



REDEVELOPMENT OPPORTUNITY

SALES PRICE: \$1,700,000

# 14 BERRYHILL ROAD

Columbia, South Carolina 29210

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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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## Parcel Aerial





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## Retail Aerial Map





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## Demographics

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
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%
<b>2019 Population by Hispanic Origin</b>	614	2,358	8,502
<b>2019 Population</b>	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
<b>Households</b>			
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%
<b>2019 Households by HH Income</b>	5,893	22,889	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%	2,447 10.69%	6,770 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%	1,753 3.24%
Income: \$150,000 - \$200,000	48 0.81%	457 2.00%	1,824 3.37%
Income: \$200,000+	33 0.56%	270 1.18%	1,278 2.36%
<b>2019 Avg Household Income</b>	\$46,426	\$54,682	\$61,707
<b>2019 Med Household Income</b>	\$36,749	\$45,567	\$47,773