



FOR LEASE

3612 BROAD RIVER ROAD

Columbia, South Carolina 29210

John Mills

Brokerage Associate

803.255.8628

john.mills@wilsonkibler.com



1111 Laurel Street, Columbia, S.C. 29201 | www.wilsonkibler.com

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3612 BROAD RIVER ROAD - FAMILY DOLLAR

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DESCRIPTION: ±8,000 SF Retail space available for lease

- ◆ 220' of frontage on Broad River Rd
- ◆ Traffic Count on Broad River: ±21,300 VPD
- ◆ Easy access to I-20 and I-26
- ◆ Built in 2003

AVAILABILITY: ±1,200 - ±8,000 SF Available

- ◆ Pylon Signage Available

PARKING: 30 Surface Spaces (3.84/1,000 SF)

NEARBY

RETAILERS:

- ◆ Costco
- ◆ Walgreens
- ◆ CVS

LEASE RATE: \$12.00 PSF NNN



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Potential Renovation Rendering



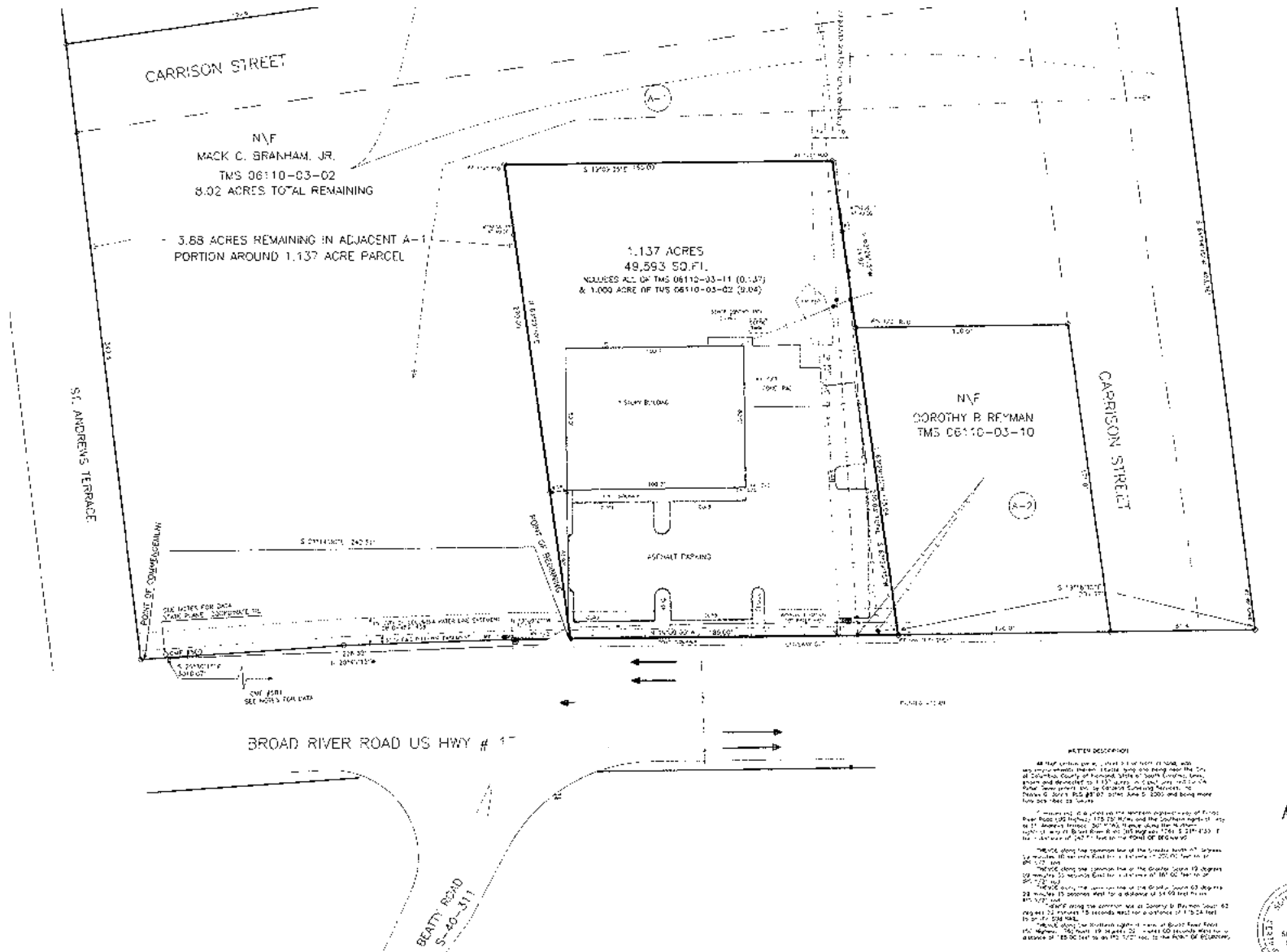
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COMMERCIAL REAL ESTATE

Survey



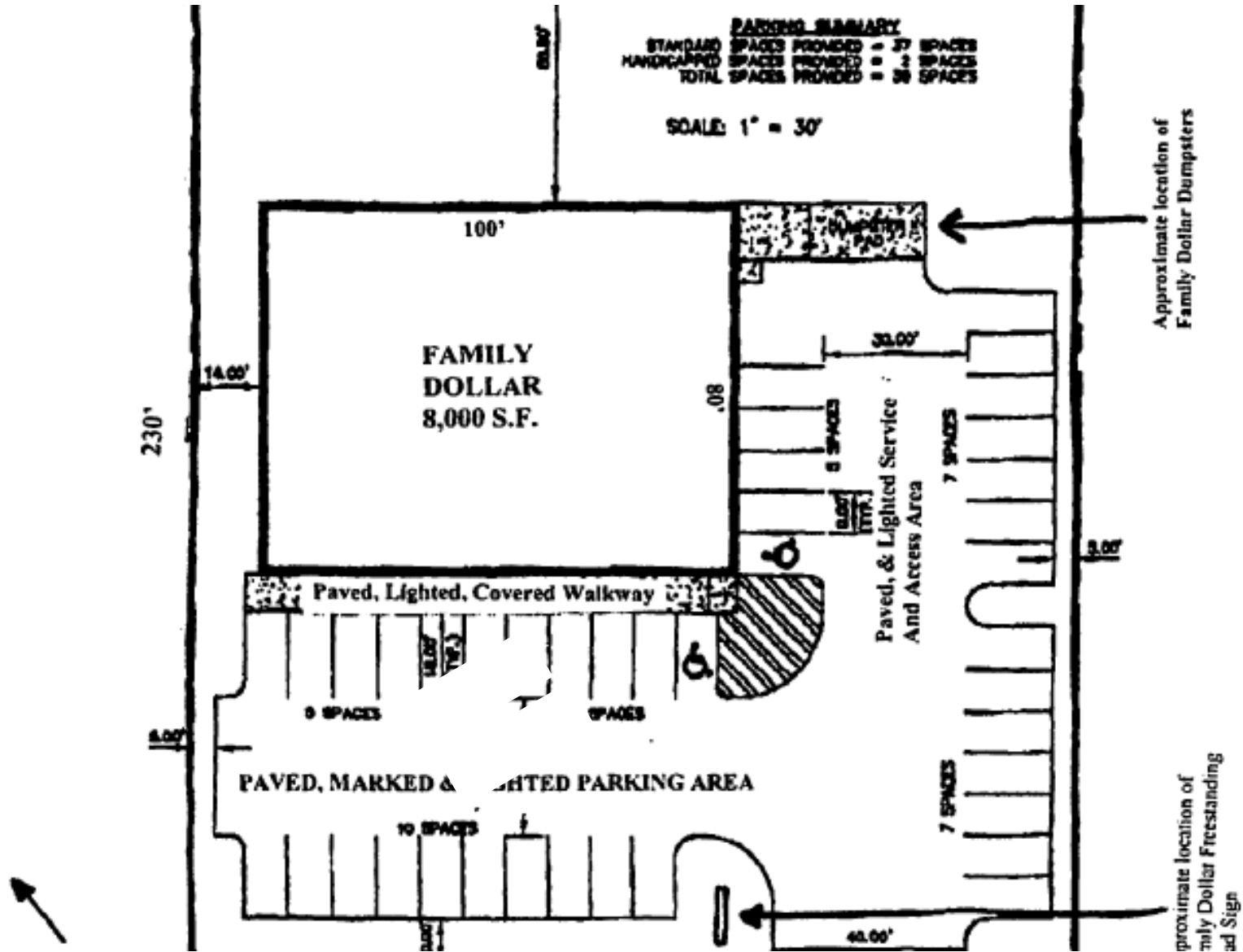
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Site Plan

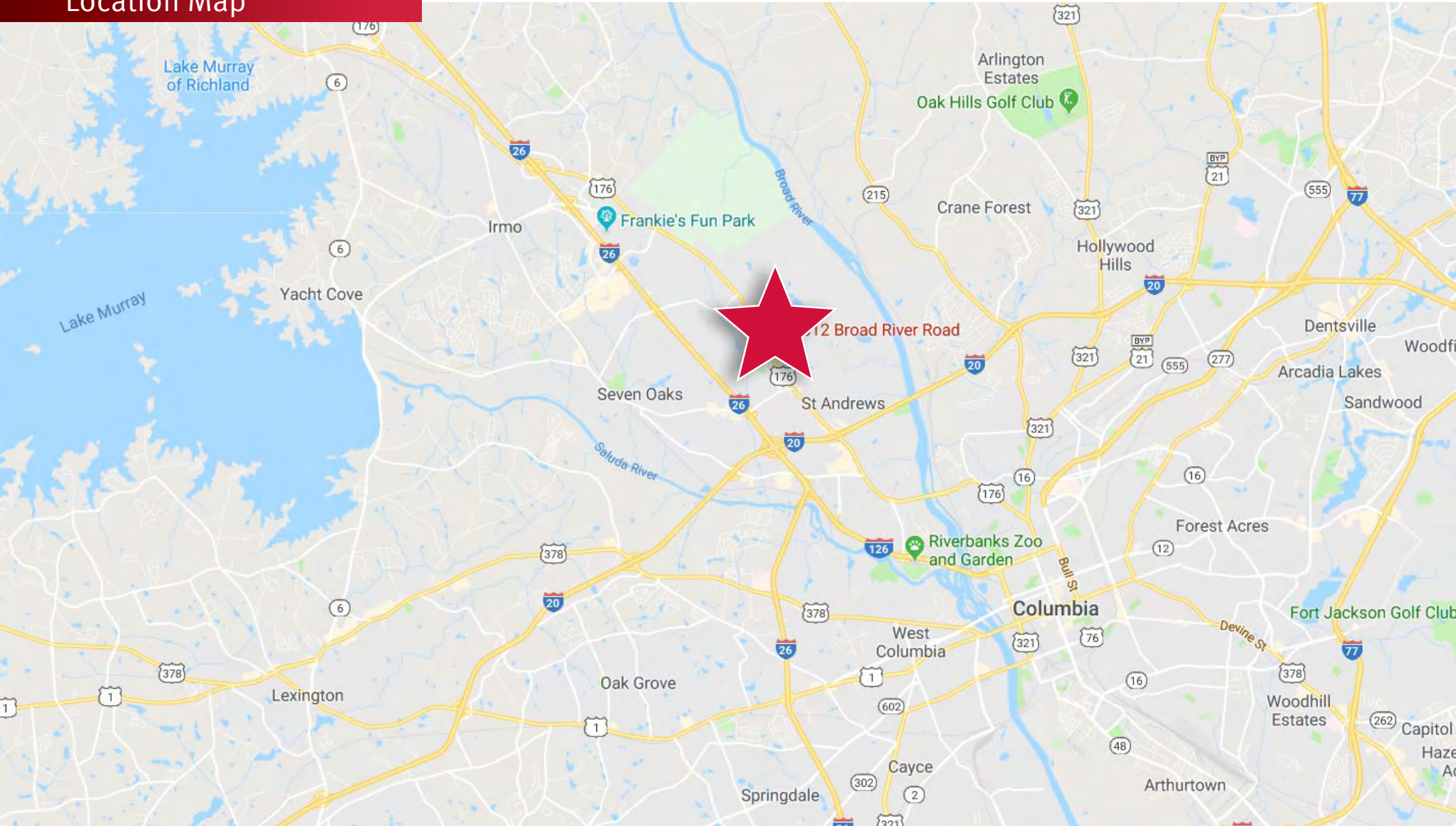


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Location Map



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Parcel Aerial

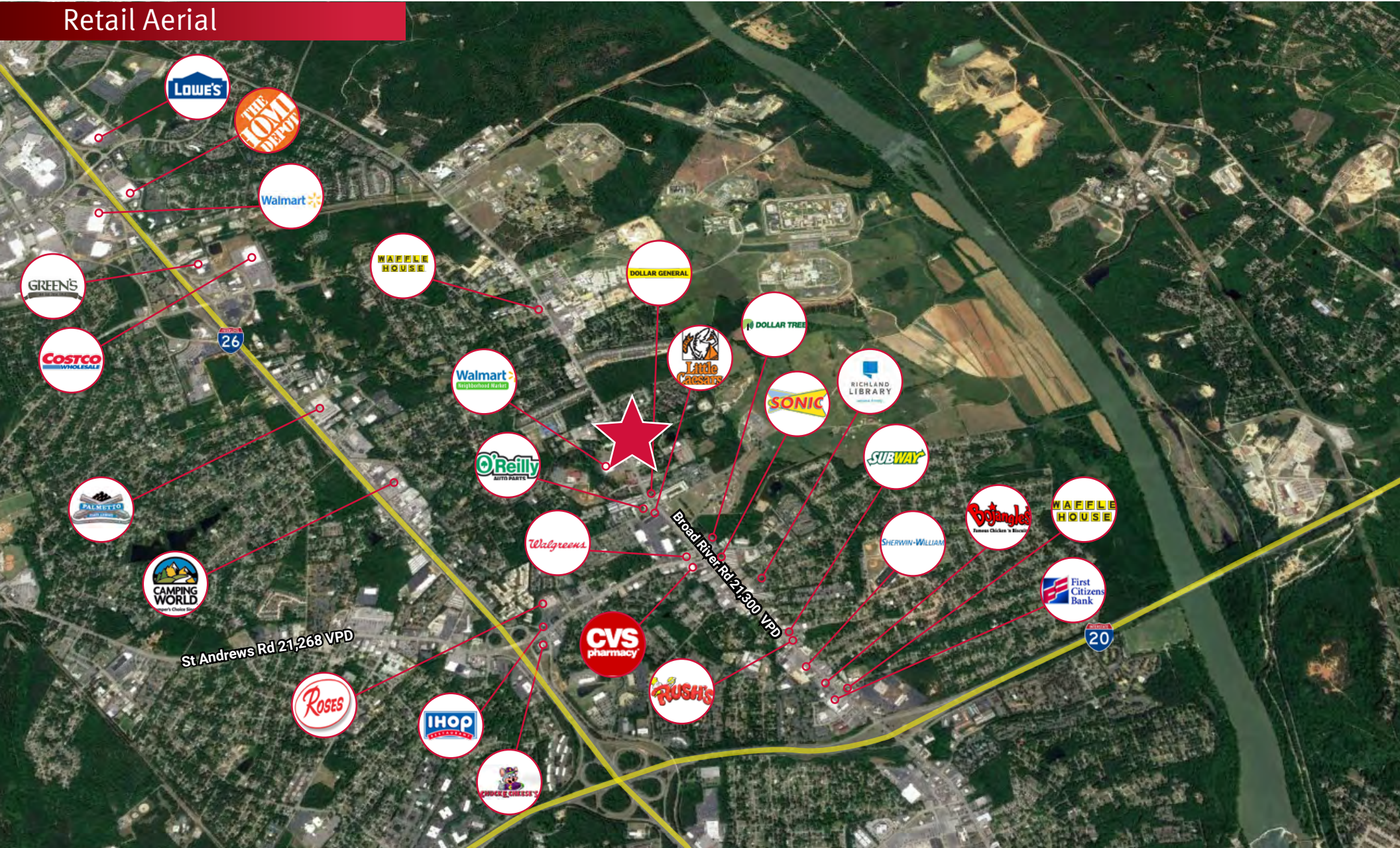


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Retail Aerial



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Demographic Profile

