

PRICE REDUCED



3530 Broad River Road

Columbia, South Carolina



Property Features

- ±2.08 acres of commercial land featuring ±200' of frontage along Broad River Road
- Land is located across the street from the brand new Walmart Neighborhood Market
- Location allows for easy access to I-20, I-26, and downtown Columbia
- Ideal site for a restaurant or convenience store
- Utilities available on-site
- Zoning: GC (General Commercial) Richland County
- 2016 Traffic Counts:
 - 21,000 VPD (Station 179)
 - 18,100 VPD (Station 487)
 - 38,800 VPD (Station 181)
- Sales Price: ~~\$629,697~~ ~~\$624,697~~ ~~\$619,697~~
~~\$609,697~~ **\$565,760**

CONTACT BROKER FOR MORE INFORMATION:

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For Sale

±2.08 AC
Commercial Land

Aerial Map

3530 Broad River Rd. - Columbia, South Carolina

