

For Sale  
**Land**  
2.25 Acres



## North Brickyard Road

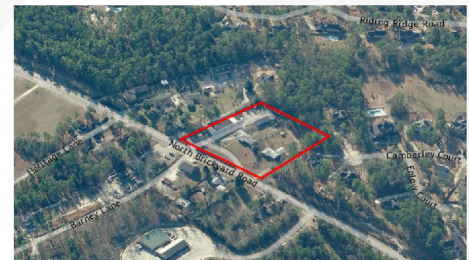
425, 501, 509 N. Brickyard Road  
Columbia, South Carolina 29223

### Property Description

- ±2.25 AC redevelopment site generating short-term income
- Includes four buildings:
  1. ±5,957 SF commercial building (Leased)
  2. ±2,402 SF flex building (Vacant)
  3. ±1,604 SF single-family home
  4. ± 1,256 SF single-family home
- Leased building currently rented by a church until 8/31/2022 for \$42,000.00 annually (Gross Lease)
- Located in the Northeast Columbia submarket
- Zoning: GC, General Commercial
- Located in award-winning Richland Two School
- All utilities available to site
- 2019 Traffic Count: 13,600 VPD (Station 445)
- ± 1 mile from Two Notch Road (36,900 VPD)

### OFFERING SUMMARY

<b>Sale Price</b>	\$575,000
<b>Lot Size</b>	2.25 Acres



For more information

**Patrick Palmer, CCIM**

O: 803 556 3340  
ppalmer@naicolumbia.com

**Bobby Balboni**

O: 803 744 9846  
bbalboni@naicolumbia.com

For Sale

Land

2.25 Acres



For Sale

# Land

2.25 Acres



SITE

Google

Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

**NAI**Columbia

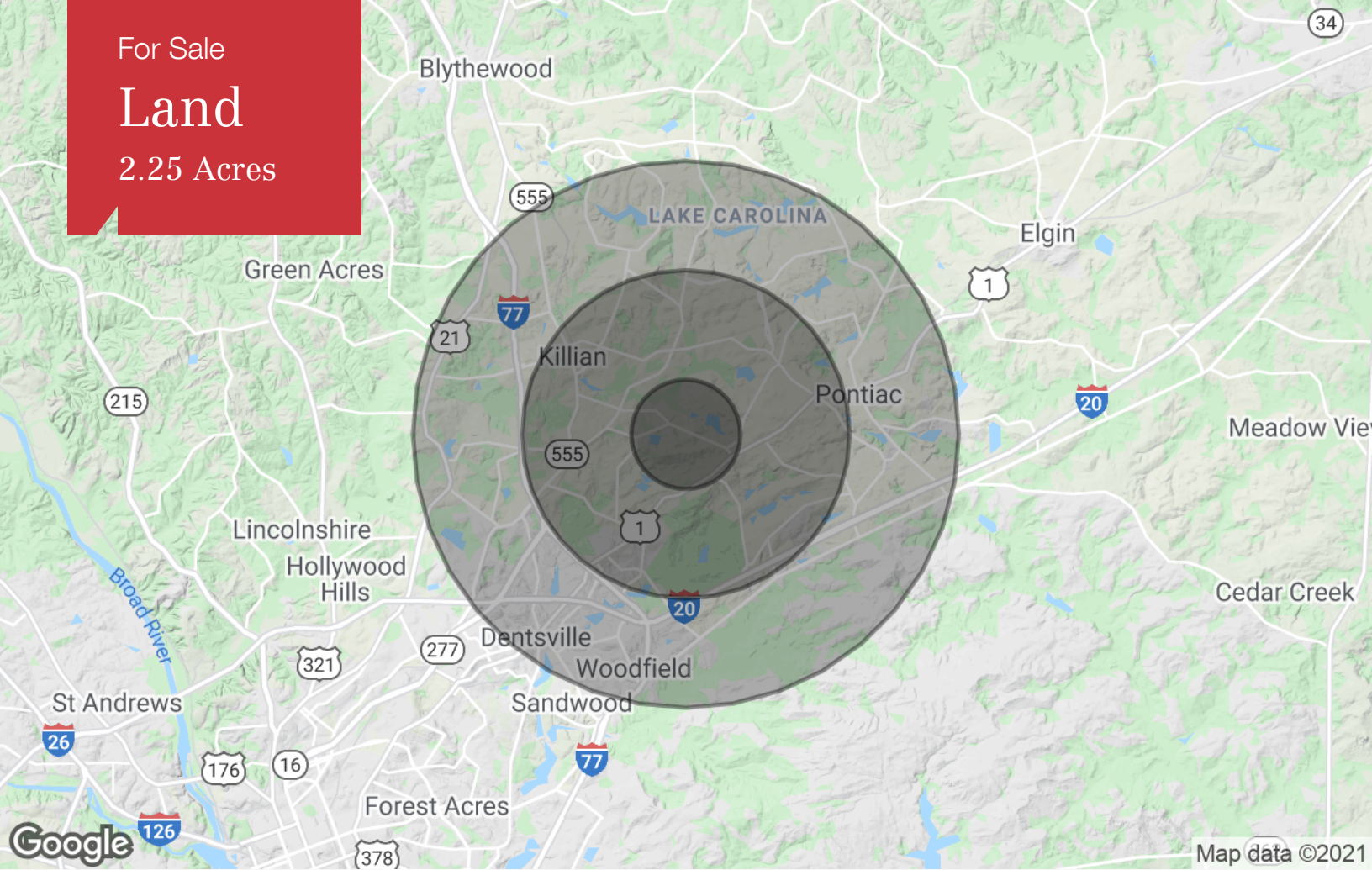
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

For Sale

# Land

2.25 Acres



### Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	5,312	44,943	107,659
MEDIAN AGE	40.4	35.4	34.8
MEDIAN AGE (MALE)	36.1	34.1	33.6
MEDIAN AGE (FEMALE)	43.1	36.5	35.9

### Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,027	17,005	40,921
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$91,351	\$80,607	\$75,383
AVERAGE HOUSE VALUE	\$217,501	\$210,328	\$222,763

\* Demographic data derived from 2010 US Census