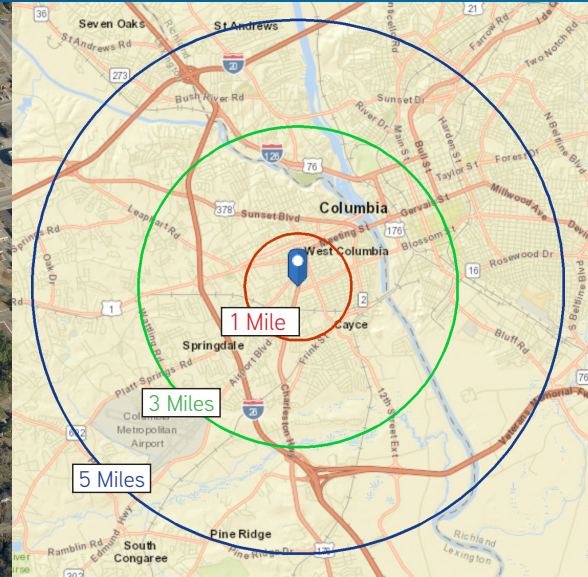


FOR SALE > INVESTMENT OPPORTUNITY



Fountain Shopping Center

1110-1220 CHARLESTON HWY, WEST COLUMBIA, SC 29169



Fountain Shopping Center > ±10.2 Acres

Take advantage of the opportunity to participate in the resurgence of West Columbia and Cayce's growth and prosperity. The property is available at a great value and only ±2 miles from Columbia's Central Business District and the University of South Carolina.

Property Features

- > 8 land parcels equaling ±10.2 acres
- > 6 buildings totaling ±36,340 SF
- > Across from the new Walmart Neighborhood Market
- > 4.5 acres for future development
- > Located at the intersection of Knox Abbott Drive and Charleston Hwy
- > New traffic lights and 4 curb cuts
- > Net Operating Income: \$200,700.00
- > **Sale price: \$3,850,000.00**

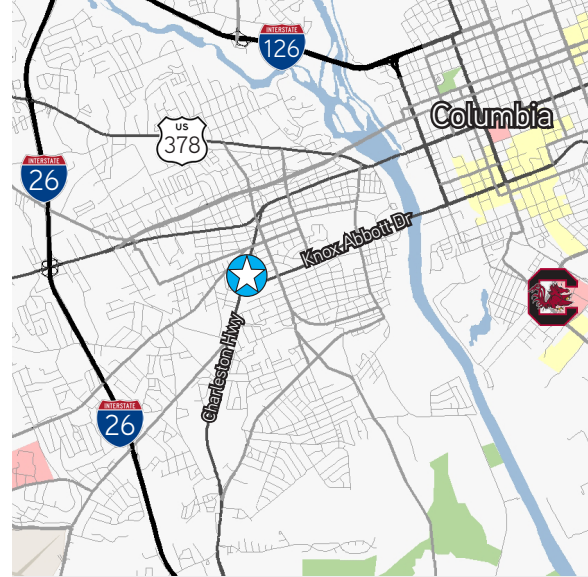
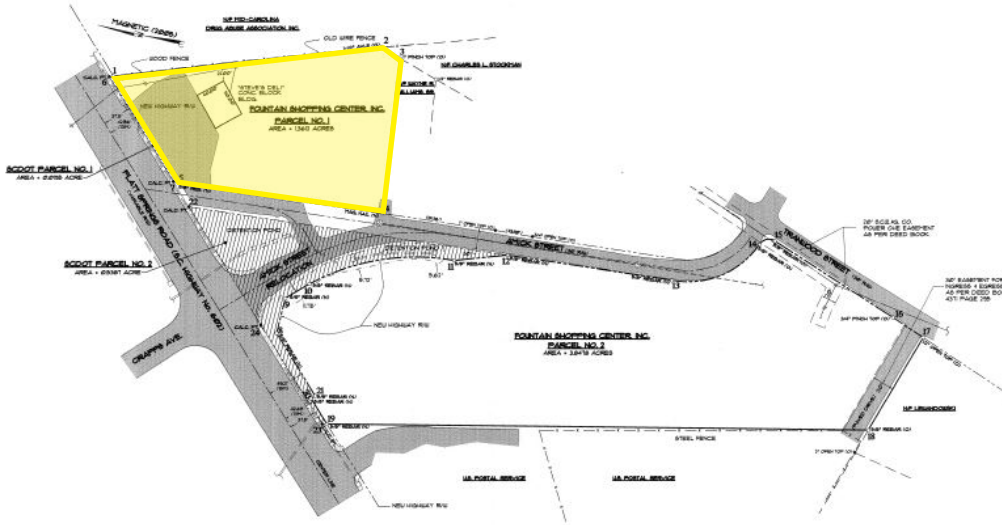
Demographics (2017 estimate)

	1 Mile	3 Miles	5 Miles
Population	7,899	50,991	131,679
Avg. HH Income	\$50,189	\$54,376	\$57,178
Average Age	37.4	32.3	31.8
Charleston Hwy Traffic Count: ±23,900 vpd			

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Fountain Shopping Center > Floor Plan

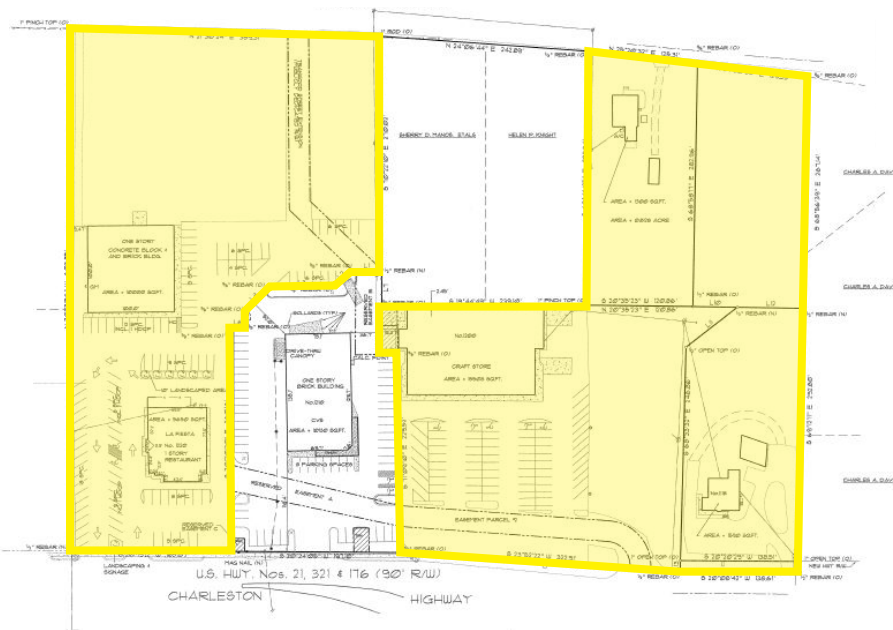


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