



Exclusively Presented By
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ROI COMMERCIAL, LLC
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**PROPERTY HIGHLIGHTS**

- 2,592 sf restaurant/café space for lease in historic building
- 1,762 sf - interior café space \$21.50 NNN
- 830 sf – porch seating area \$12.50 NNN
- Owner will deliver the space as a warm vanilla shell.
- Delivery date – fall 2022

LOCATION DESCRIPTION

The location is directly across Gervais Street from the USC School of Law and the southern boundary of the greater USC campus. Located four blocks from Main Street and the State Capitol campus and just five blocks to the active Congaree Vista restaurant and entertainment area. It is also located within Columbia's central business district which includes many of Columbia's largest employers and approximately 60,000 day time employees. Gervais Street is a major traffic corridor through the center of Columbia.

SPACES

Interior Cafe Space

Porch Seating Area

LEASE RATE

\$21.50 SF/yr

\$12.50 SF/yr

SPACE SIZE

1,762 SF

830 SF

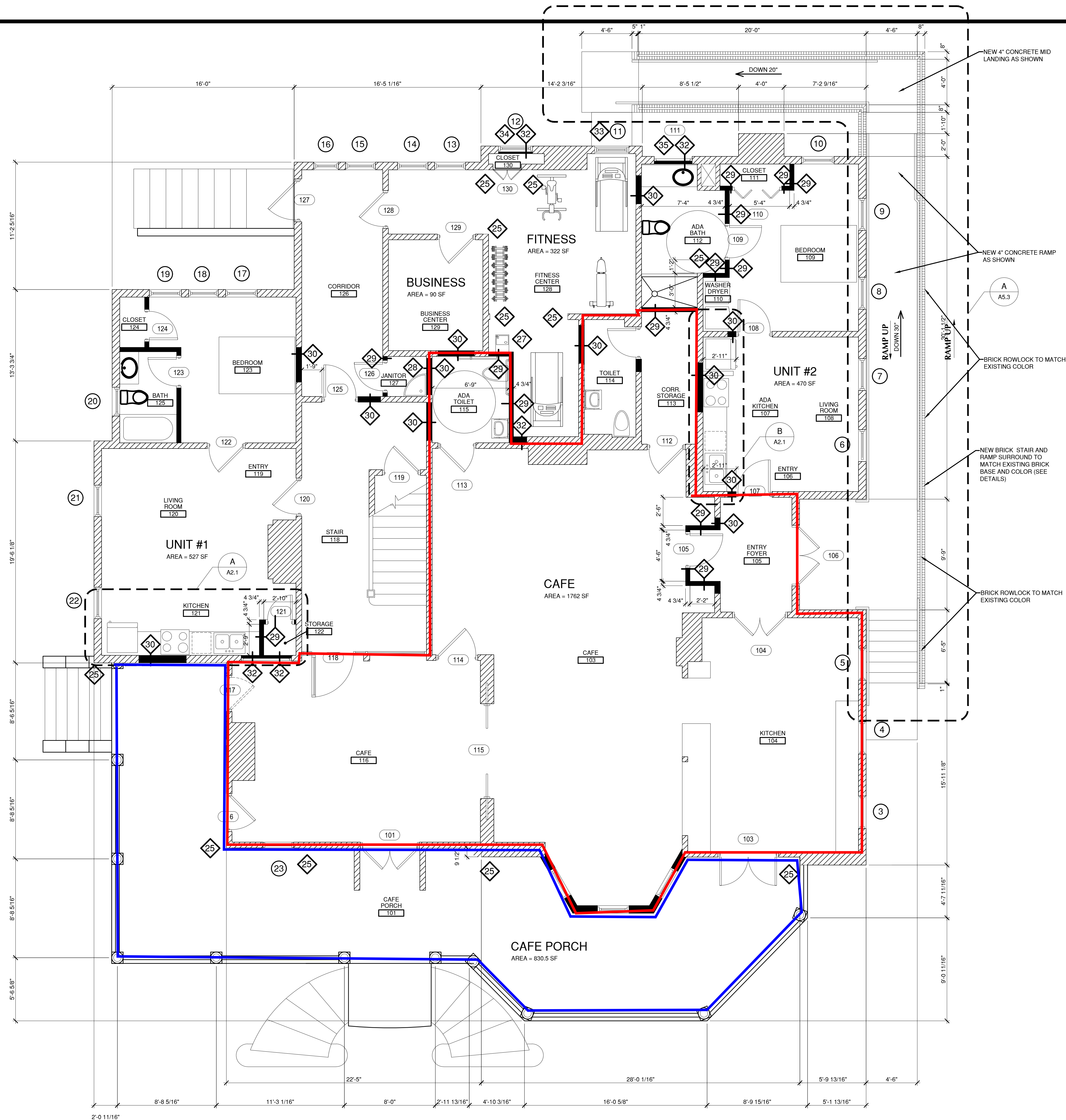


HISTORY & RENOVATION PLANS

A grand historic home is being converted to a mixed use residential/retail development. Built in 1892 as the residence of W.B. Smith Whaley, a prominent engineer in Columbia. The property was the site of Dunbar Funeral Home from 1924 until 2011, when USC's School of Law operated it's Children's Law Center there.

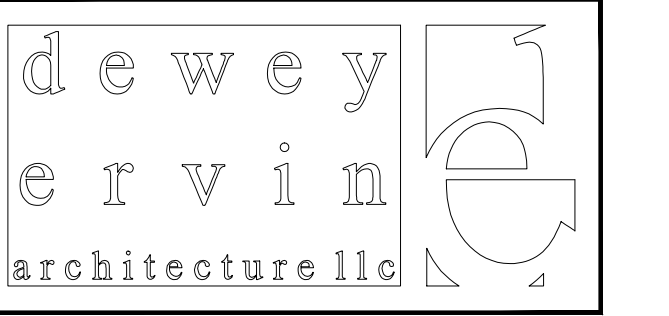
The property will now be developed into six residential units and a first floor restaurant/café space. Many of the original exterior architectural features that were changed or eliminated during the past 130 years will be restored or replaced.

The space offered for lease contains 2,762 square feet which includes 1,762 sf of interior café space and 830 sf of the original wrap around front porch area that will be restored to its original condition after many years of being enclosed and used as interior space.



NOTE: SEE DEMOLITION AND CONSTRUCTION
SCHEDULE FOR ADDITIONS NOTES
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

◆ **DESIGN CONSULTANT**



◆ **COMPANY SEALS**



◆ **PROJECT TITLE**

**Renovations to
1527 Gervais Street
Columbia, SC**

Columbia, South Carolina

◆ **PROJECT NUMBER**

22-00

◆ **REVISIONS**

◆ **DATE**

February 16, 2022

PERMITTING DOCUMENTS

◆ **SHEET TITLE**

**FIRST
FLOOR
PLAN**

◆ **SHEET NUMBER**

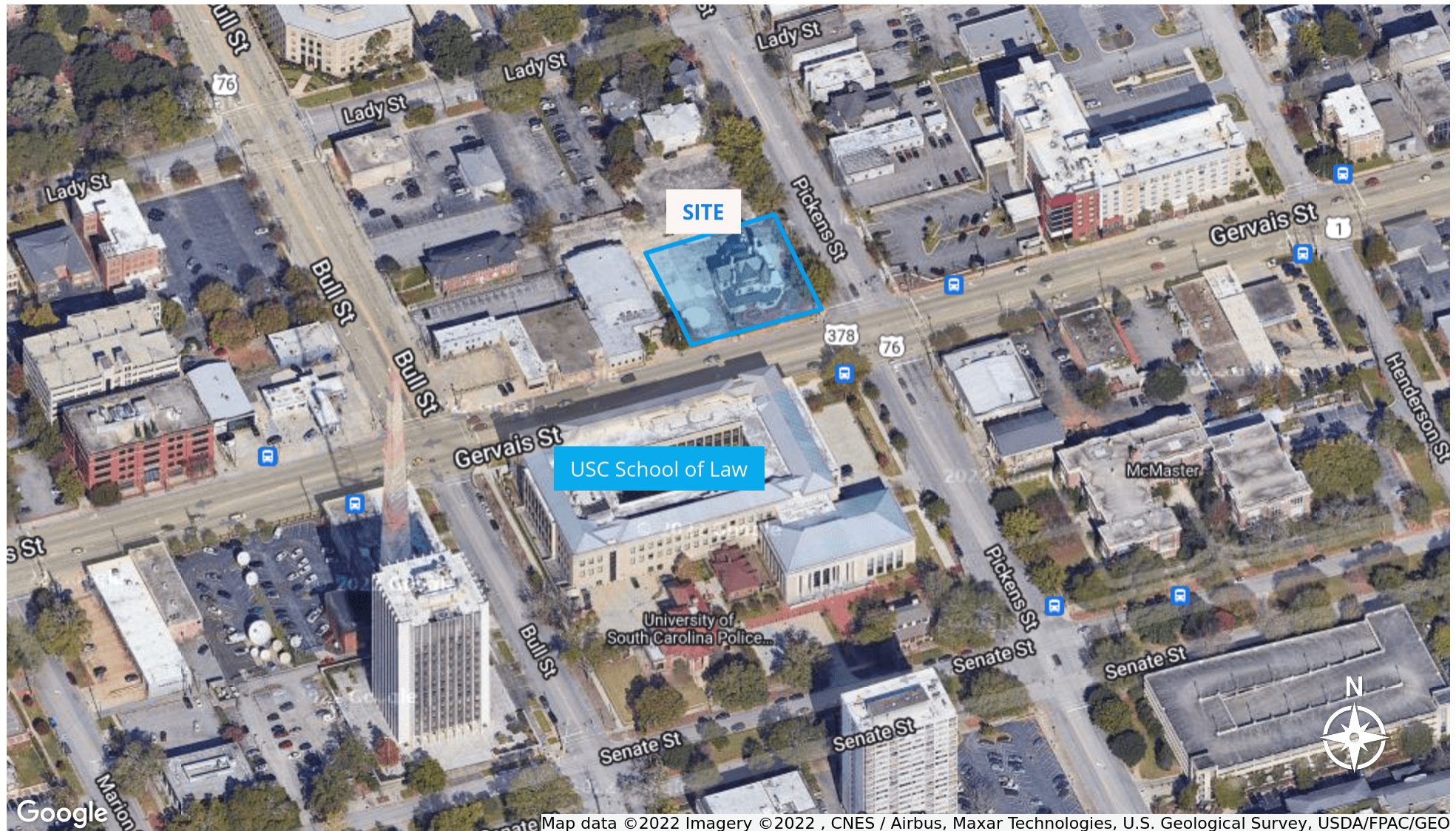
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1527 Gervais Street, Columbia, SC 29201

CLOSE UP AERIAL MAP



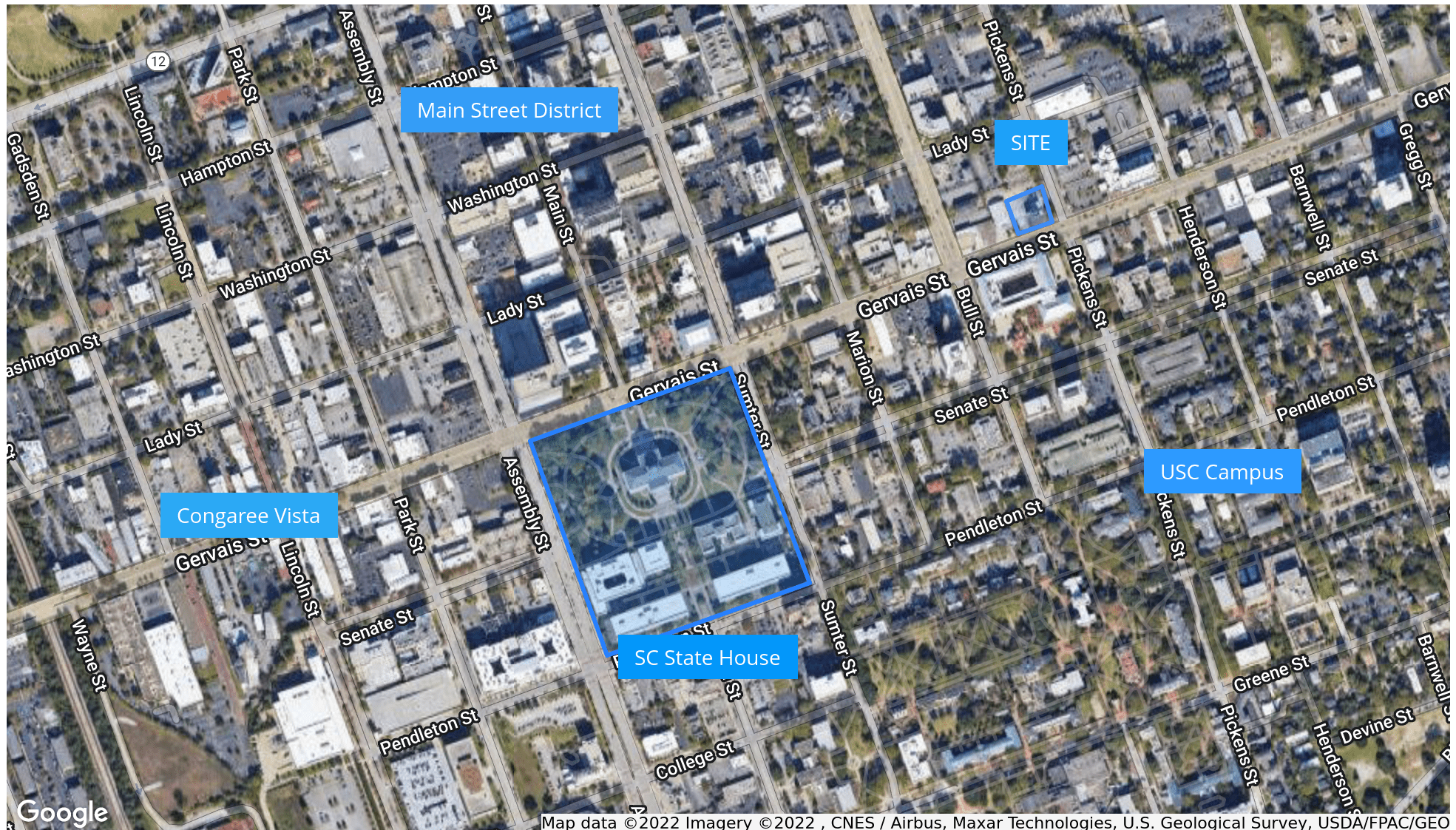
ROI Commercial
Retail. Office. Industrial.

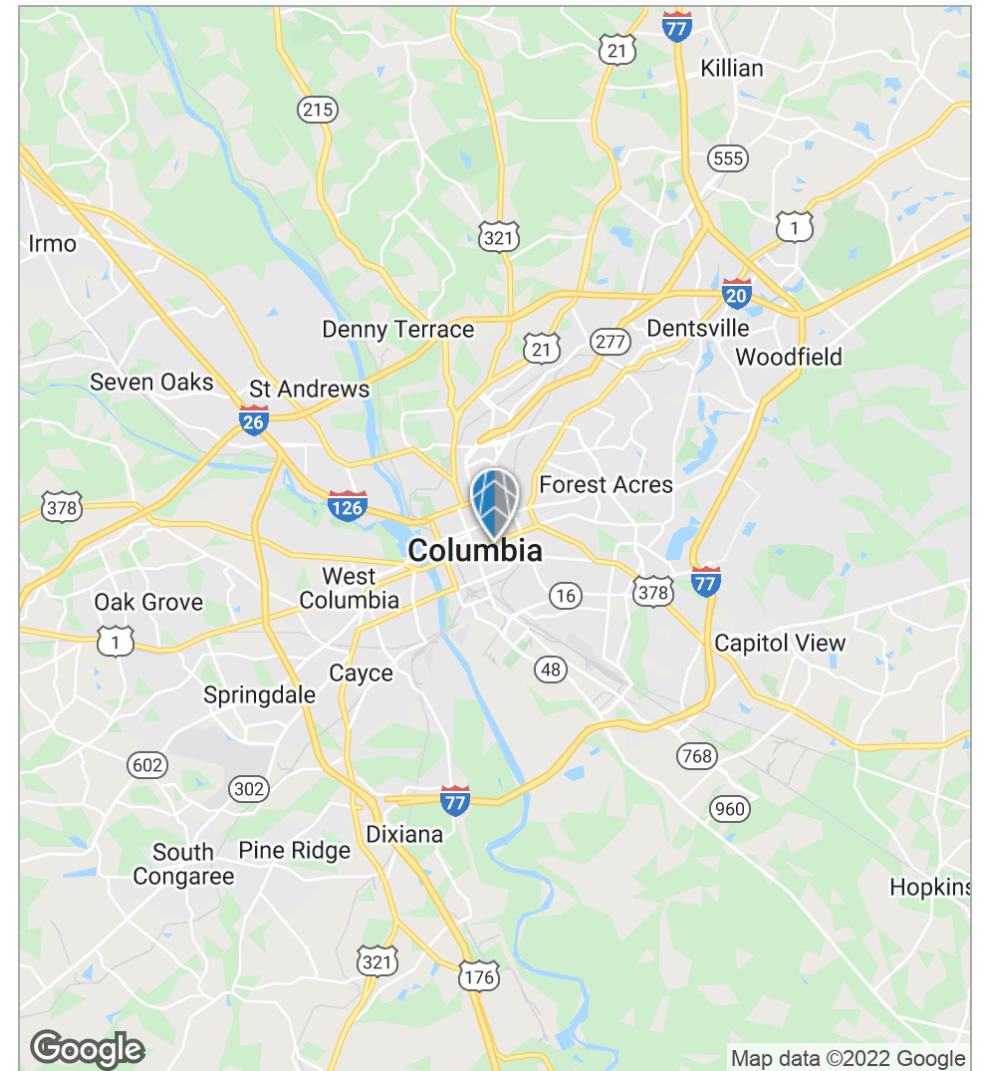
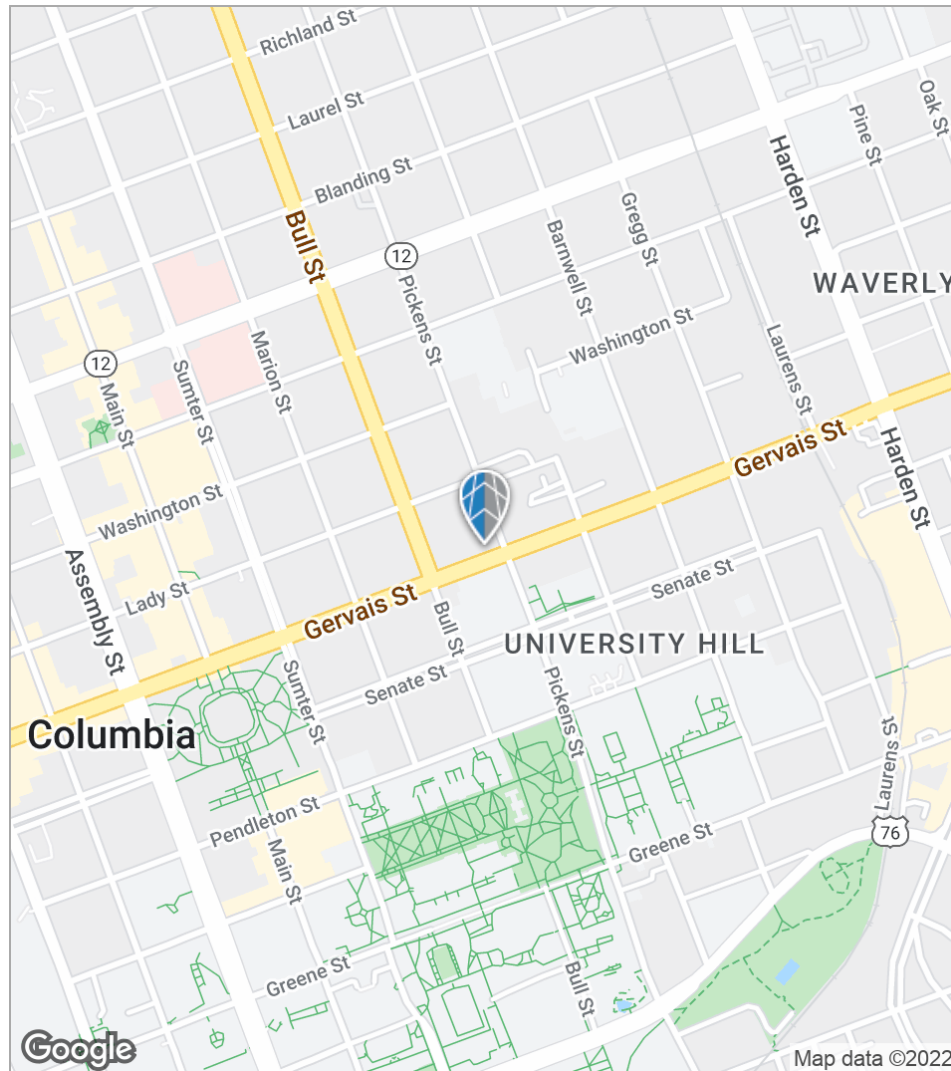


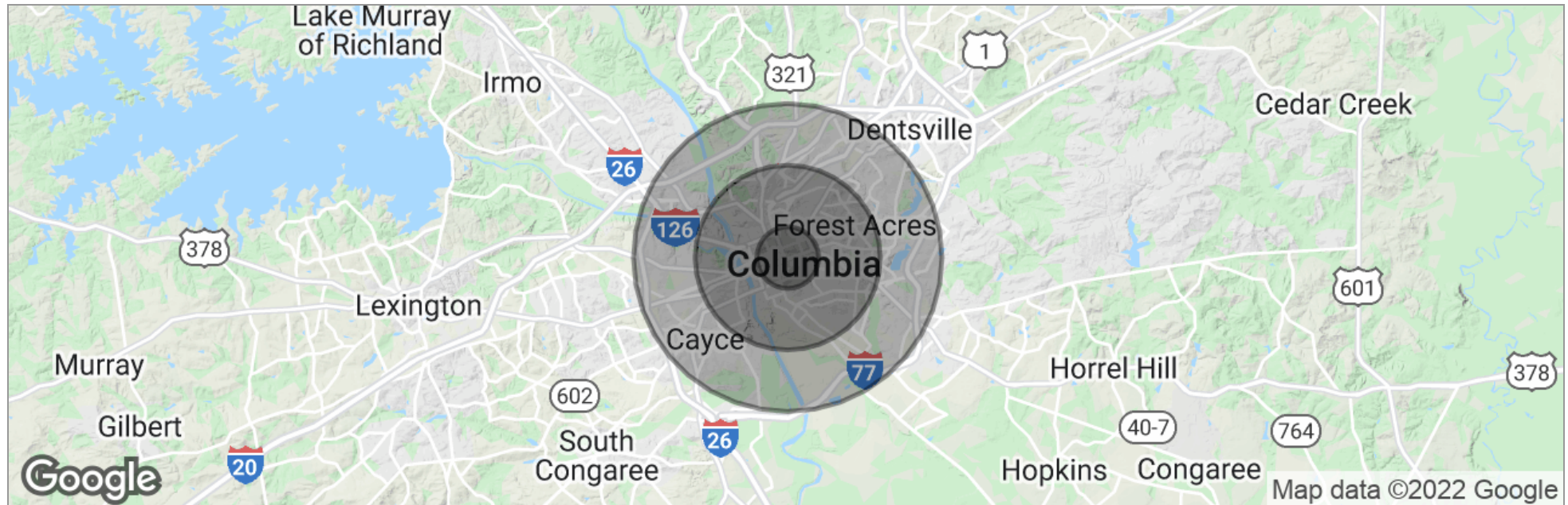
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	1 Mile	3 Miles	5 Miles
Total Population	11,020	78,267	164,852
Population Density	3,508	2,768	2,099
Median Age	24.0	30.9	33.6
Median Age (Male)	24.4	29.5	32.0
Median Age (Female)	25.0	33.0	35.6
Total Households	4,039	32,844	71,173
# of Persons Per HH	2.7	2.4	2.3
Average HH Income	\$43,270	\$50,810	\$54,687
Average House Value	\$121,821	\$207,436	\$191,758

* Demographic data derived from 2010 US Census