

46,245 SF Shopping Center (33,281 SF Former Grocery Vacant)

Cayce Crossing – 3040 Charleston Highway – West Columbia, SC

Available – FOR SALE



FEATURES

- Convenient Access to I-26 and I-77 (<0.5 miles)
- Major intersection
 - Charleston Highway (32,000 VPD)
 - Fish Hatchery Road (11,900 VPD)
- Retail, Office, Flex, or Warehouse potential
- Ample Parking (200+ spaces)
- Lighted Access
- 8.02 Acres (main parcel)
- 0.43 Acres (retail outbuilding)
- Anchor Space 33,218 SF – Possible expansion to 50,000 SF+/-
- Adjacent 13,000 SF small shop space (with vacancy and upside, current NOI \$94,000)
- Lease negotiable
- Sale Price = \$2,800,000

FOR MORE INFORMATION PLEASE CONTACT

Tony Hanna

Retail Specialist

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Hance Jones

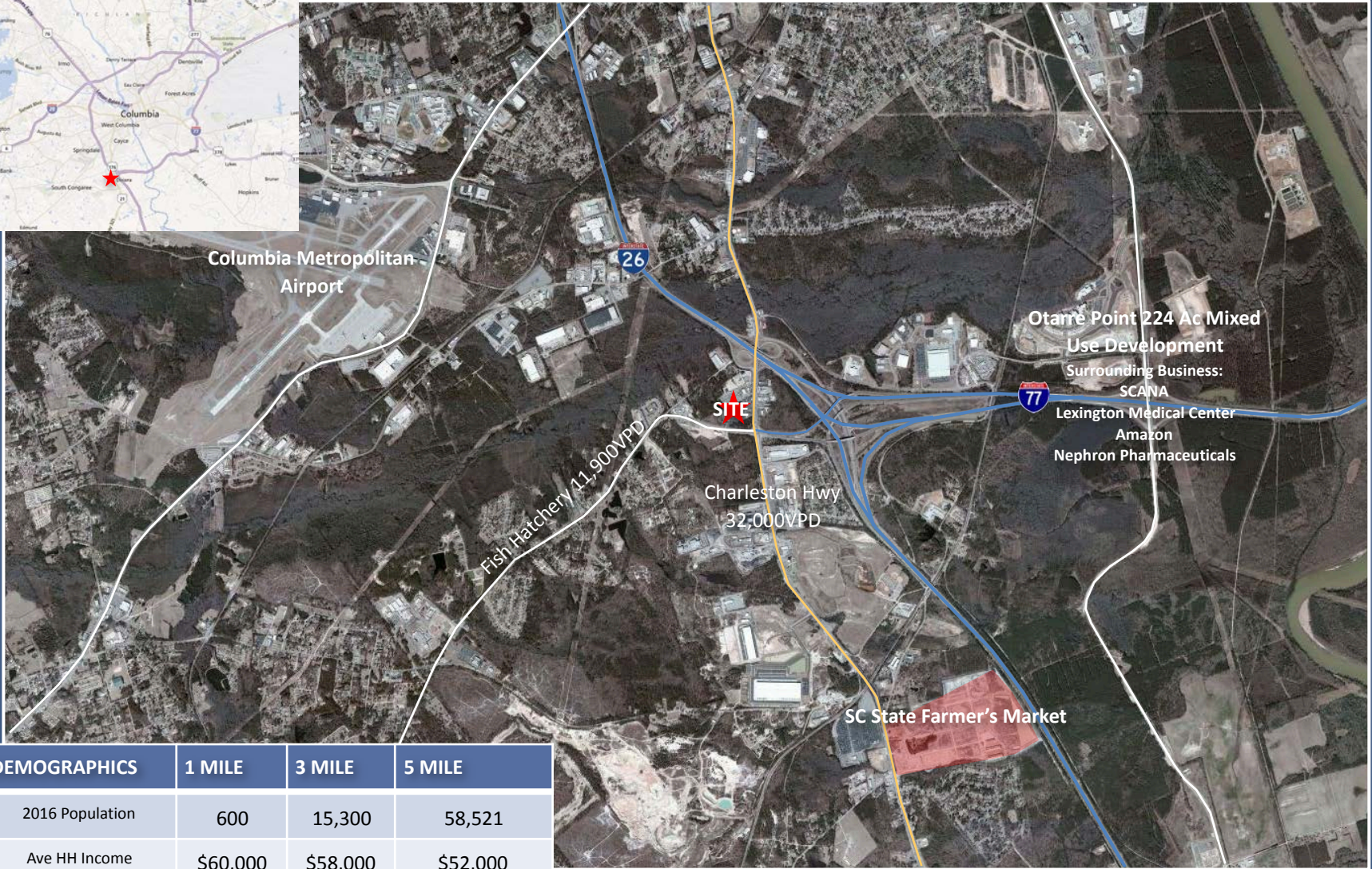
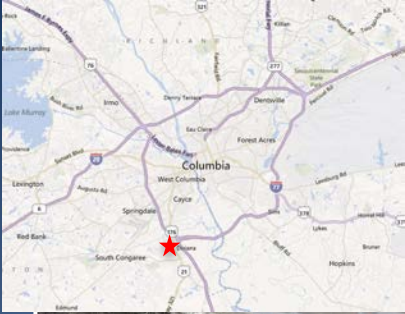
Retail Specialist

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AERIAL LOCATOR MAP AND DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2016 Population	600	15,300	58,521
Ave HH Income	\$60,000	\$58,000	\$52,000
Growth 2016-2021	4.8%	2.5%	4.6%

SITE AERIAL AND ACCESS

