

**3,960 SQ FT  
TURNKEY  
TRIPLEX OFFICE  
BUILDING**

*Offering Memorandum*

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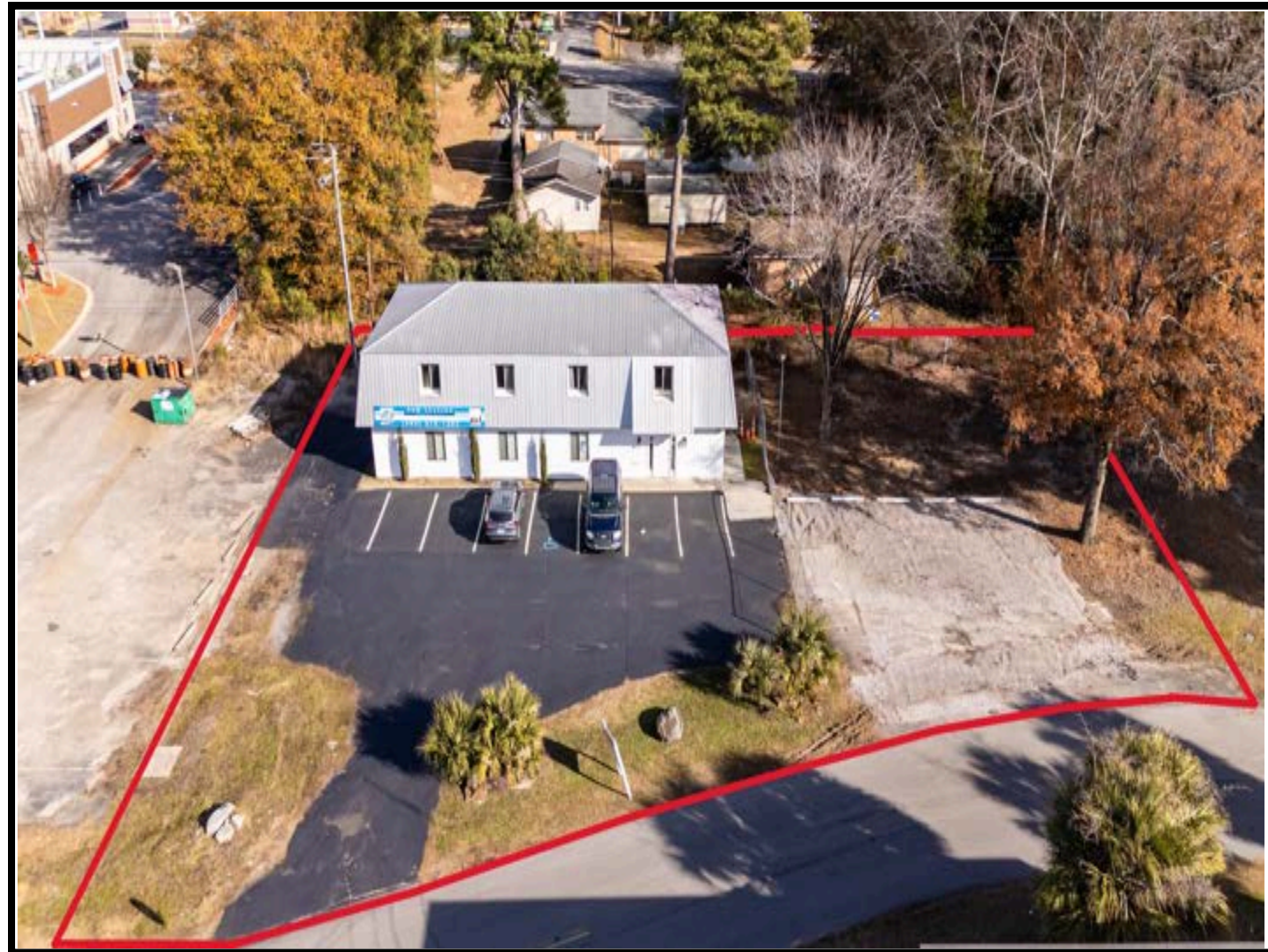
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**CENTRALLY LOCATED  
TRIPLEX / MULTI-UNIT OFFICE FOR SALE**



**Sales Summary**

PURCHASE PRICE

**\$550,000**

**123 Lawand Dr. Columbia, 29210**

## Company Overview

At Southern Visions, our leadership team and dedicated staff bring decades of experience and expertise to the table, ensuring that we meet the unique needs of every client. For over 35 years, under the direction of The Robert P. Wilkins Family, we have been a trusted name in real estate development and marketing. Throughout this time, we've successfully developed 28 residential subdivisions and five commercial office parks, consistently delivering high-quality projects.

## Development Overview

Southern Visions is unwavering in our commitment to setting the highest standards in commercial development. We work with only the most qualified professionals to ensure exceptional results in every project. Our approach combines expertise in land planning, surveying, engineering, and design, along with thorough market research, to create developments that are both innovative and community-oriented. With a focus on precision and attention to detail, we elevate every community we build, enhancing both livability and value. Our core values of integrity, loyalty, and transparency form the foundation of our business, allowing us to foster long-lasting relationships with clients and partners alike.

## DISCLAIMER

The prospective purchaser is solely responsible for conducting their own due diligence. The information contained in this Offering Memorandum is provided for informational purposes only and is not intended to be all-inclusive or to contain every detail a potential purchaser may require. Additional information and opportunities to inspect the property will be made available to interested and qualified parties upon request.

Southern Visions Real Estate, acting as the Seller's representative in this transaction, makes no representation or warranty, expressed or implied, regarding the accuracy or completeness of the information contained herein. The Owner reserves the right, at its sole discretion, to reject any and all offers or expressions of interest at any time, with or without notice. No legal obligation or commitment shall be created by the delivery of this Offering Memorandum, and a binding agreement to sell the property shall only exist if and when a written purchase agreement has been fully executed and approved by all parties.



# Property Highlights

PROPERTY	3,960 SF (2 Stories) on .55 acres +/- acres
LOCATION	123 Lawand Drive Columbia, SC
COUNTY	Richland
PROPERTY ZONING	General Commercial

High traffic area strategically located

- HIGH-TRAFFIC EXPOSURE - Bush Rive Rd. 18,600+ vehicles daily
- Located just off I-20 and I-26 in the St. Andrews submarket—Columbia's most accessible commercial corridor with quick connections to downtown, Lexington, and the airport. Ideal size for commercial development with room for expansion
- I-20: ~86,700 VPD
- I-26: ~143,200 VPD



## Property Features

- Dual-lot opportunity with expansion or redevelopment potential
- Functional existing structure with shared common areas
- Zoned for flexibility: office, medical/Healthcare office, education training, or low-impact retail uses
- Surrounded by key economic drivers including Lexington Medical Center, Riverbanks Zoo, and USC
- Parking and fenced outdoor space offer additional utility and security
- Potential triplex income of \$4700 a month



**59,754**

3 Mile Day Time Population



**.55**

.55+/- Acres



**18,600**

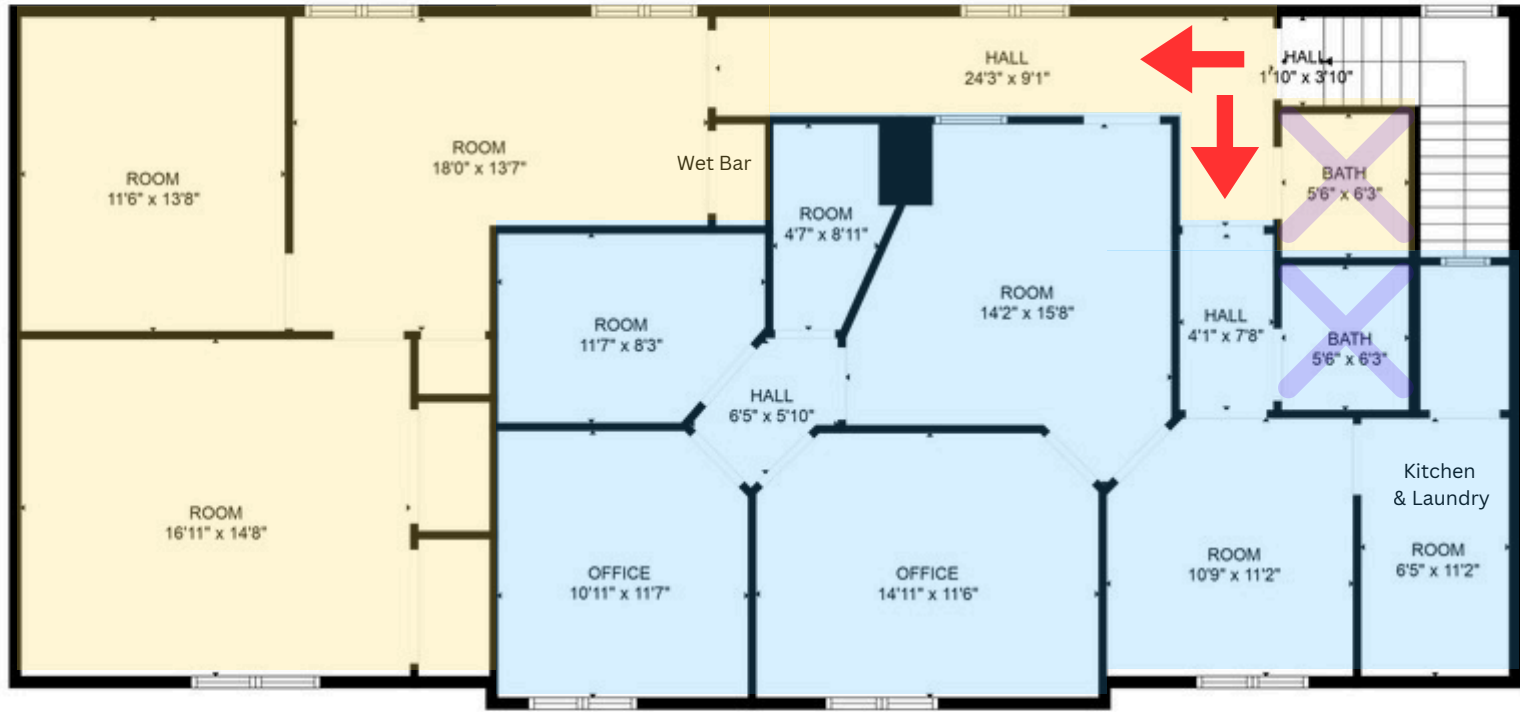
Traffic Count

# PROPERTY PHOTOS



# PROPERTY PHOTOS





A METER

B METER

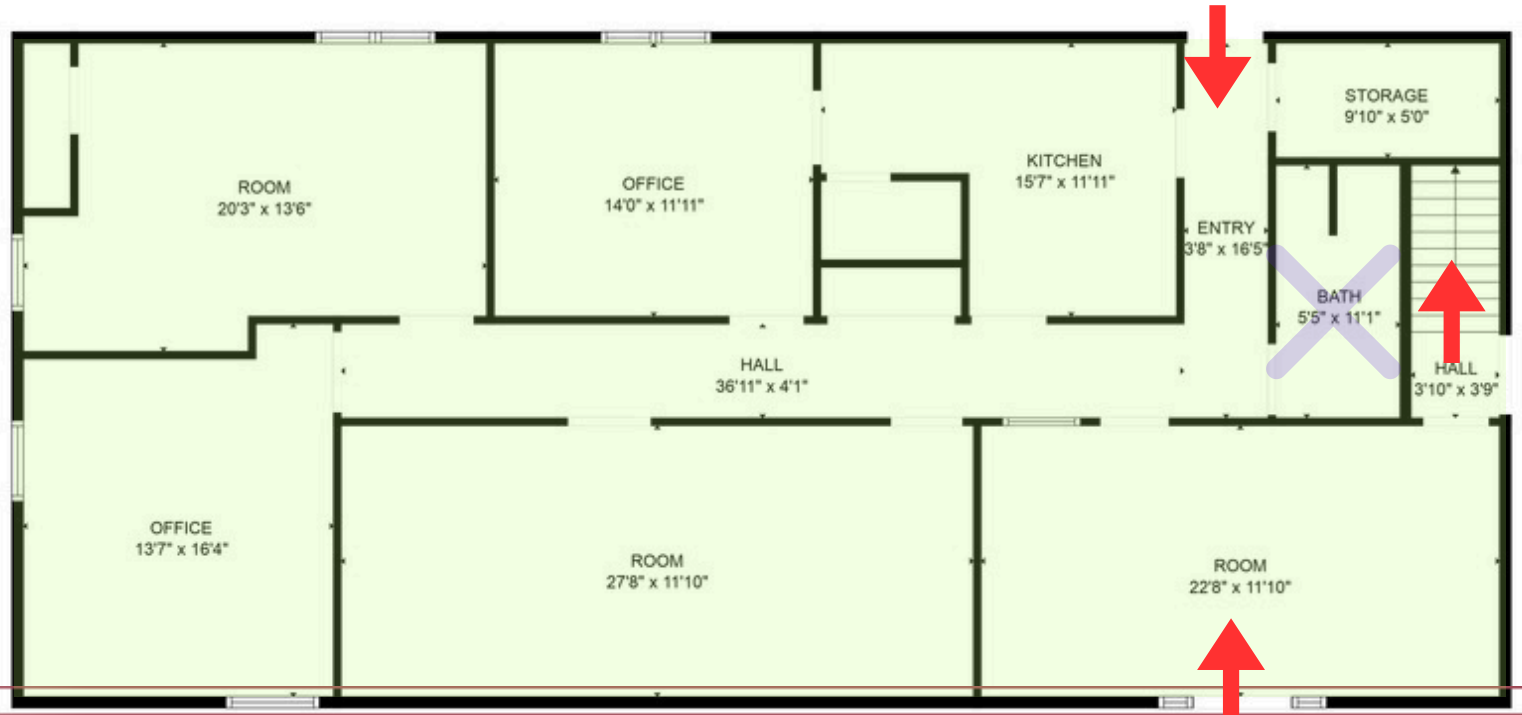
C METER

ENTRANCES

BATHROOM

**FLOOR PLANS**

**FLOOR 1**



# Bush River Road Area Overview

## St. Andrews Submarket | Columbia, SC

Bush River Road serves as a vital east-west connector in Columbia's retail and professional service network, linking neighborhoods, employers, and major highways. 123 Lawand Dr is ideally positioned just off Bush River Road between I-20 and I-26, offering direct access and maximum visibility.

- Fast access to Broad River Rd, Greystone Blvd, St. Andrews Rd, and Downtown Columbia

### Corridor Highlights:

- Surrounded by national retailers: Publix, Walgreens, CVS, Chick-fil-A, Aldi, Dollar General
- Adjacent to financial institutions, banks, and convenience services
- Highly visible and walkable commercial pockets supported by stable residential density
- Over 147,000 residents and 62,000+ households within a 5-mile radius
- Ongoing reinvestment and redevelopment activity make this a top-tier location for repositioning or occupancy

The Bush River corridor is a proven performer—combining visibility, accessibility, and proximity to Columbia's most dependable consumer and employment bases.



# Employment Drivers & Economic Anchors

The St. Andrews submarket surrounding 123 Lawand Dr is fueled by a dynamic employment base anchored by healthcare, higher education, government, and regional attractions. These employers sustain strong daytime population, traffic flow, and service demand—positioning the property for long-term relevance across office, medical, and retail use types.

- **Lexington Medical Center** (≈4 mi) Regional hospital with 6,500+ employees
- **University of South Carolina** (≈5 mi) Flagship state university with 36,000+ students and 6,400+ employees
- **State House of South Carolina** (≈5 mi) Downtown Columbia hosts over 32,000 public-sector jobs
- **Prisma Health Midlands** – Richland Campus (≈6 mi) Healthcare network employing over 15,000 people across the Midlands
- **BlueCross BlueShield of South Carolina** (≈6 mi) Corporate headquarters with ~11,000 insurance and tech employees
- **Riverbanks Zoo & Garden** (≈2 mi) One of the region's top attractions with over 1 million visitors annually
- **Dutch Square Center & Surrounding Retail** (≈1 mi) Anchored by Burlington, Planet Fitness, and neighborhood retail
- **Segra Park / Founders Park / Columbia Metropolitan Convention Center** (≈4–5 mi) Major regional event venues, generating consistent visitor and hotel activity
- **Fort Jackson** (≈11 mi) Largest U.S. Army training base east of the Mississippi, supporting thousands of jobs directly and indirectly



## Local Area Overview

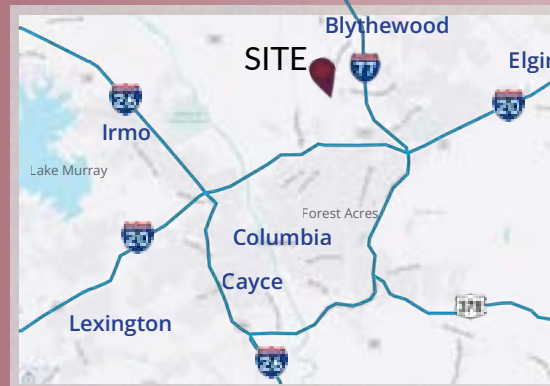
Columbia's strategic central location places it within 24 hours of two-thirds of the U.S. market, making it a prime hub for commerce and distribution. The area is served by a robust interstate network that includes I-20, I-26, I-77, and I-95, providing seamless regional and national connectivity.

Columbia is less than two hours from one of the nation's busiest deepwater ports, offers exceptional air cargo service via Columbia Metropolitan Airport, and has dual rail access through both CSX and Norfolk Southern. Key employers and logistics operators in the Columbia metro area include:

- Amazon, operating a 1-million-square-foot distribution hub with plans to expand.
- UPS, which bases its Southeast regional air hub at Columbia Metropolitan Airport, serving nine states.
- Sysco, the global leader in foodservice distribution, operates its only South Carolina distribution center from Columbia.
- Southern Glazer's Wine and Spirits, North America's largest alcohol distributor, manages South Carolina operations from its Columbia office near I-77.
- Sentinel Transport, a veteran-owned business, provides non-emergency medical transportation across the region.

Columbia continues to attract investment from advanced logistics, distribution, and service-driven companies thanks to its location, infrastructure, and skilled workforce.

## Interstate Network



## Economy & Labor Market

Columbia's ease of accessibility is a major factor in site selection for both businesses and residents. Its central location draws many to the area for its convenience and connectivity.

The Columbia, SC Metropolitan Statistical Area (MSA) consists of six counties strategically located in the heart of South Carolina—positioned halfway between the Port of Charleston and the South Carolina Inland Port in the Upstate.

Three major interstates run directly through the Columbia region, offering short drive-time access to Charlotte, NC; Atlanta, GA; Charleston, SC; and Greenville, SC, among others.

Columbia also benefits from South Carolina's strong statewide import/export infrastructure. The region is experiencing increased activity from new companies supporting the growing automotive sector and a wide range of advanced manufacturing industries.

## Major Employers



PRISMA  
HEALTH.



Kraft Heinz

Walmart  
Save money. Live better.

Husqvarna MICHELIN



LEXINGTON  
MEDICAL CENTER

nephron  
pharmaceuticals  
corporation





**Population**

	3-Mile	5-Mile
Estimated Population (2024)	89,754	188,921
Projected Population (2029)	+4.70%	+4.97%



**Households**

	3-Mile	5-Mile
Estimated Households (2024)	26,121	62,040
Projected Households (2029)	30,099	60,615



**Income**

	3-Mile	5-Mile
Avg. Household Income (2024)	\$54,213	\$80,576
Median Household Income (2024)	\$60,967	\$85,400

# Demographic Overview



**460,000**

LABOR FORCE IN THE COLUMBIA METROPOLITAN AREA



**5 MILLION**

PEOPLE WITHIN A 60-MINUTE DRIVE



**43%**

HOLD A BACHELOR'S DEGREE OR HIGHER

**#2 city for Millennial Movers**

A TOP 5 U.S. CITY FOR MILLENNIALS FOR THE LAST 2 YEARS ~ SMART ASSET

**Surge city 2020 Top 50 Best U.S. Cities**

FOR STARTING A BUSINESS ~ INC. MAGAZINE

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