

813 Harden
STREET

AVAILABLE

SALES PRICE: \$1,695,000

INVESTMENT OPPORTUNITY

100% LEASED ±9,000 SF MIXED-USE BUILDING
Two Retail Tenants with Eight Loft-Style Apartments

CONTACT

ROB LAPIN | Director, Brokerage Services | rlapin@trinity-partners.com | 803-567-1536

**TRINITY
PARTNERS**

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



9,000 SF MIXED-USE BUILDING

- Two-story, multi-tenant mixed-use building

FIRST FLOOR

- Two (2) First Floor Restaurant Tenants
- 817 Harden: 1,800 SF (Eddie's Calzones)
- 819 Harden: 1,800 SF (Southern Belly BBQ)
- Tenants share a 600 SF Patio

SECOND FLOOR

- Eight (8) Apartments
- Consistent rental history
- Conveniently located in the heart of Five Points Entertainment District
- Close proximity to University of South Carolina, Columbia Central Business District and State Capital

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Located in the popular **Five Points District** within walking distance of the **University of South Carolina**



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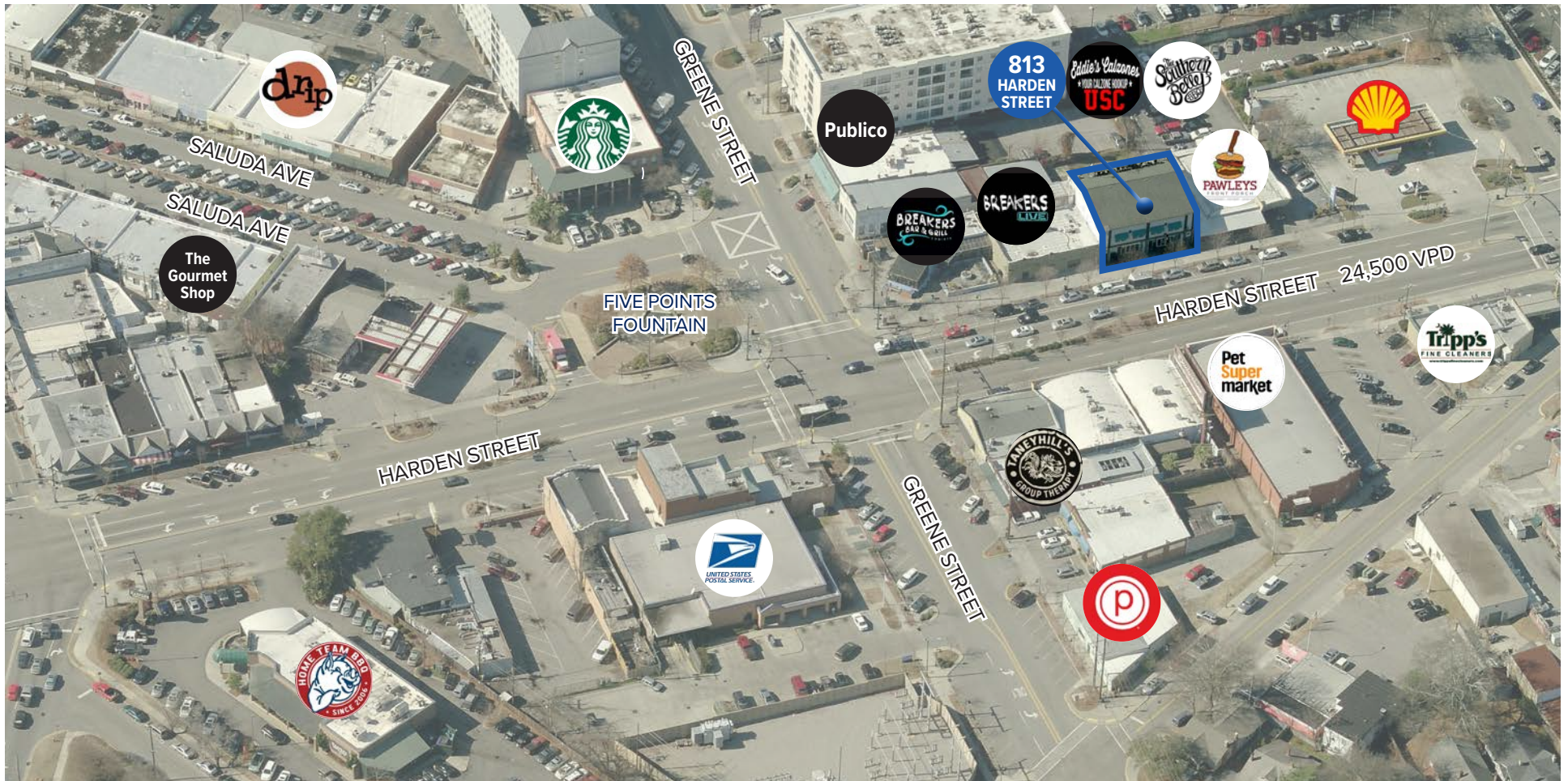
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Prominent location with streetside presence surrounded by unique specialty shops



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Eight **loft-style apartments** with an **inviting** shared entranceway and **functional** floor plans



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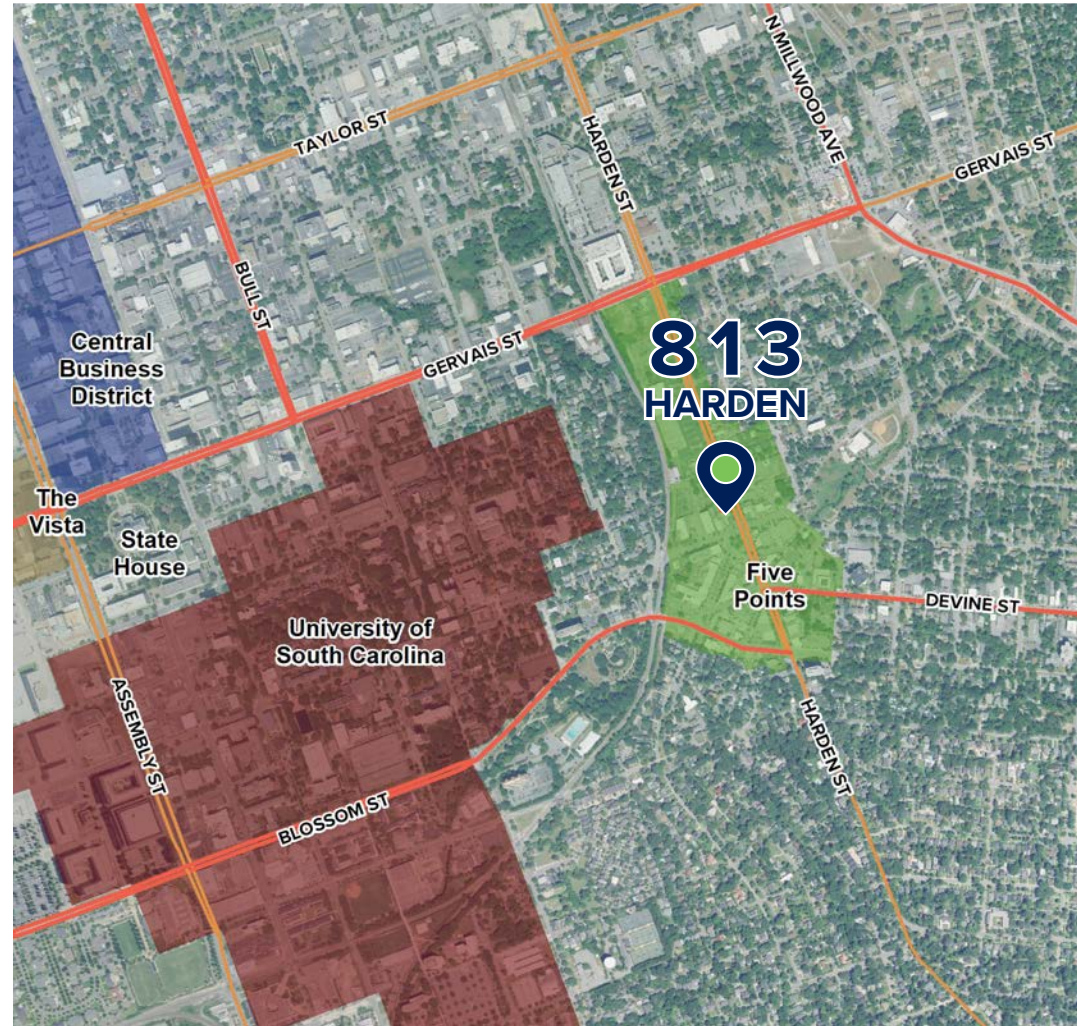
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2010 Population	18,796	80,160	163,690
2019 Population	18,567	85,563	174,435
2024 Population	19,039	89,538	181,973
2010-2019 Annual Growth Rate	-0.13%	-0.71%	0.69%
2019-2024 Annual Growth Rate	0.50%	0.91%	0.85%
Average Age	23.8	29.9	31.9
HOUSEHOLDS			
2019 Total Households	5,727	36,472	70,262
2024 Total Households	5,986	38,372	73,582
2019-2024 Annual Rate	0.89%	1.02%	0.93%
2019 Average Household Size	2.03	2.06	2.21
Median Home Value	\$331,018	\$215,529	\$181,589
AVERAGE HOUSEHOLD INCOME			
2019 Average Household Income	\$69,328	\$68,322	\$68,374
LABOR FORCE			
Businesses	1,429	5,668	8,902
Employment	23,763	88,695	130,518



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