



Sunset Blvd ±29,900 VDP

Lease rate:

Contact broker
for pricing

CONTACT**John Gressette**

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Colliers | South Carolina
1301 Gervais Street, Ste 600
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FOR LEASE

±1.04-Acre Ground Lease Opportunity
in Established West Columbia Location
1911-1917 Sunset Blvd, West Columbia, SC 29169

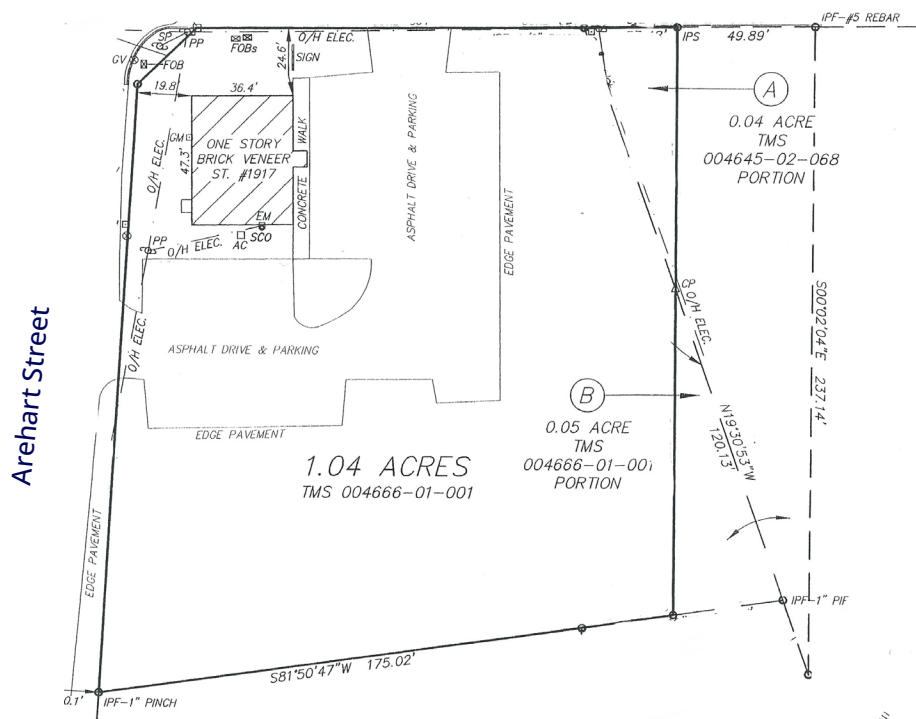
Highlights

- ±1.04 acres with freestanding building on-site
- Generous frontage with excellent visibility on Sunset Boulevard
- Ideal c-store or commuter site
- TMS #: 004666-01-001 (Lexington County)
- City of West Columbia water and sewer

1911-1917 Sunset Boulevard is strategically located within the West Columbia submarket, offering convenient access to major transportation corridors, retail amenities and key employment centers such as Lexington Medical Center. The property is situated just one mile from Interstate 26 and approximately three miles from Downtown Columbia, providing excellent connectivity.



Sunset Boulevard



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Demographics 2026 est.	1 mile	3 miles	5 miles
Total Population	6,055	54,158	149,573
Households	2,739	27,067	66,155
Avg. HH Income	\$92,262	\$85,491	\$81,758