

FOR SALE

Submarket: Irmo | Dutch Fork

Development Site for Sale

5325 BUSH RIVER ROAD | COLUMBIA, SOUTH CAROLINA 29212



AVAILABLE LOT DETAIL

±1.72 ACRES

- **PRICE: \$150,000**
- **LEXINGTON COUNTY**
TMS 002799-04-007 and
TMS 002799-04-017
- **ZONING**
C-1 (Commercial)
- **LOCATION**
Located on Old Bush River Road which is used to connect Lake Murray residents to the St. Andrews submarket and Interstate 26
- **POTENTIAL USES**
Ideal location for professional services, industrial, light warehouse distribution or mini-storage facility

Adjacent business neighbors include Southern Delivery and Wicked Stitches Upholstery with Carolina Outboards and Rainsoft across the street

FOR MORE INFO, CONTACT

ROB LAPIN | Director, Brokerage Services | rlapin@trinity-partners.com | 803.567.1536

**TRINITY
PARTNERS**

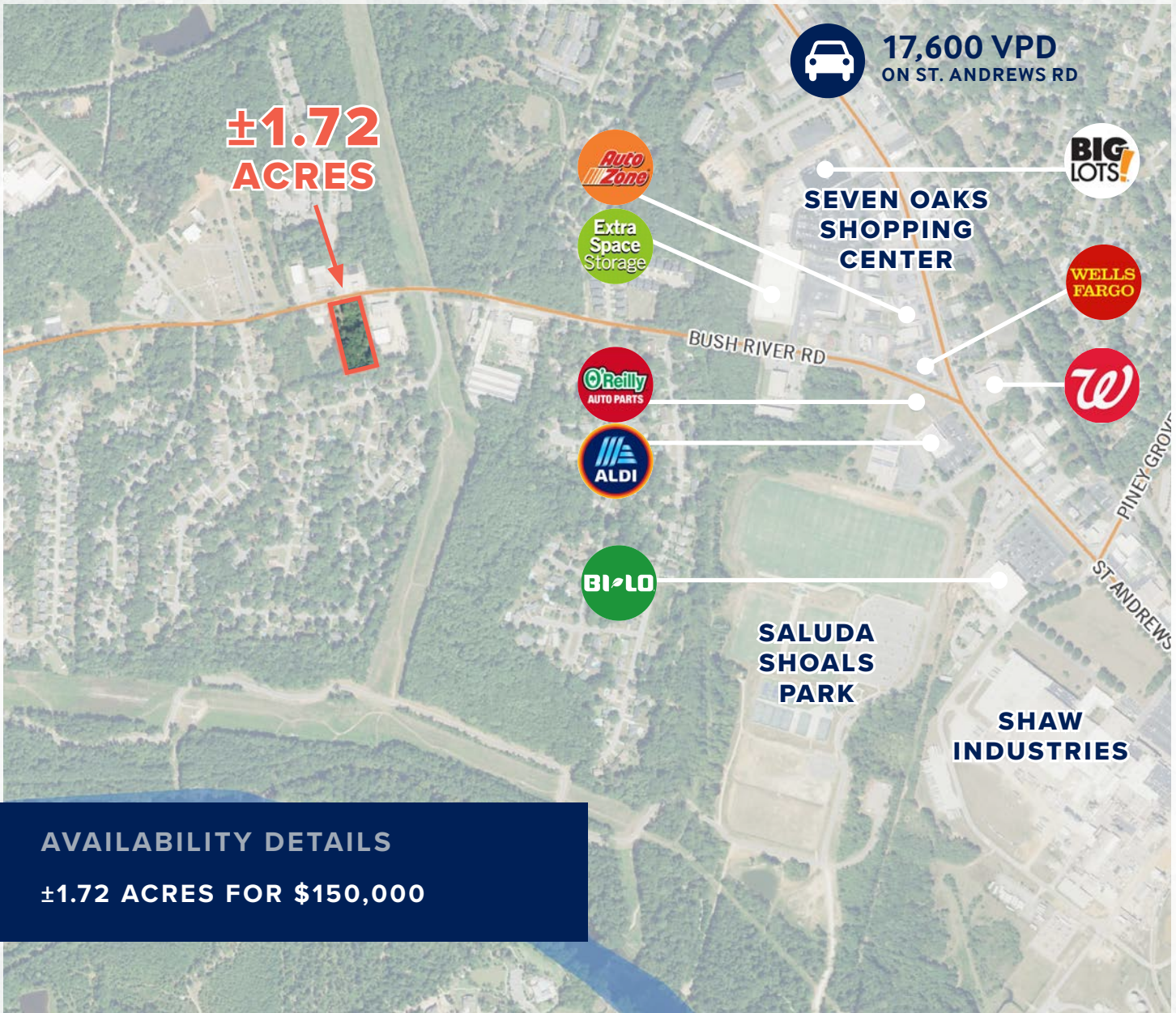
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Aerial

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**±1.72
ACRES**



**17,600 VPD
ON ST. ANDREWS RD**



**SEVEN OAKS
SHOPPING
CENTER**



**SALUDA
SHOALS
PARK**

**SHAW
INDUSTRIES**

AVAILABILITY DETAILS

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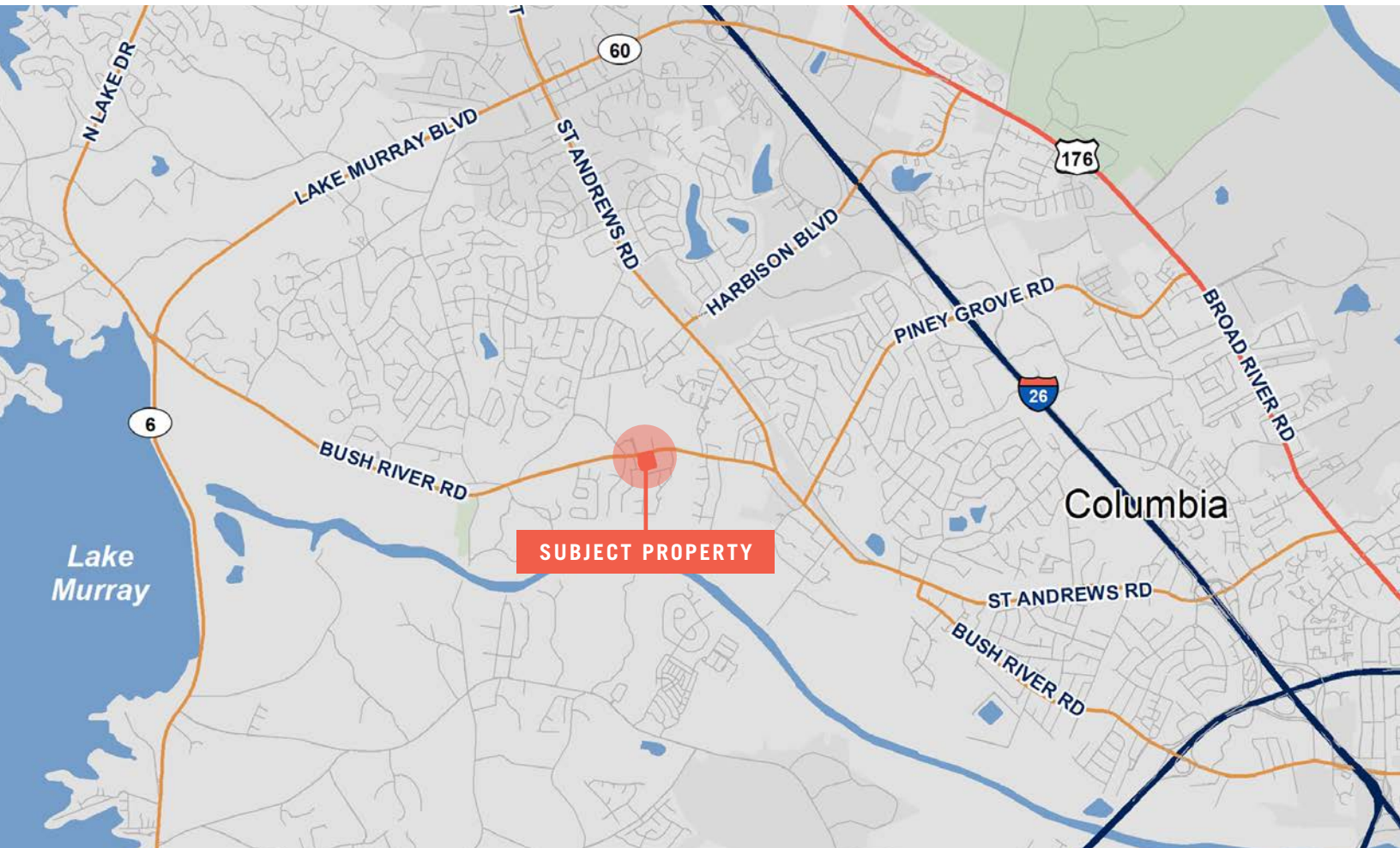
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Location

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DRIVING DISTANCES

- ±0.75 MILES TO ST. ANDREWS RD.
- ±2.50 MILES TO I-26 VIA PINEY GROVE RD.
- ±3.00 MILES TO LAKE MURRAY BLVD. & N. LAKE DR.

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