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carolina pottery



Augusta Road (45,300 VPD)



Fully Entitled ±0.4-Acre Development Site on Augusta Road

FOR SALE | 2817 Augusta Road, West Columbia | SC

Sales Price:

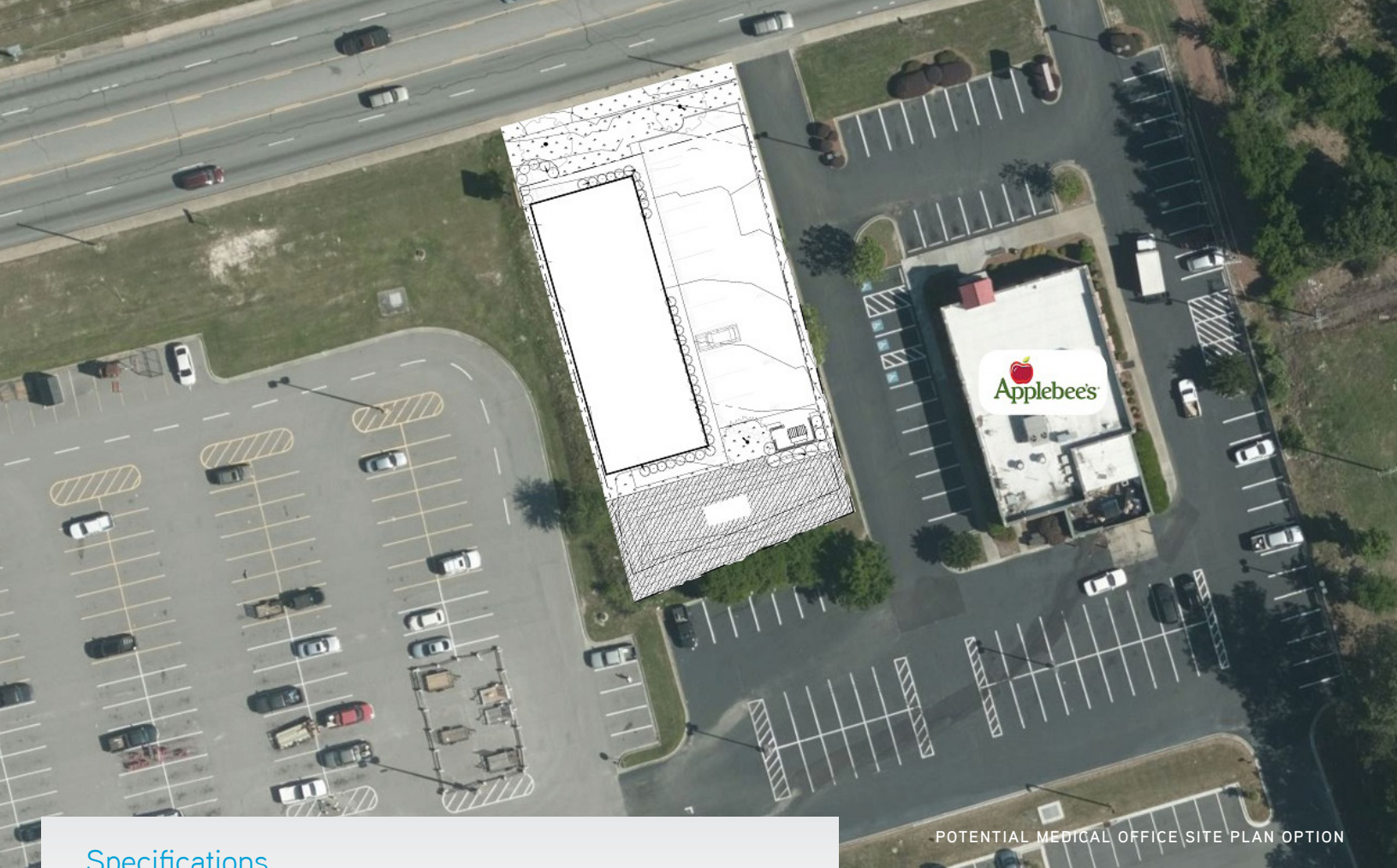
\$278,784

- Traffic Count (2019): 45,300 VPD
- Located just off I-26 on Augusta Road (Highway 1)
- Excellent visibility with access established through adjacent Applebee's
- Pre-engineered
- Water retention and soil testing reports available
- Ideally suited for fast food or a medical office

Ryan McCue
Brokerage Associate
+1 803 4014273
ryan.mccue@colliers.com



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POTENTIAL MEDICAL OFFICE SITE PLAN OPTION

Specifications

Civic Address	2817 Augusta Road, West Columbia, SC 29170
Tax Map #	004532-03-005
Site Area	±0.4 acres
Location	The property is located on Augusta Road (Highway 1) just off Interstate 26, Exit 111A
Zoning	General Commercial (C-2) Lexington County
Utilities	Water: City of West Columbia Sewer: City of Cayce
Traffic Count (2019)	Augusta Road: 45,300 VPD
Engineering	Fully engineered office plans available upon request
Access	Approximately half a mile from I-26

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Contact us:

Ryan McCue
 Brokerage Associate
 +1 803 401 4224
 ryan.mccue@colliers.com

Area Demographics (2019)



Current Population

1 mile: 5,074
 3 mile: 44,539
 5 mile: 117,158



Total Households

1 mile: 2,196
 3 mile: 19,038
 5 mile: 50,401



Average Household Income

1 mile: \$57,516
 3 mile: \$62,373
 5 mile: \$61,486



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