



FOR SALE

# Prime Highway Retail & Restaurant

3905 Fernandina Road,  
Columbia, SC 29210

Wilder Commercial | [wildercommercial.com](http://wildercommercial.com) | 109 Old Rapids Rd, Columbia, SC 29072 | 803.309.4709



# Executive Summary



Sale Price	<b>\$1,699,000</b>
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## OFFERING SUMMARY

Building Size:	9,261 SF
Available SF:	9,261 SF
Lot Size:	1.23 Acres
Price / SF:	\$183.46
Year Built:	2004
Zoning:	GC
Market:	Columbia
Submarket:	St. Andrews
Traffic Count:	124,000

## PROPERTY OVERVIEW

3905 Fernandina Road presents a rare opportunity to acquire a ±9,261 SF freestanding retail/restaurant building situated on ±1.23 acres with approximately 335 feet of highway frontage and exceptional visibility. The property offers 33 on-site parking spaces and features a versatile layout including retail/restaurant space, second-floor office or living quarters with a full bathroom, dedicated warehouse space, three (3) drive-in doors, and one (1) loading dock. The combination of strong highway exposure, flexible mixed-use configuration, and functional industrial components makes this property well-suited for restaurant, retail showroom, service, distribution, or owner-user operations. The large parcel and ample parking further enhance accessibility and long-term redevelopment potential. New HVAC and Roof.

## PROPERTY HIGHLIGHTS

- ±9,261 SF freestanding retail/restaurant building
- Situated on ±1.23 acres
- Excellent freeway visibility
- 33 on-site parking spaces
- Second-floor office or living space with full bathroom
- Dedicated warehouse space
- Three (3) drive-in doors
- One (1) loading dock
- Flexible layout suitable for retail, restaurant, showroom, service, or distribution use
- Strong access and circulation

### David Brock

Associate

t: 803.312.1908

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# Additional Photos



**David Brock**

*Associate*

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# Additional Photos



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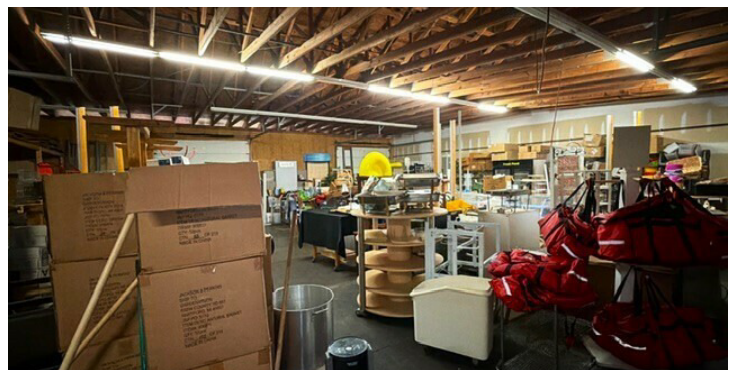
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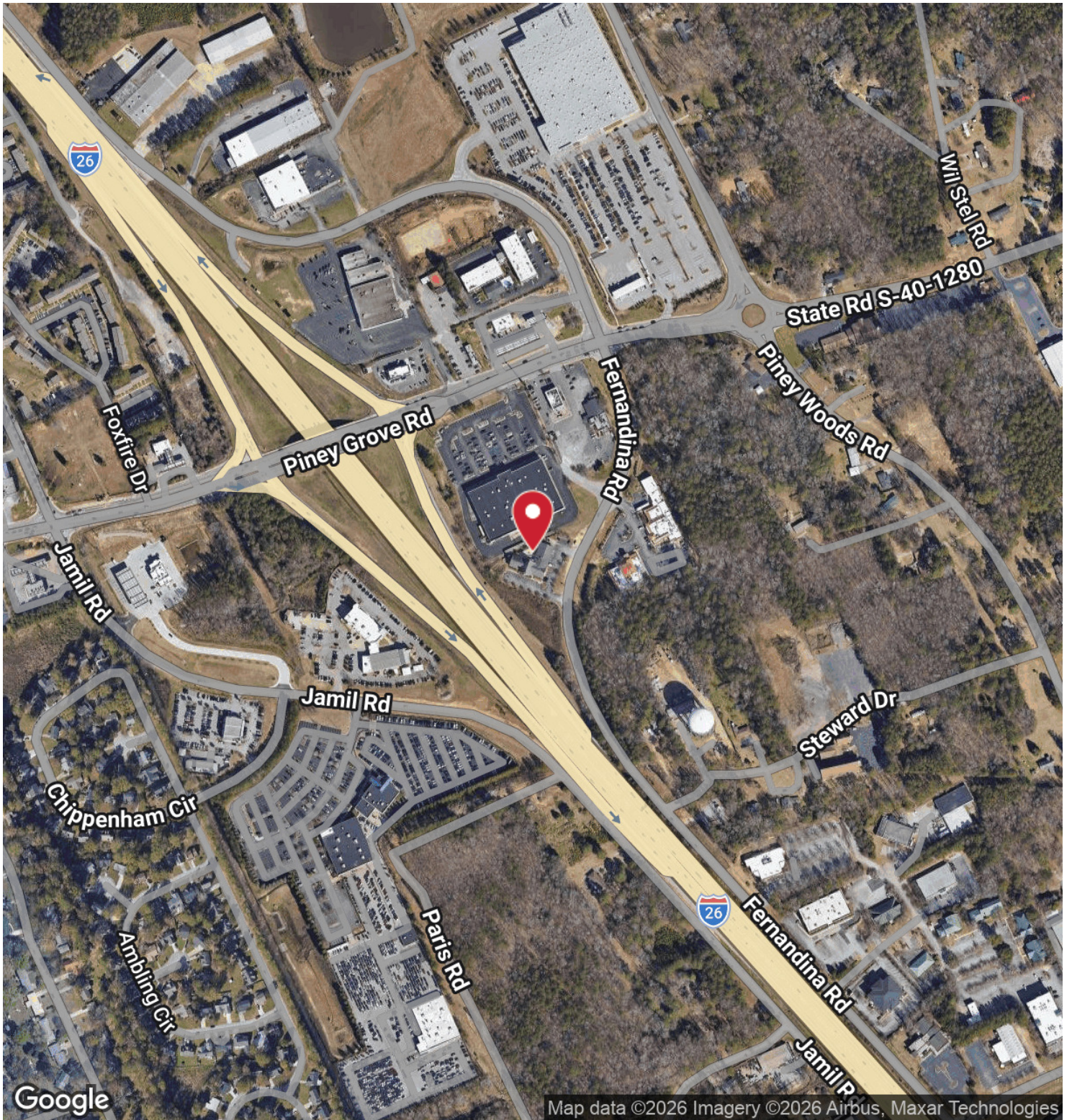
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# Location Map



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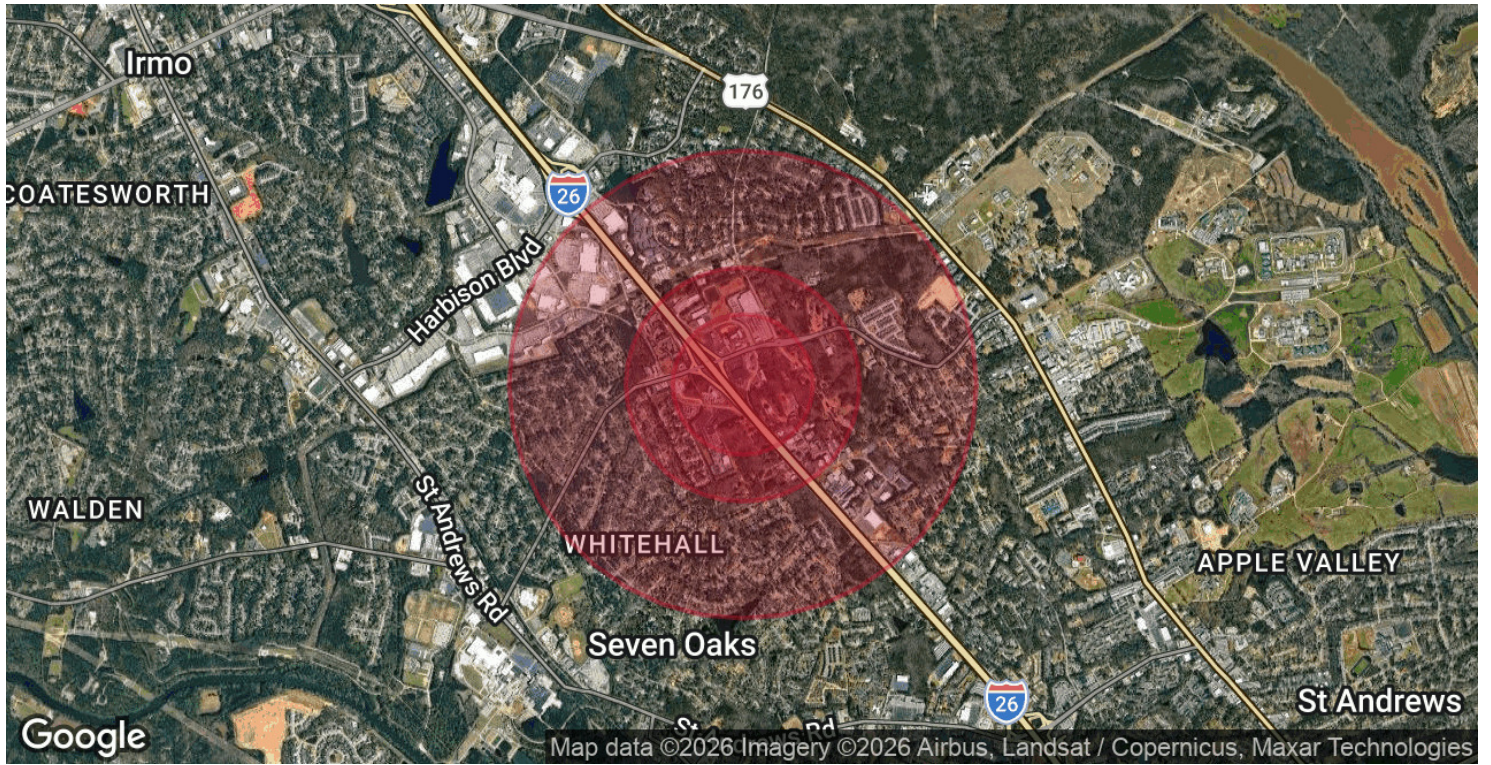
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# Demographics Map & Report



## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	95	1,015	7,231
Average Age	44	40	43
Average Age (Male)	43	39	41
Average Age (Female)	46	41	45

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	39	413	3,350
# of Persons per HH	2.4	2.5	2.2
Average HH Income	\$84,626	\$80,223	\$69,015
Average House Value	\$199,668	\$182,510	\$178,327

## TRAFFIC COUNTS

124,000/day

2020 American Community Survey (ACS)

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# Retailer Map



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