



**1801 BUSH RIVER ROAD**  
*COLUMBIA, SC 29210*

±7,400 SF Restaurant on 1.77 AC  
**FOR SALE | \$495,000**

1111 Laurel Street  
Columbia, SC 29201  
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# PROPERTY HIGHLIGHTS

- ±7,400 SF Restaurant on 1.77 AC in the Saint Andrews Submarket of Columbia
- Excellent location just one-quarter mile from I-20 and one exit from I-26
- 340' of frontage on Bush River Rd.
- Traffic Count on Bush River: 24,047 Vehicles Per Day (2018)
- Traffic Count on I-20: 91,555 Vehicles Per Day (2018)
- Traffic Count on I-26: 123,542 Vehicles Per Day (2018)
- Two curb cuts
- Located at signalized intersection
- Pylon Signage
- Zoning: C-2
- Parking: 90 Surface Spaces
- Centrally located between Lexington and Downtown Columbia





# RETAIL AERIAL





# NEARBY OPPORTUNITIES





# DEMOGRAPHICS



Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	6,455	54,849	142,194
2019 Estimate	6,146	52,290	134,640
2010 Census	5,768	48,009	119,287
Growth 2019-2024	5.03%	4.89%	5.61%
Growth 2010-2019	6.55%	8.92%	12.87%
2019 Population Hispanic Origin	189	2,994	9,220
<b>2019 Population by Race:</b>			
White	2,844	24,136	73,781
Black	2,828	25,471	53,457
Am. Indian & Alaskan	19	177	641
Asian	241	1,296	3,787
Hawaiian & Pacific Island	47	108	187
Other	167	1,102	2,787
<b>U.S. Armed Forces:</b>	<b>6</b>	<b>38</b>	<b>281</b>
<b>Households:</b>			
2024 Projection	3,131	24,761	60,941
2019 Estimate	2,988	23,575	57,518
2010 Census	2,830	21,495	50,160
Growth 2019 - 2024	4.79%	5.03%	5.95%
Growth 2010 - 2019	5.58%	9.68%	14.67%
Owner Occupied	1,275	10,540	28,541
Renter Occupied	1,713	13,036	28,977
<b>2019 Avg Household Income</b>	<b>\$58,211</b>	<b>\$55,066</b>	<b>\$61,307</b>
<b>2019 Med Household Income</b>	<b>\$38,426</b>	<b>\$44,975</b>	<b>\$47,415</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	867	6,228	14,441
\$25,000 - \$50,000	881	7,221	16,287
\$50,000 - \$75,000	480	4,778	10,924
\$75,000 - \$100,000	260	2,600	7,163
\$100,000 - \$125,000	205	1,236	3,665
\$125,000 - \$150,000	168	662	1,741
\$150,000 - \$200,000	59	566	1,900
\$200,000+	67	285	1,399