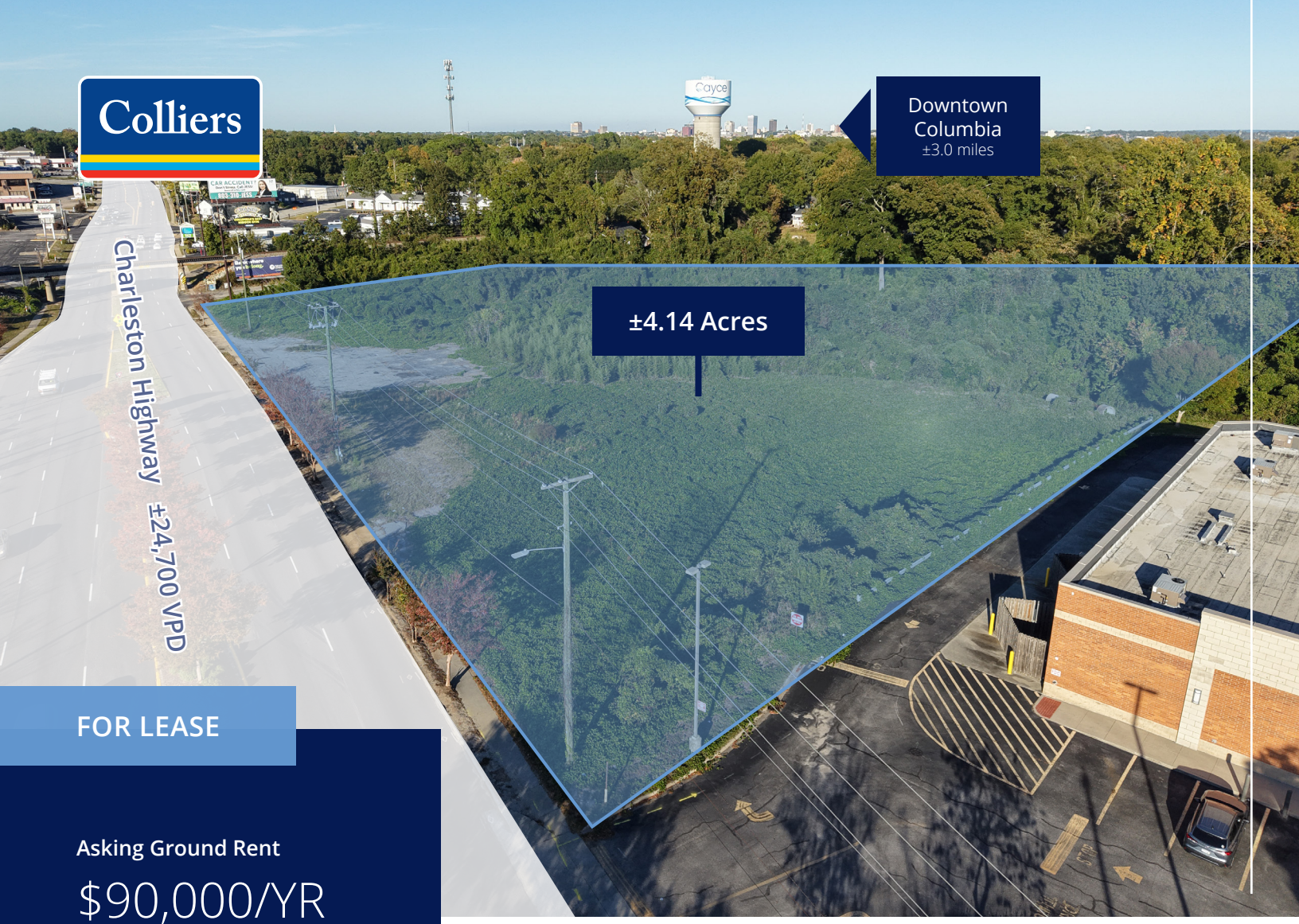


FOR LEASE

Asking Ground Rent

$90,000/YR

$7,500/Mo

Contact:

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±4.14-Acre High-Visibility Site Fronting Charleston Highway

1525 Charleston Hwy | West Columbia, SC

Whole tract or potential pad sites | ±534' frontage | C-2 zoning

With approximately 534' of frontage on Charleston Highway, this ±4.14-acre parcel offers exceptional access to the Columbia metropolitan area and is just minutes from Downtown Columbia. The site is ideally suited for convenience/fuel, quick-service restaurants, equipment or tool rental, commercial services, storage facilities, automobile sales, service operations and construction-related businesses requiring outdoor storage yards, including utility contractors, landscaping companies and HVAC contractors.

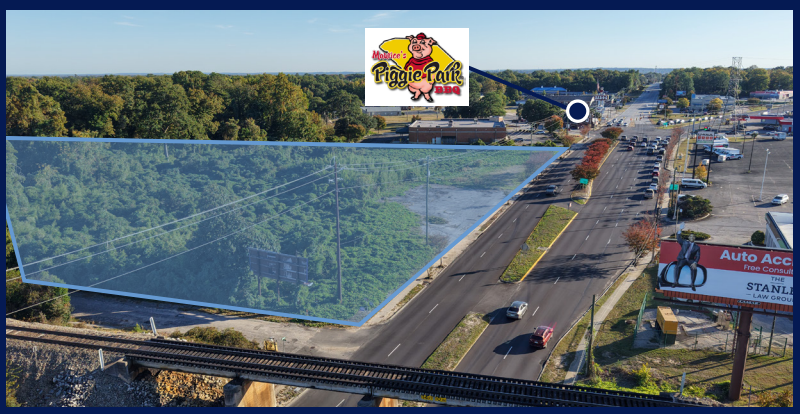
Positioned along one of West Columbia's primary commercial corridors, this site is surrounded by an established mix of commercial businesses, industrial users, residential neighborhoods, and regional transportation infrastructure. Its proximity to both Downtown Columbia and the broader Lexington County market allows businesses to efficiently serve customers and contractors across the region while maintaining a highly accessible location.



FOR LEASE

Property Details

Address	1525 Charleston Hwy, West Columbia, SC 29169	
County	Lexington	
TMS	005764-05-038	
Area	±4.14 acres	
Zoning	C2- General Commercial *City of West Columbia*	
Utilities	Water	City of West Columbia
	Sewer	City of West Columbia
Traffic count(s)	Charleston Hwy - ±24,700 VPD	



Demographics

Population
1 mile: 6,721
3 miles: 47,084
5 miles: 122,720

Daytime Pop.
1 mile: 8,251
3 miles: 63,057
5 miles: 207,400

Households
1 mile: 3,181
3 miles: 21,996
5 miles: 56,426

Avg. HH Income
1 mile: $70,148
3 miles: $79,801
5 miles: $85,491

Businesses
1 mile: 503
3 miles: 2,760
5 miles: 8,293

Employees
1 mile: 4,333
3 miles: 33,508
5 miles: 128,300

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