



**Price Reduced**

**For Sale  
Land  
+/-1.16 Acres**

**SCDOT  
Right of Way**

# 1740 Leesburg Rd.

Columbia, South Carolina 29209

## Property Highlights

- Three parcels sold together: Corner parcel (+/-0.50 AC) zoned Neighborhood Commercial (Richland County); and two parcels (+/-0.33 AC each) zoned Residential-Multi-Family Medium Density (Richland County)
- Leesburg Road widening in process - SCDOT has already procured right-of-way land from the corner site
- Leesburg Road traffic count: 25,900 VPD (Station 255)
- Site ideal for retail store or professional office
- Sale price: \$119,000 (reduced from \$150,000)

### OFFERING SUMMARY

<b>Sale Price</b>	\$175,000
	\$150,000
	\$119,000
<b>Lot Size</b>	+/-1.16 Acres

### DEMOGRAPHICS

Stats	Population	Avg. HH Income	Total Households
<b>1 Mile</b>	5,917	\$60,614	2,191
<b>3 Miles</b>	42,952	\$73,567	14,217
<b>5 Miles</b>	92,364	\$75,927	33,495

For more information

**Peyton Bryant, CCIM**  
O: 803 744 9876 | C: 803 917 7786  
pbryant@naicolumbia.com

**Ryan Causey**  
O: 803 744 9836 | C: 803 315 6758  
rcausey@naicolumbia.com

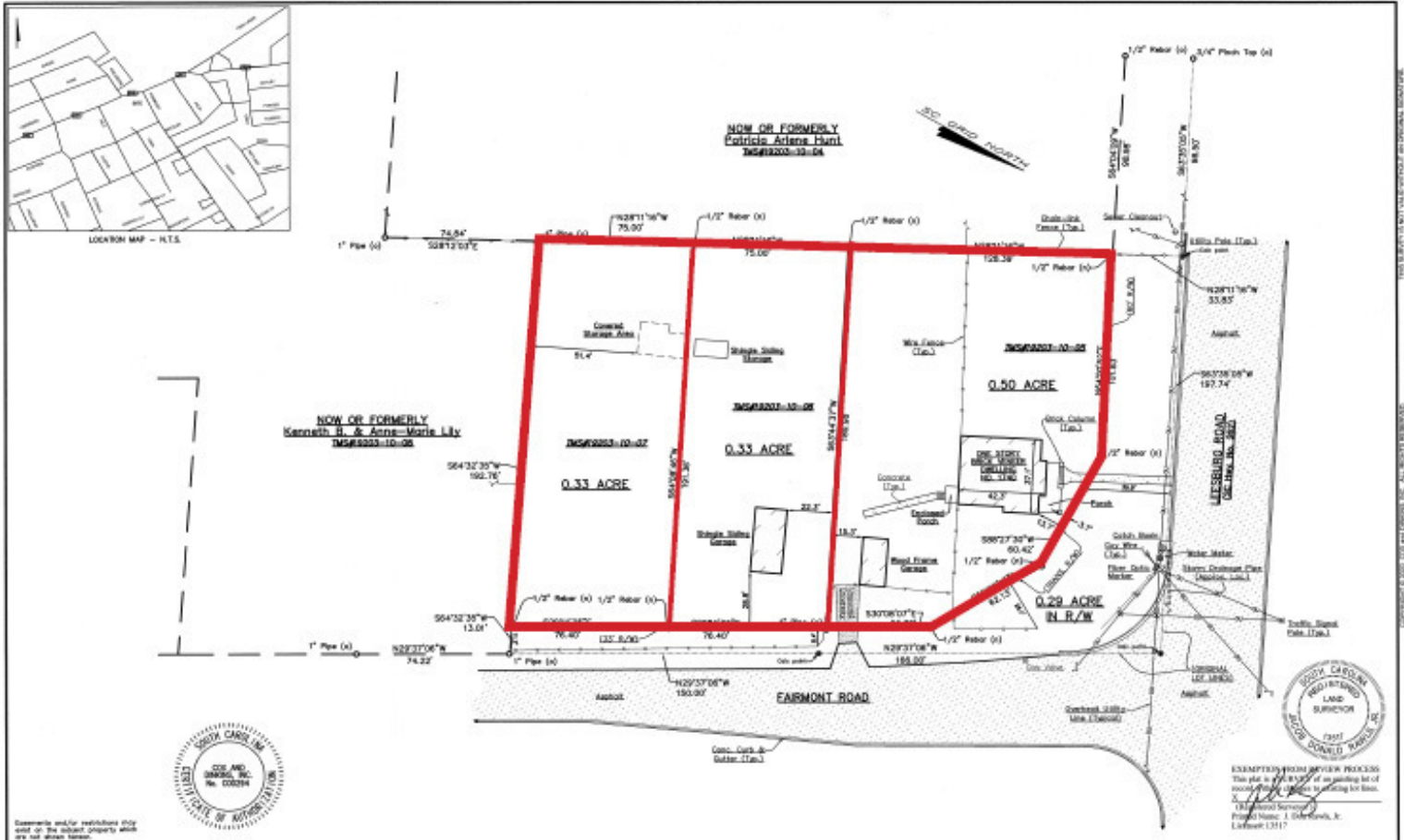
**Alex Johnson**  
O: 803 744 9827 | C: 919 996 9604  
ajohnson@naicolumbia.com




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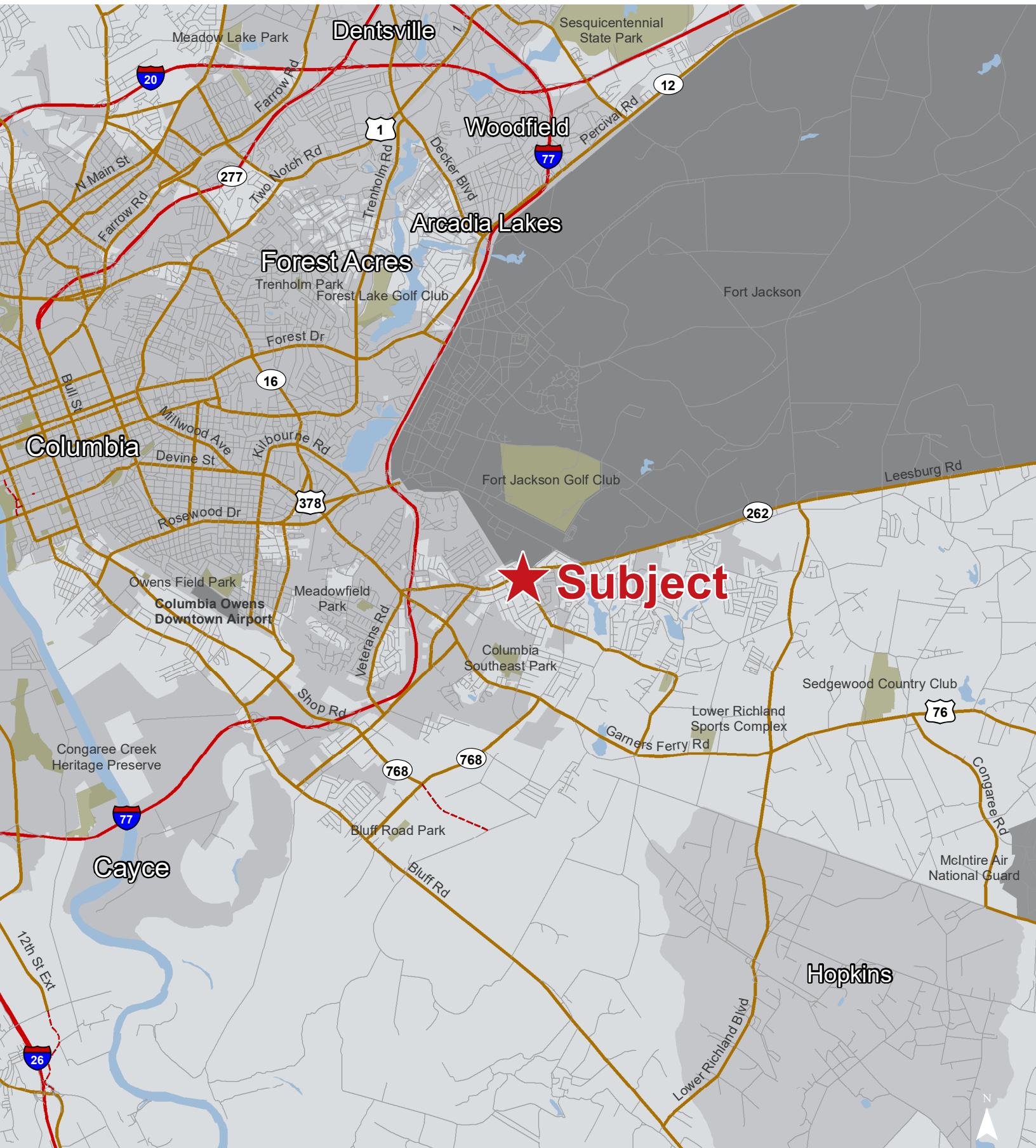
807 Gervais Street, Suite 200  
Columbia, SC 29201  
803 254 0100 tel  
[naicolumbia.com](http://naicolumbia.com)

For Sale  
**Land**  
 1.16 Acres



REVISIONS		 <b>COX AND DINKINS</b> PROFESSIONAL SURVEYORS - LANDSCAPE ARCHITECTS 754 BELTLINE BLVD. COLUMBIA, SC 29205 803.254.0618 CD@COXANDINKINS.COM	PLAT				CERTIFICATION:		REFERENCES:	
No.	DATE		DESCRIPTION	RICHLAND COUNTY, NEAR COLUMBIA, S.C.				I hereby state that to the best of my professional knowledge, information, and belief the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveyors in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein, and that there are no other encroachments or projections other than those shown.		1) A PLAT OF PARTS, NEW, BY JES. C. DINKINS, DATED MAY 6, 1908, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "C", PAGE 33. 2) RICHLAND COUNTY DEED BOOK 2472, PAGE 582. 3) RICHLAND COUNTY DEED BOOK 3476, PAGE 81. 4) RICHLAND COUNTY DEED BOOK 2228, PAGE 104. 5) SC2007 PLANS FOR SC 262 LEESBURG ROAD IMPROVING, FILE NO. 40.030933, PROJECT 2600000/LINES 6 AND 21 OF 230.
DATE: AUGUST 26, 2020			SCALE: 1" = 30'	TRK MAP NUMBER: 19003-19-05, -06 & -07	BOOK: 416-02	SHEET: 8	OF NO.: 84-17	DATE: 07/16/20	BY: [Signature]	
NOTES: 1) THE LOCATION OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES IS UNKNOWN.										

# Location



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# Points of Interest

● Gas Stations ● Hotels ● Restaurants



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