

813 Harden
STREET

AVAILABLE

SALES PRICE: \$1,695,000 \$1,569,000

INVESTMENT OPPORTUNITY

100% LEASED ±9,000 SF **MIXED-USE BUILDING**
Two Retail Tenants with Eight Loft-Style Apartments

CONTACT

ROB LAPIN | Director, Brokerage Services | rlapin@trinity-partners.com | 803-567-1536

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PARTNERS

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9,000 SF MIXED-USE BUILDING

- Two-story, multi-tenant mixed-use building

FIRST FLOOR

- Two (2) First Floor Restaurant Tenants
- 817 Harden: 1,800 SF (Eddie's Calzones)
- 819 Harden: 1,800 SF (Southern Belly BBQ)
- Tenants share a 600 SF Patio

SECOND FLOOR

- Eight (8) Apartments
- Consistent rental history
- Conveniently located in the heart of Five Points Entertainment District
- Close proximity to University of South Carolina, Columbia Central Business District and State Capital

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Located in the popular **Five Points District** within walking distance of the **University of South Carolina**



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Prominent location with streetside presence surrounded by unique specialty shops



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Eight **loft-style apartments** with an **inviting** shared entranceway and **functional** floor plans



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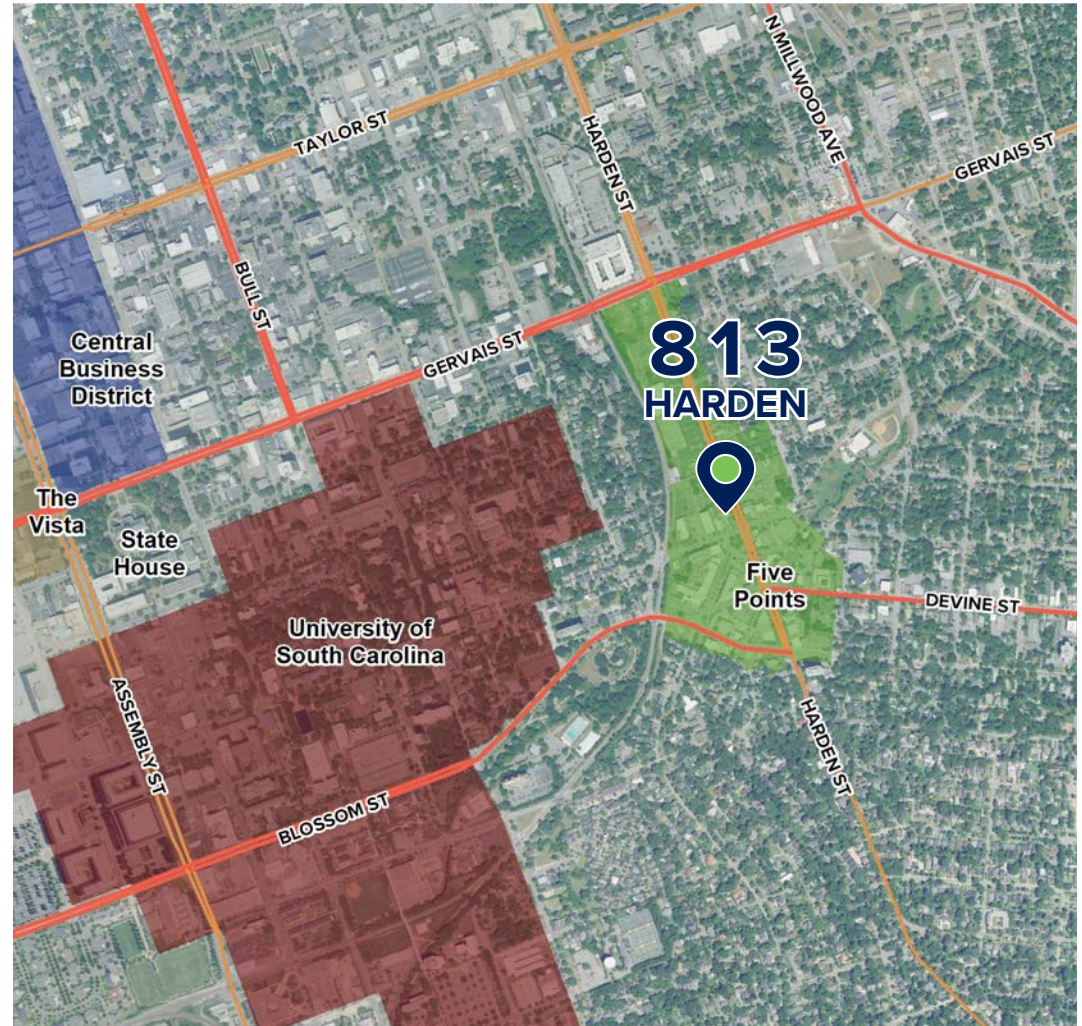
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2010 Population	18,796	80,160	163,690
2019 Population	18,567	85,563	174,435
2024 Population	19,039	89,538	181,973
2010-2019 Annual Growth Rate	-0.13%	-0.71%	0.69%
2019-2024 Annual Growth Rate	0.50%	0.91%	0.85%
Average Age	23.8	29.9	31.9
HOUSEHOLDS			
2019 Total Households	5,727	36,472	70,262
2024 Total Households	5,986	38,372	73,582
2019-2024 Annual Rate	0.89%	1.02%	0.93%
2019 Average Household Size	2.03	2.06	2.21
Median Home Value	\$331,018	\$215,529	\$181,589
AVERAGE HOUSEHOLD INCOME			
2019 Average Household Income	\$69,328	\$68,322	\$68,374
LABOR FORCE			
Businesses	1,429	5,668	8,902
Employment	23,763	88,695	130,518



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