

EXCLUSIVE LISTING

REDEVELOPMENT
OPPORTUNITY IN
THE HEART OF
WEST COLUMBIA

\$
1,400,000



OVER 500 FEET OF FRONTAGE ON HIGHWAY 378
ON WEST COLUMBIA'S MAIN ARTERY

Four adjoining parcels

MELISSA SPROUSE BROWNE, BROKER & HOST
OF SELLING COLUMBIA



COMMERCIAL
PROPERTY FOR SALE

1617 - 1631
Sunset Boulevard
West Columbia SC 29169



Click to
Watch

803-312-4051
www.screaltyonline.com
www.melissasprousebrowne.com

1083 Harbor Drive
West Columbia, SC 29169
msprousebrowne@gmail.com

Rare Opportunity in West Columbia for Redevelopment

HIGHWAY 378/ SUNSET BLVD

Commercial Opportunity | Approx. 2.45 acres

Seven curb cuts onto Highway 378

\$1,400,000



Offered by
**Melissa Sprouse
Browne,**
Managing Broker
803-312-4051
803-791-3800
msprousebrowne@
gmail.com



Highway 378/Sunset Boulevard

HIGHWAY 378/ SUNSET BLVD

Commercial Opportunity | Approx. 2.45 acres

Seven curb cuts onto Highway 378

\$1,400,000



PROPERTY DETAILS:

1621 Sunset Boulevard: 0.67 acres, currently residential, multi use, blue house with nursery, built in 1945, 2060 sf

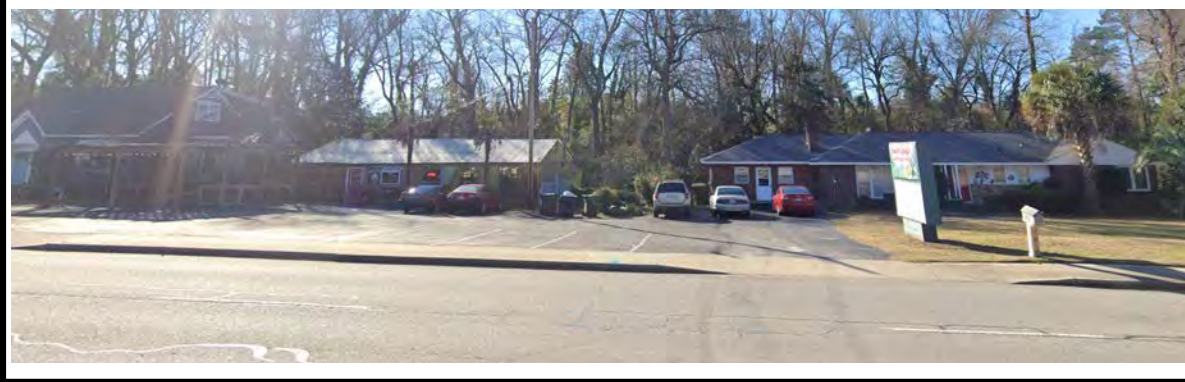
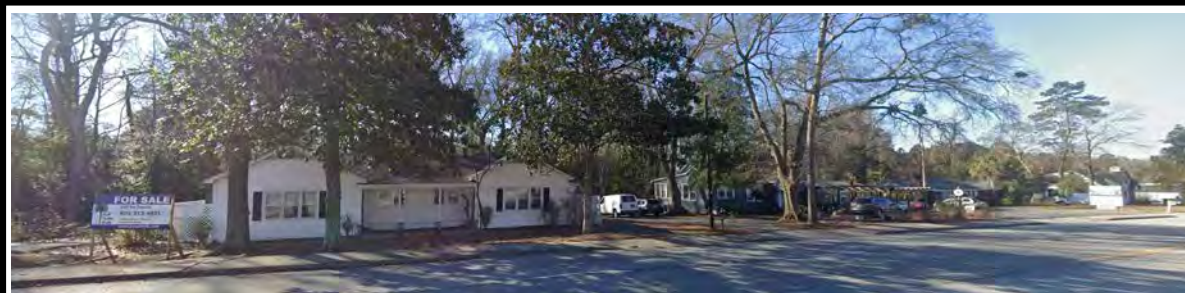
1617 Sunset Boulevard: 0.28 acres, currently residential duplex with tenants in place, built in 1957 3/2, 1896 sf, white house

1631 Sunset Boulevard: 1 acre, , currently residential, legal residence in commercial zoned area, built in 1952, 3/2, 1800 sf, brick house

Jones Avenue: 0.50 acres unimproved parcel on corner of Jones and Sunset Boulevard with Comet Bus Stop access, wooded lot, 120x241x101x185



Offered by
Melissa Sprouse Browne,
Managing Broker
803-312-4051
803-791-3800
msprousebrowne@gmail.com



Don't miss your chance to redevelop a legacy location in the heart of West Columbia. Choose your highest and best use, with parcels in this offering zoned commercial C-2 and residential R-4. Fantastic visibility with a daily traffic count of approximately 26,000 vehicles per day. Seven curb cuts onto Highway 378. Close proximity to downtown Columbia and Interstate 26 at Lexington Medical Center, Exit 110.

Highway 378/Sunset Boulevard

HIGHWAY 378/ SUNSET BLVD

Commercial Opportunity | Approx. 2.45 acres
Seven curb cuts onto Highway 378
\$1,400,000



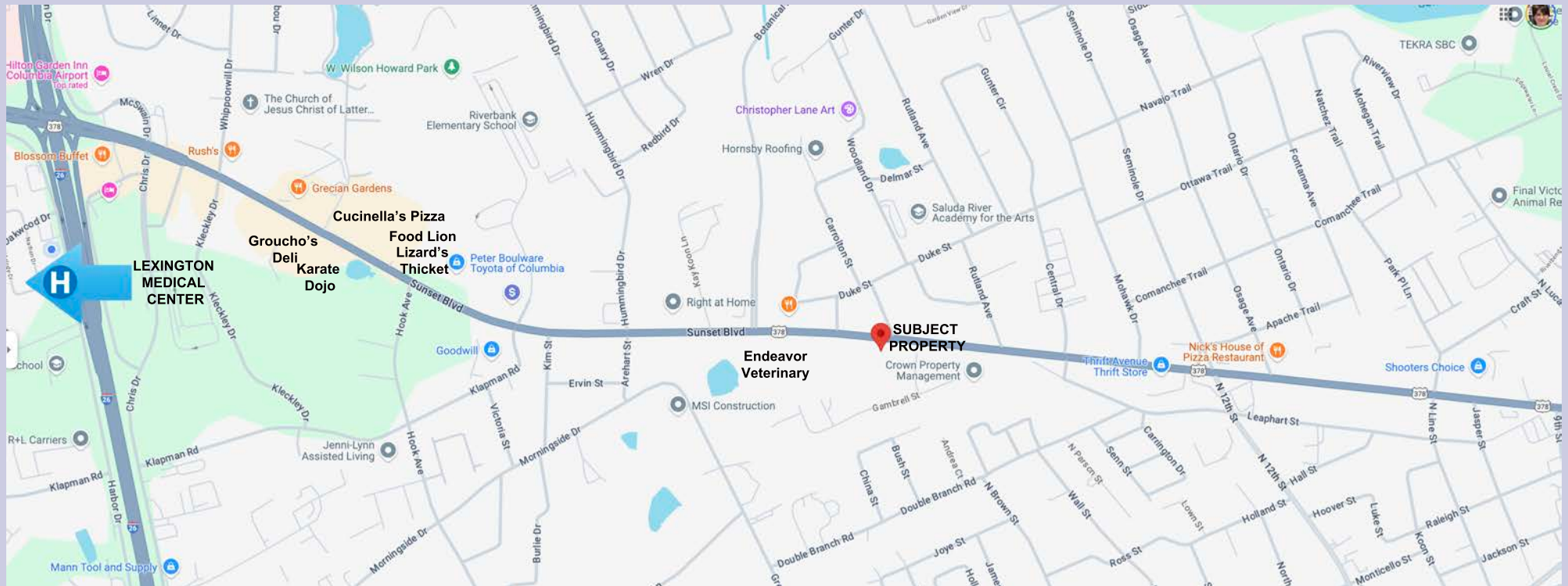
This property is located in a vibrant area! Nearby businesses and attractions of note:

- Riverbanks Zoo and Botanical Garden, a *Top Ten Zoo!*
- Lexington Medical Center, ranked *best hospital in the Midlands by U.S. News and World Report*
- Easy Access to I-26
- Blossom Buffet

- Starbucks
- Dunkin
- Chipotle
- Salsarita's
- Waffle House
- Hilton Garden Inn
- Grecian Garden

- Lizard's Thicket
- The Karate Dojo
- Endeavour Veterinary
- Nick's House of Pizza
- Food Lion
- Cucinella's Pizza
- Veritas Urgent Care

- Precision Tune Auto Care
- Brookland Baptist Church
- Our Savior Lutheran Church
- 15 Minutes from the Capitol



Highway 378/Sunset Boulevard

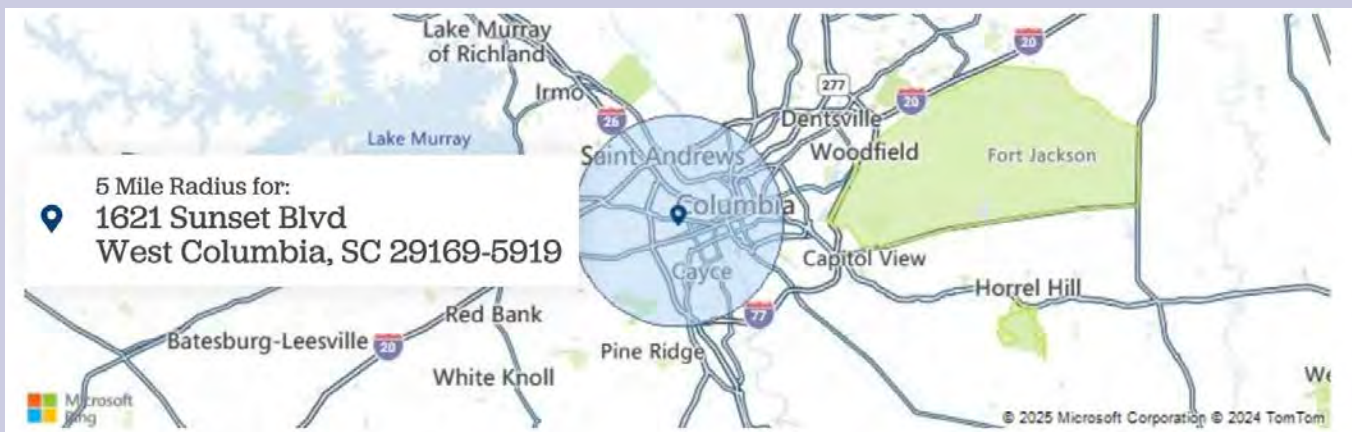
Area Stats and Demographics

HIGHWAY 378/ SUNSET BLVD

Commercial Opportunity | Approx. 2.45 acres

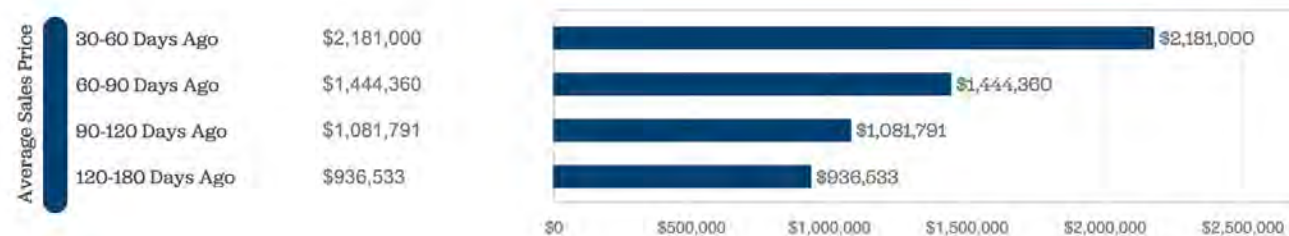
Seven curb cuts onto Highway 378

\$1,400,000



Area Sales Trend Report

Search Results



Why West Columbia?

<https://westcolumbiasc.gov/welcome-to-west-columbia/>

Nestled along the Congaree River and just minutes from both the Capital City and the Columbia Metropolitan Airport (CAE), living and working in West Columbia ensures you're never far from the action.



Diversity of Options: The city has a mix of different types of housing, including single-family homes, apartments, townhouses, and condos.



Convenience: West Columbia's location provides easy access to downtown Columbia and many other areas of the Midlands and is just minutes from I-26, I-20, and I-77. This means residents can enjoy the benefits of suburban living, such as larger homes with yards, and the convenience of a short commute to downtown.

Highway 378/Sunset Boulevard

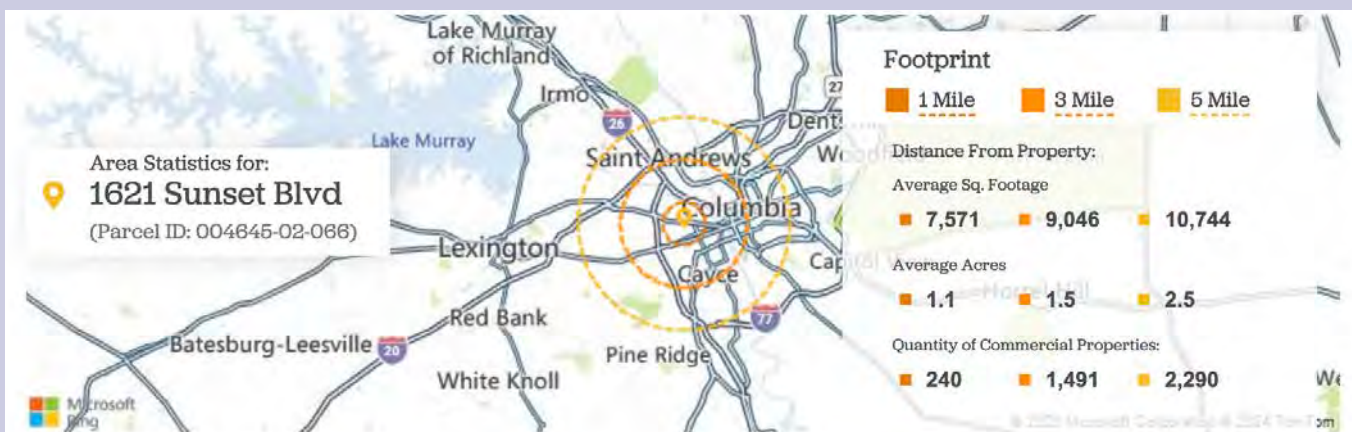
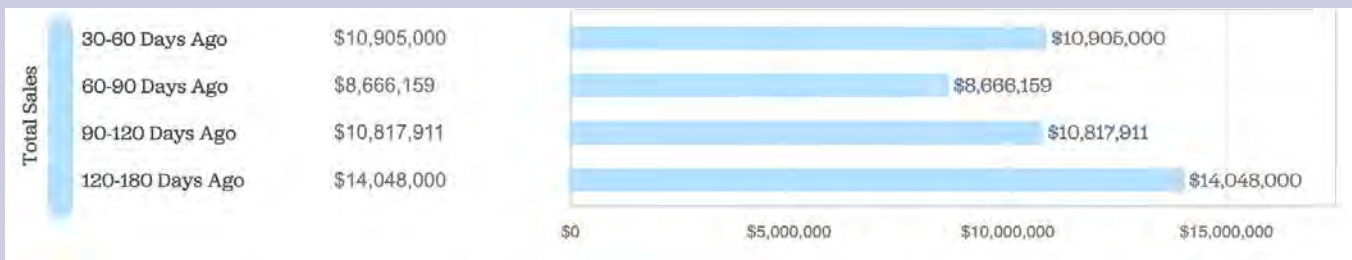
Area Stats and Demographics

HIGHWAY 378/ SUNSET BLVD

Commercial Opportunity | Approx. 2.45 acres

Seven curb cuts onto Highway 378

\$1,400,000



Improved Commercial Properties

Sales Price Data:

Distance from Subject Property



Why West Columbia?



Affordability: Compared to many other regions, West Columbia has a lower cost of living, and this extends to its housing market. This affordability makes it an attractive choice for both new families and retirees.



Proximity to Amenities: West Columbia is close to several local amenities. These include well-regarded schools, parks, shopping centers, Lexington Medical Center, and The Riverbanks Zoo & Garden.



Major Employers: West Columbia is home to not only Lexington Medical Center, but other major employers such as the House of Raeford, Southeastern Freight Lines and Still Hopes Retirement Community.

Highway 378/Sunset Boulevard

Confidential Offering - Do Not Share

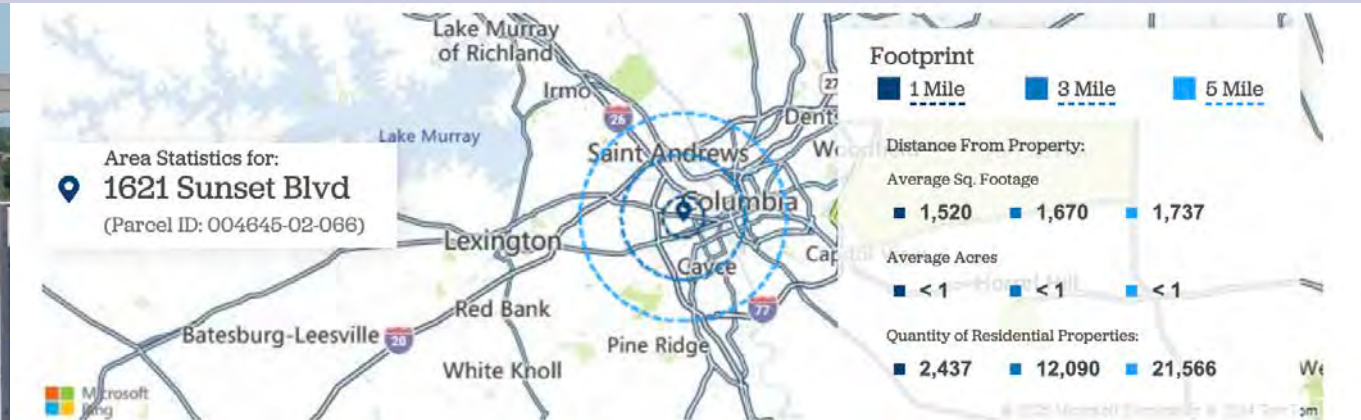
Area Stats and Demographics

HIGHWAY 378/ SUNSET BLVD

Commercial Opportunity | Approx. 2.45 acres

Seven curb cuts onto Highway 378

\$1,400,000



Improved Residential Properties

Sales Price Data:

Distance from Subject Property



PROPERTY PHOTOS



Aerial view of existing structures, includes vacant lot on corner of Jones and Sunset as well

1631 Sunset: legal residence in commercially zoned area. What's inside:

Entry foyer with original hardwoods, formal living room with arched doorway. Central fireplace with brick surround and large picture window. Formal dining room with another large picture window, hardwood floors. Crown molding in the living room with wood paneling that runs floor to ceiling. Large kitchen with luxury vinyl plank flooring, white cabinets, Formica countertops, a freestanding range with hood. Countertop microwave, dishwasher, large bar area with additional cabinets and countertop space. Stainless refrigerator in main kitchen area. French doors lead to an elevated rear deck. Tiled, rear hallway, laundry room with sink and extra full size black refrigerator and Rheem water heater. There's a rear bedroom off this hallway with separate exterior access. Pull down attic stairs are found in this rear hall and the front hallway as well. A full bath lies at the end of this far hallway. To the right of the front entryway, a pink half bath with an unusual vessel mounted sink is right beside a regular full bath with a tub/shower combo. The hallway is carpeted and features a coat closet and leads to the remaining bedrooms. The first bedroom has original hardwood floors and a standard closet; the next bedroom is quite long with hardwood floors and a standard closet. The master bedroom at the end of the hall features hardwood floors, corner windows, and a standard closet. Crown molding is located in most rooms, but not the hallway. Approximately 1800 sf, 4 br, 2.5 ba.



Highway 378/Sunset Boulevard







Casual living room with floor to ceiling wood paneling, adjacent to the living room.





Formal living room with carpet, arched doorways and central fireplace with brick surround. The space is anchored by an oversized picture window.



Highway 378/Sunset Boulevard





There is a large kitchen area with separate laundry room and an additional refrigerator.



1621 A Sunset: commercial operation with two full greenhouses and a flower shop. What's inside:

The first structure is an outdoor covered pergola with several display tables for live plants and pottery. Next, there is a large greenhouse that is operational, housing a significant inventory of live plants and plant materials that are temperature controlled. Hanging areas, display tables, watering resources and humidity control. Outside the side door of the first greenhouse, you'll find a stocked koi pond. Next, the rear greenhouse houses a large area of additional tropical and exotic plants as well as a separate office utilized as a florist shop.







Two large greenhouses are in active operation.



1621 Sunset: residential property zoned commercial. What's inside:

This blue single family home has two downstairs bedrooms, one upstairs and is approximately 2060 sf. Upstairs has a separate kitchen and bath and can be entered from outside or inside, making it possible to use as a separate apartment. Includes a screened rear porch. Upstairs drop ceiling needs repair. Existing tenant to vacate, no lease term is active.

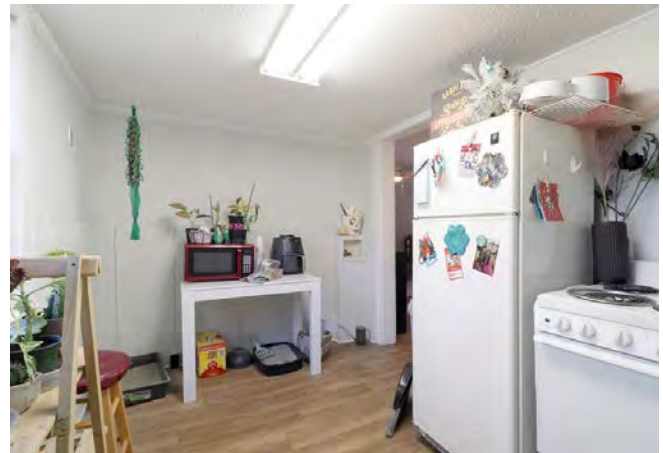




1617 Sunset: residential duplex property zoned commercial. What's inside:

This white duplex has two separate units, one side has a single bedroom and bath, the other side features two bedrooms and one bath. The crawlspace is very tall and actually has the laundry hookup for both sides and includes a spacious storage area. Tenants currently in both sides, expected to vacate shortly.



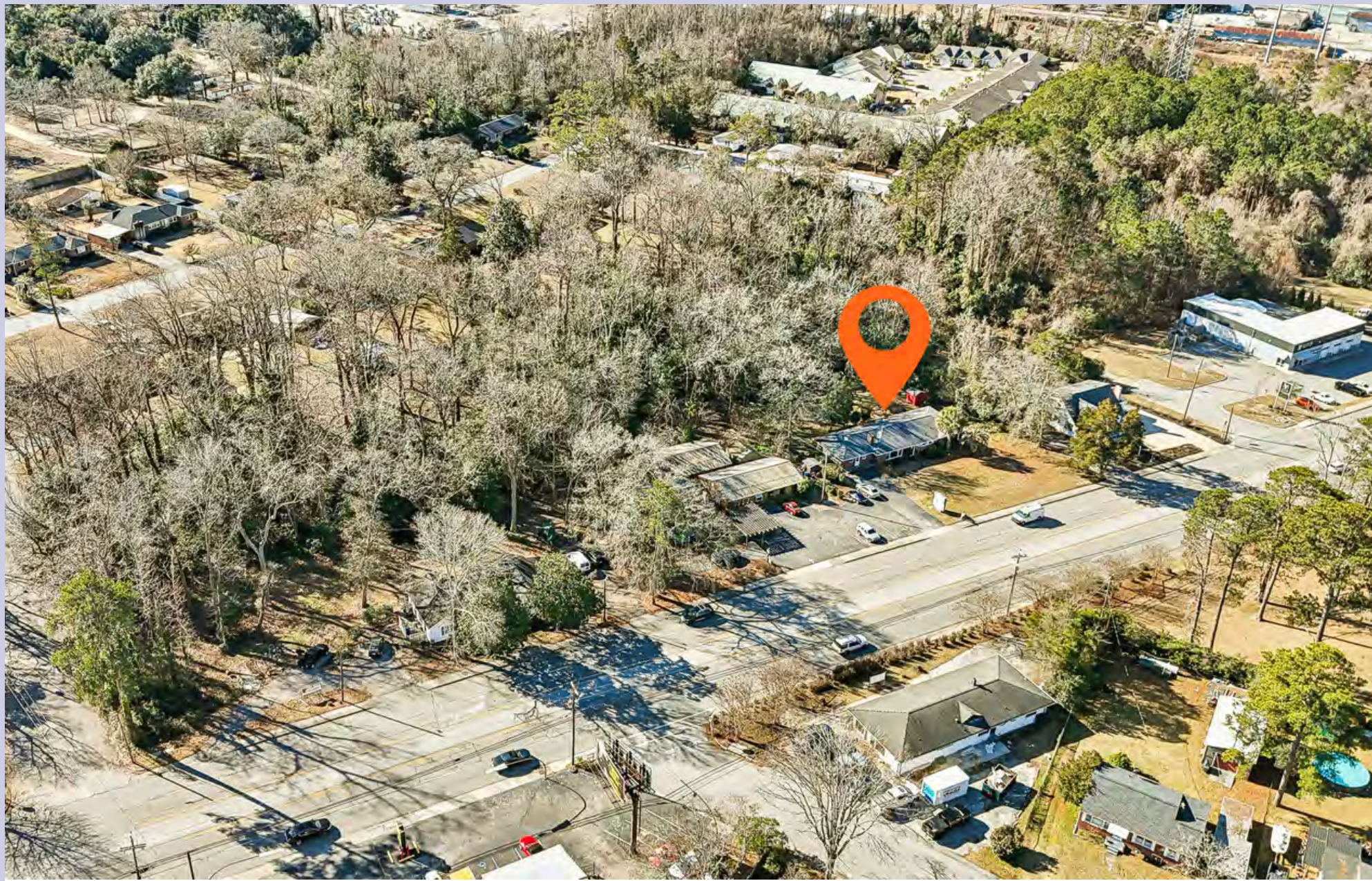






Highway 378/Sunset Boulevard





Highway 378/Sunset Boulevard

Don't miss your chance to redevelop a legacy location in the heart of West Columbia. No matter what you choose, to utilize the existing structures or to start fresh, the possibilities are virtually endless. With a C-2 zoning designation, general commercial usage is possible. While one of the four parcels is zoned residential, if you wanted to develop the entire package for residential use, the City of West Columbia could be petitioned for a possible zoning change to convert the existing three parcels back to residential, as all three of those parcels contain a residence.

Shown by appointment only. Call Melissa Sprouse Browne with South Carolina Realty at 803-312-4051 for details and access.



www.screaltyonline.com

www.melissasprousebrowne.com

www.youtube.com/@msprousebrowne

Offered by

Melissa Sprouse Browne

Managing Broker

803-312-4051

803-791-3800

msprousebrowne@gmail.com



Possible Uses:

- Retail
- Restaurant
- Coffee Shop
- Automotive
- Daycare
- Plant Shop/Nursery
- Multi Family
- Traditional Residential
- Medical
- Live/Work Units
- Health/Wellness
- Cultural
- Specialty Education
- Farmer's Market
- Financial Center
- And Many More!