

3045 Charleston Hwy.

WEST COLUMBIA, SC

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



[View Property On Extended Reach USA](#)



5-MILE HOUSEHOLDS
28,389



5-MILE POPULATION
65,617



5 - MI MEDIAN AGE
34.3



Extended Reach 
Marketing Specialists



PAUL RUTLEDGE
D: (813) 999-1942
C: (941) 228-2198
prutledge@lqcre.com



ZACH ELLIS
D: (813) 540-3320
C: (813) 493-3437
zellis@lqcre.com

3045 Charleston Hwy.

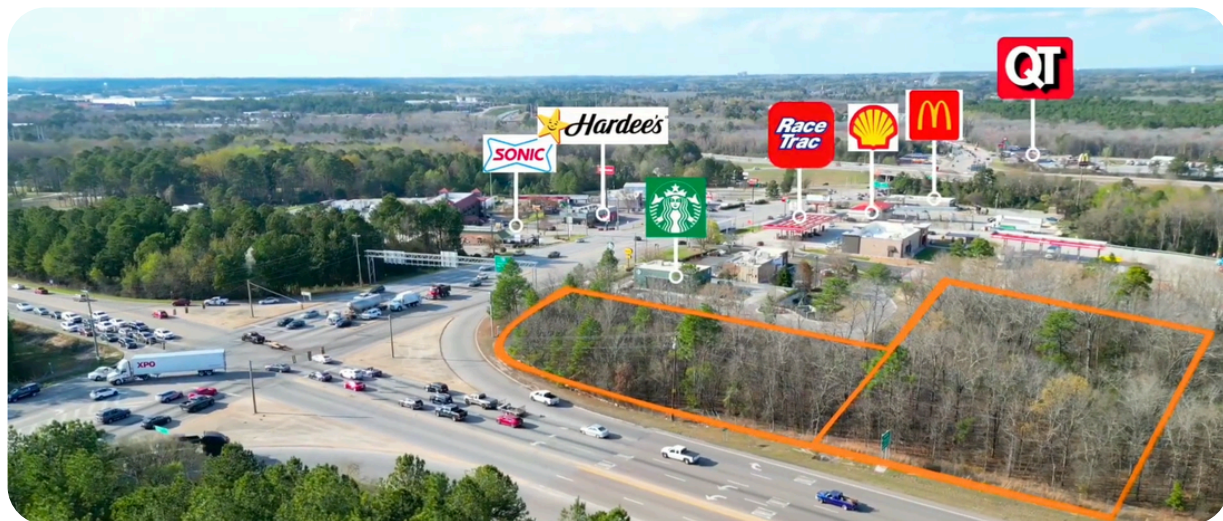
WEST COLUMBIA, SC

3045 Charleston Hwy, West Columbia, SC 29172

DAILY VEHICLE TRAFFIC



SURROUNDING RETAIL CORRIDOR



Extended Reach 

Marketing Specialists



PAUL RUTLEDGE
D: (813) 999-1942
c: (941) 228-2198
prutledge@lqcre.com



ZACH ELLIS
D: (813) 540-3320
c: (813) 493-3437
zellis@lqcre.com

