

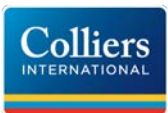
PRICE REDUCED: \$1,300,000



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1215 WAYNE STREET COLUMBIA, SC 29201



COLLIERS INTERNATIONAL
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Discover the Historic Congaree Vista and Entertainment District, located along the Gervais Street retail corridor. This renovated textile mill and trainyard district has been transformed into a one-stop entertainment and arts hub of antique and gallery stores, national chain clothing stores, outdoor outfitters, office buildings and hotels.

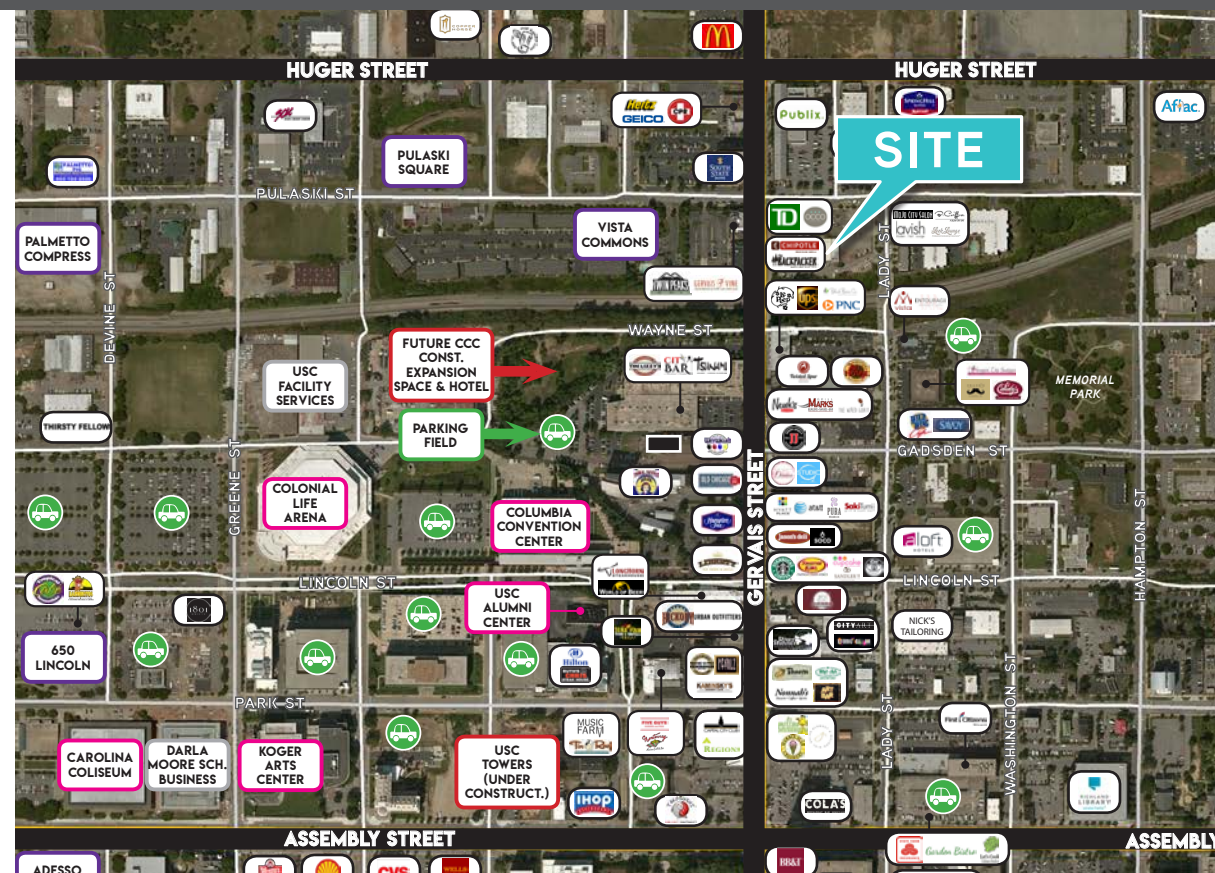


PROPERTY:

- Backpacker's owner retiring
- ± 8,041 square feet
- 38 off-street metered parking spaces
- Fully renovated in 1999
- Excellent access and visibility
- Adaptable for many uses
- Open floor plan with back-of-house storage and office
- Adjacent to Chipotle which has its own parking field
- All new LED interior lighting

THE LOCATION:

1215 Wayne Street is in the heart of The Vista: Columbia's premier urban entertainment, dining, and retail district with a dynamic mix of restaurants, bars, artists' galleries and specialty shops. The pedestrian-friendly Vista attracts visitors and residents alike. Ample parking is offered via on-street and two city parking garages. Countless cultural and entertainment opportunities include college and professional sports, theater, ballet, concerts, live music and more, are available through venues such as the Koger Center, EdVenture, SC State Museum, and the Colonial Life Arena. The area is in close proximity to interstates, the Central Business District, the Columbia Metropolitan Convention Center, the SC State House, the National Advocacy Center, and the University of South Carolina. The nearby 142,500 square foot Columbia Metropolitan Convention Center hosts an average of 350 events per year and has approximately 125,000 visitors pass through its doors yearly.



Available:

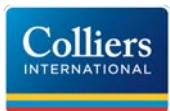
- Retail: ±8,041 SF
- Rental Rate: \$18.00/SF NNN
- Sale Price: \$1,300,000





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DEMOGRAPHICS:

2018 STATISTICS	1 MILE	3 MILE	5 MILE
Population	7,882	81,078	166,796
Daytime Population	53,022	156,286	256,286
Households	3,053	33,811	71,322
Avg. Household Income	\$67,295	\$58,385	\$62,878

2017 TRAFFIC COUNTS	VPD
Huger Street to Assembly Street	26,600
Gervais Street to Interstate 26	34,600

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