%	12.4%	11.6%	Per Capita Household Income			
2023 Projection	2,041	18,746	51,082	55 - 64	12.2%	12.6%	11.6%	2018 Estimate	\$26,003	\$27,830	\$27,960
				65 - 74	9.2%	10.2%	8.6%	2023 Projection	\$29,186	\$31,401	\$31,736
Families				75 - 84	5.3%	5.9%	4.5%				
2010 Census	1,137	9,718	23,285	85+	2.1%	3.1%	2.2%	2018 Household Income Dist.			
2018 Estimate	1,186	10,416	25,265					Less than \$15,000	7.7%	10.0%	12.0%
2023 Projection	1,234	10,992	26,813	Median Age				\$15,000 - \$24,999	8.3%	9.8%	10.5%
				2010 Census	37.4	38.9	34.3	\$25,000 - \$34,999	11.5%	11.2%	11.7%
2018 Dist. by Race & Ethnicity				2018 Estimate	38.5	40.2	36.0	\$35,000 - \$49,999	17.0%	17.5%	16.6%
White Alone	74.6%	72.6%	65.4%	2023 Projection	39.2	41.0	36.9	\$50,000 - \$74,999	23.3%	20.6%	19.9%
Black Alone	12.2%	16.0%	25.1%					\$75,000 - \$99,999	18.5%	13.6%	12.5%
American Indian Alone	0.5%	0.5%	0.4%	Average Household Size				\$100,000 - \$149,999	11.4%	12.0%	11.0%
Asian Alone	1.6%	1.9%	2.6%	2010 Census	2.38	2.32	2.24	\$150,000 - \$199,999	1.7%	3.4%	3.6%
Pacific Islander Alone	0.0%	0.1%	0.1%	2018 Estimate	2.42	2.34	2.26	\$200,000 and Up	0.6%	2.0%	2.1%
Some Other Race Alone	9.1%	6.5%	3.8%	2023 Projection	2.43	2.35	2.27				
Two or More Races	1.9%	2.4%	2.5%					2018 Business Data			
Hispanic Origin (Any Race)	14.8%	11.2%	7.3%	2018 Housing Data				Total Businesses:	134	2,000	5,716
				Owner Occ. Housing Units	1,390	11,349	25,512	Total Employees:	1,549	29,331	84,610
				Renter Occ. Housing Units	555	6,267	22,133				

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