

REDEVELOPMENT OPPORTUNITY

14 BERRYHILL ROAD

Columbia, South Carolina 29210



SALES PRICE: \$1,700,000

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LOCATION: The property is well-located, less than one mile from I-20 & I-26, with excellent highway visibility

- ±130,900 vehicles pass the site each day on I-26
- ±74,800 vehicles travel nearby I-20 at Bush River Rd each day

BUILDING SIZE: ± 9,100 SF

- **LOT SIZE:** ± 2.07 AC
- **PARKING:** 250 Parking Spaces
- **FEATURES:** Gated entrance
 - Private ±3,500 SF bar upstairs
 - Highly visible signage

ZONING: C-2

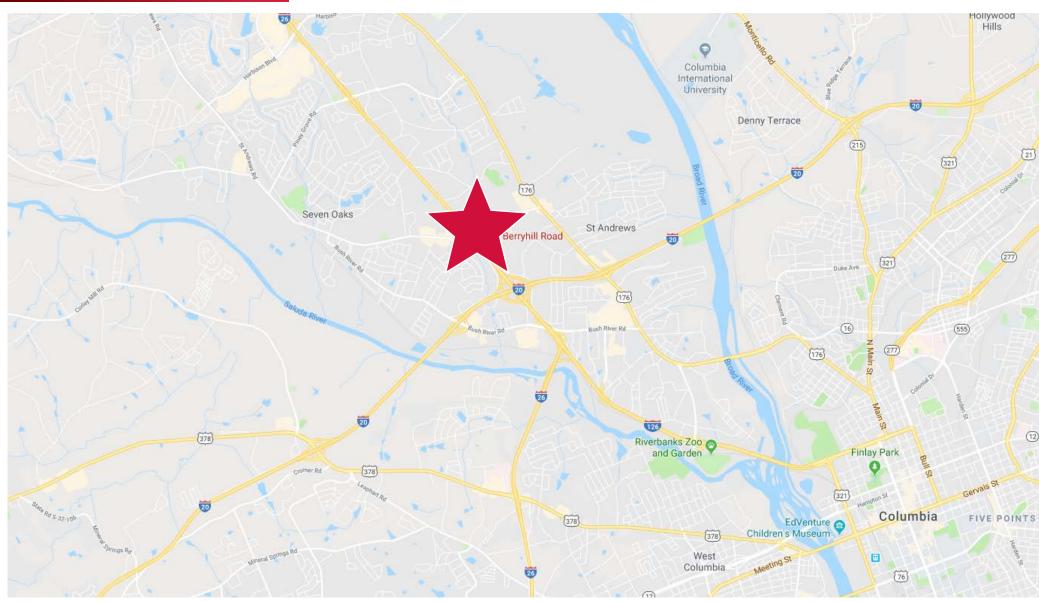
RENOVATED: 2010

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Location Map



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Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	13,051		57,521		135,528	
2019 Estimate	12,405		55,049		128,753	
2010 Census	11,256		50,605		115,865	
Growth 2019 - 2024	5.21%		4.49%		5.26%	
Growth 2010 - 2019	10.21%		8.78%		11.12%	
2019 Population by Hispanic Origin	614		2,358		8,502	
2019 Population	12,405		55,049		128,753	
White	3,986	32.13%	23,441	42.58%	68,047	52.85%
Black	7,362	59.35%	28,863	52.43%	53,675	41.69%
Am. Indian & Alaskan	51	0.41%	156	0.28%	609	0.47%
Asian	578	4.66%	1,356	2.46%	3,547	2.75%
Hawaiian & Pacific Island	63	0.51%	125	0.23%	197	0.15%
Other	364	2.93%	1,108	2.01%	2,677	2.08%
U.S. Armed Forces	14		46		272	
Households						
2024 Projection	6,194		24,044		57,114	
2019 Estimate	5,892		22,889		54,118	
2010 Census	5,347		20,666		48,193	
Growth 2019 - 2024	5.13%		5.05%		5.54%	
Growth 2010 - 2019	10.19%		10.76%		12.29%	
Owner Occupied	1,389	23.57%	9,943	43.44%	27,700	51.18%
Renter Occupied	4,504	76.44%	12,946	56.56%	26,418	48.82%
2019 Households by HH Income	5,893		22,889	0	54,120	
Income: <\$25,000	1,712	29.05%	5,860	25.60%	13,312	24.60%
Income: \$25,000 - \$50,000	2,250	38.18%	7,208	31.49%	15,366	28.39%
Income: \$50,000 - \$75,000	1,064	18.06%	4,819	21.05%	10,280	18.99%
Income: \$75,000 - \$100,000	414	7.03%		10.69%		12.51%
Income: \$100,000 - \$125,000	211	3.58%	1,222	5.34%	3,537	6.54%
Income: \$125,000 - \$150,000	161	2.73%	606	2.65%		3.24%
Income: \$150,000 - \$200,000	48	0.81%	457	2.00%		3.37%
Income: \$200,000+	33	0.56%	270	1.18%	1,278	2.36%
2019 Avg Household Income	\$46,426		\$54,682		\$61,707	
2019 Med Household Income	\$36,749		\$45,567		\$47,773	