

3045 Charleston Hwy.

3045 Charleston Hwy, West Columbia, SC 29172



5-Mile Avg HH Income
\$90,203



**HIGH VISIBILITY &
TRAFFIC COUNTS**



**9.09 ACRES
WITH 2 LOTS**

- 9.09 Acres Available
- Prime Location Near Columbia, SC
- Excellent Access to Major Roadways & Interstates
- Growing Residential & Commercial Corridor
- Ideal for Retail, Industrial, Multifamily, or Mixed-Use Development
- Strong Regional Demographics & Growth Trends
- Minutes from Downtown Columbia & University of South Carolina
- Centrally Located Within the Midlands Market



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5-MILE HOUSEHOLDS
28,389



5-MILE POPULATION
65,617



5 - MI MEDIAN AGE
34.3



LICENSE NUMBER: 82645



LICENSE NUMBER: CQ1075108

CO-LISTED BY CERTIFIED
COMMERCIAL REALTY

ZAX REI LLC
109 17TH ST NE, ATLANTA, GA 30309

CERTIFIED COMMERCIAL REALTY
100 EAST MAIN ST. LAKELAND, FL 33801



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ZACH ELLIS

(813) 493-3437

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DAILY VEHICLE TRAFFIC



SURROUNDING RETAIL CORRIDOR



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