

FOR SALE › RETAIL SPACE OR REDEVELOPMENT OPPORTUNITY



# ±3,225 SF FORMER BANK

165 COLUMBIANA DRIVE, COLUMBIA, SC 29212



The subject property is a former Wells Fargo Bank branch on Columbiana Boulevard in Columbia, South Carolina, close to I-26. The property is located within the Harbison Retail Trade Area which is Columbia's primary regional retail trade area. The building was constructed in 1990 and has a brick exterior, five drive-through lanes and two curb cuts. The property is in great condition and is ideally suited for a retail space or is a great redevelopment opportunity.

## Property Details

- › **Square footage:** ±3,225 SF
- › **Lot size:** ±1.06 acres
- › **Parking spaces:** 21 + 5-lane drive-thru
- › Property is shown by appointment only with broker.

› **Price:** ~~\$950,000~~ ~~\$850,000~~ ~~\$750,000~~

› Wells Fargo reserves the right to reject any and all offers. The property will be conveyed subject to a deed restriction prohibiting its use as a Financial Services Business for a period of two years from the date of transfer. Financial Services Business shall mean any person or entity that accepts deposits, originates loans, cashes checks, provides automated teller machine services, offers trust services, sells stocks, bonds or mutual funds, or provides investment advice.

### Demographics - 2018 Estimate

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 miles</u>
Population:	8,394	48,369	97,534
Total Households:	3,965	19,746	37,816
Average HH Income:	\$70,365	\$77,190	\$80,724

CRAIG WAITES  
803 401 4224 DIRECT  
craig.waites@colliers.com

COLLIERS INTERNATIONAL  
1301 Gervais Street, Suite 600  
Columbia, South Carolina 29201  
www.colliers.com



## 165 Columbiana Drive > Surrounding Retailers



## Contact Us

CRAIG WAITES  
803 401 4224 DIRECT  
[craig.waites@colliers.com](mailto:craig.waites@colliers.com)

COLLIERS INTERNATIONAL  
1301 Gervais Street, Suite 600  
Columbia, SC 29201  
[www.colliers.com](http://www.colliers.com)

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