

FORMER WALMART FOR SALE

Home & Pharmacy

Walmart

STORE CLOSED

1326 Bush River Road

 COLUMBIA, SC 29210

CONTACT:

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The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

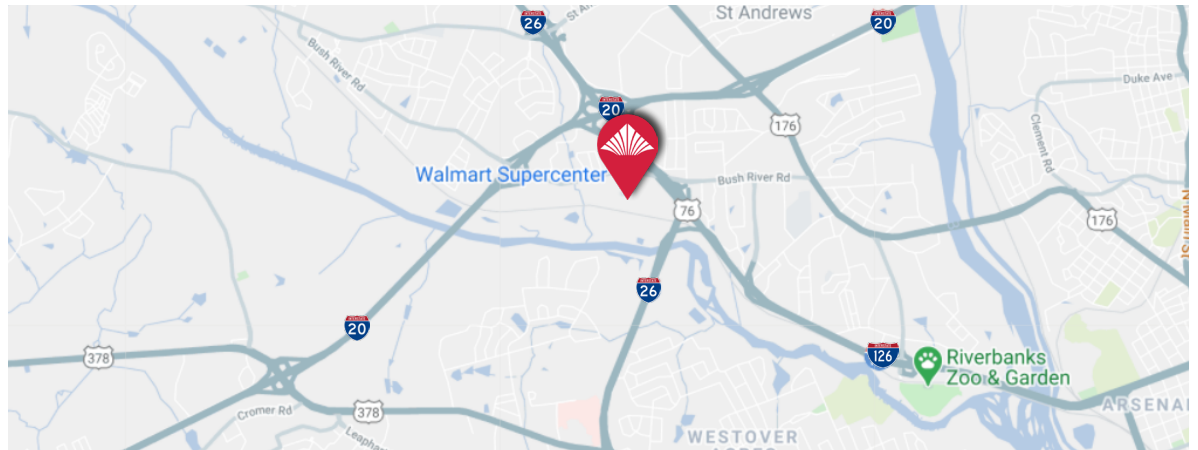
# 1326 Bush River Road

 COLUMBIA, SC 29210



## OFFERING SUMMARY

Sale Price:	\$5,400,000
Lot Size:	±25.4 AC
Building Size:	±216,708 SF
Year Built:	2007
Zoning:	GC - General Commercial (City of Columbia)
Market:	Columbia MSA
Submarket:	Saint Andrews
Traffic Count (Bush River):	24,900 Vehicles Per Day (2019)



Wilson Kibler, along with SRS Real Estate Partners, is thrilled to present the rare opportunity to purchase the ±216,708-square-foot big-box retail property and former-Walmart at 1326 Bush River Road. The property is well-positioned with easy access from two major interstates, I-20 and I-26, both of which are within two miles of the property.

Bush River Road has a dedicated exit on both I-20 and I-26, allowing multiple access points and supporting a smooth traffic flow around the property, which is located in the Saint Andrews submarket of the Columbia MSA. The Saint Andrews area is proximate to the central business district as well as the suburban town of Irmo, home to one of the state's most prominent retail corridors on Harbison Blvd.

Fellow shopping center tenants include CATO Fashions, Rainbow, Shoe Show, It's Fashion, and GNC. There are seven hotels within one mile of the property including DoubleTree by Hilton, Sleep Inn, Knights, Inn, Quality Inn & Suites, and Days Inn. The center has excellent visibility with 825' of frontage on Bush River Road, which sees traffic counts in excess of 24,900 Vehicles Per Day (SCDOT, 2019).

The center features ample parking with more than 1,200 surface spaces and benefits from a three-way traffic light at the entrance and dedicated left-turn lanes both at the center's exit, as well as the eastbound entrance from Bush River. Ceiling heights range from 14' to 20' and the property has seven (7) grade-level doors and six (6) dock-high doors.

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AERIAL

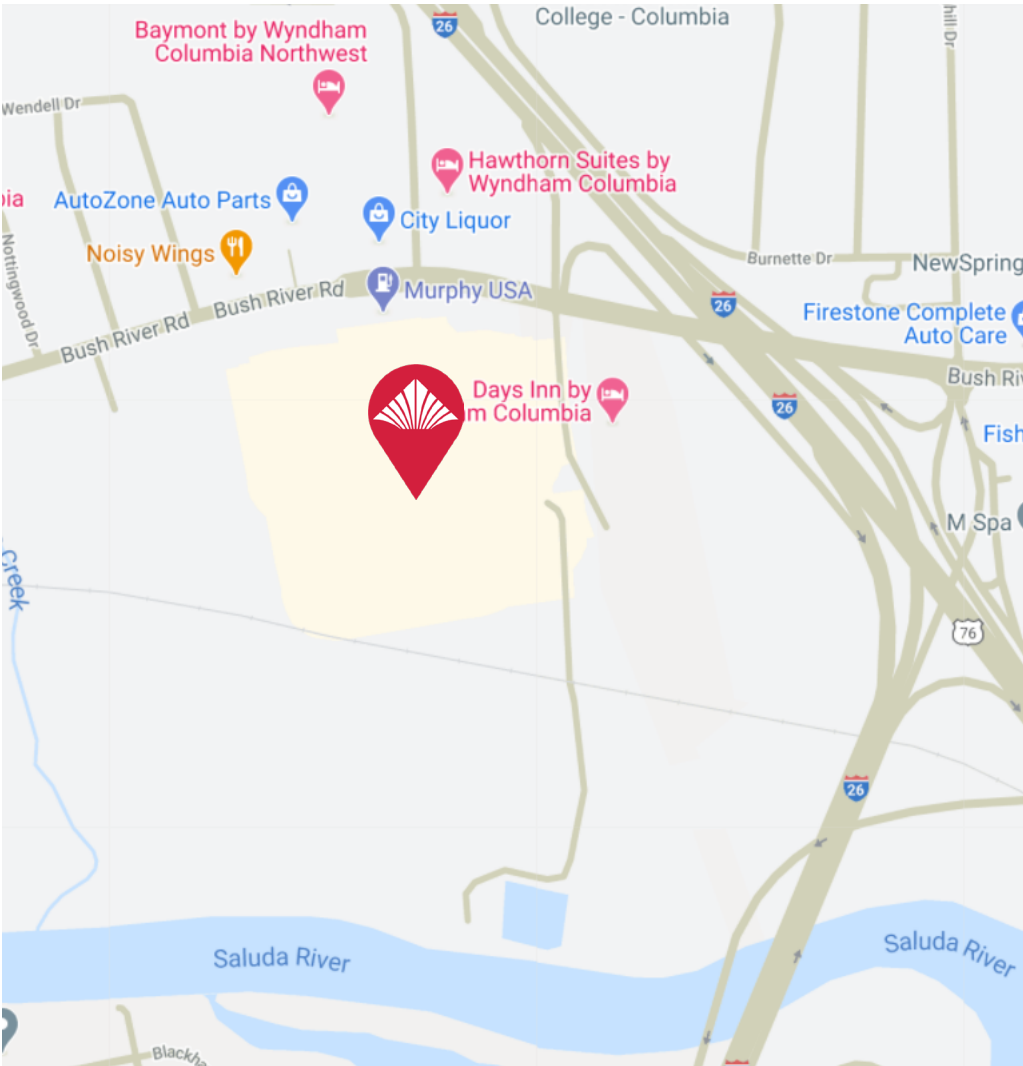


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## DEMOGRAPHICS

### Income Demographics

	2-mile	5-mile	10-mile
Avg Household Income	\$54,687	\$59,116	\$70,158
Median Household Income	\$42,185	\$44,617	\$51,086

### Population Demographics

	2-mile	5-mile	10-mile
2020 Population	35,153	133,817	389,714
2025 Projection	36,406	139,676	404,878
Households	13,820	56,273	155,295
Median Age	36.2	36.2	35.5

### Housing

	2-mile	5-mile	10-mile
Median Home Value	\$146,366	\$143,239	\$162,122
Median Year Built	1980	1978	1979

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