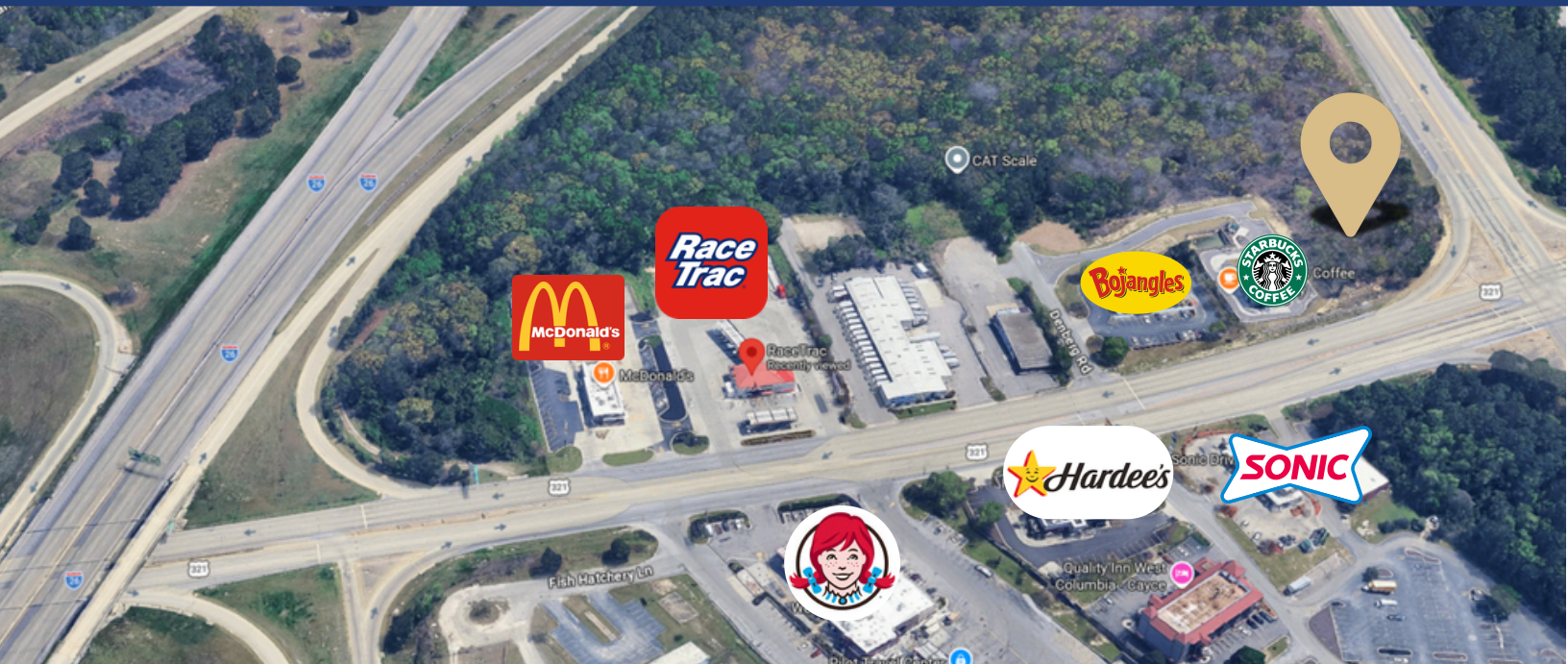


# 3045 Charleston Hwy.

3045 Charleston Hwy, West Columbia, SC 29172



5-Mile Avg HH Income  
**\$90,203**



**HIGH VISIBILITY &  
TRAFFIC COUNTS**



**9.09 ACRES  
WITH 2 LOTS**

- 9.09 Acres Available
- Prime Location Near Columbia, SC
- Excellent Access to Major Roadways & Interstates
- Growing Residential & Commercial Corridor
- Ideal for Retail, Industrial, Multifamily, or Mixed-Use Development
- Strong Regional Demographics & Growth Trends
- Minutes from Downtown Columbia & University of South Carolina
- Centrally Located Within the Midlands Market



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5-MILE HOUSEHOLDS  
**28,389**



5-MILE POPULATION  
**65,617**



5 - MI MEDIAN AGE  
**34.3**



LICENSE NUMBER: CQ1075108

CO-LISTED BY CERTIFIED  
COMMERCIAL REALTY

CERTIFIED COMMERCIAL REALTY  
100 EAST MAIN ST. LAKELAND, FL 33801



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## DAILY VEHICLE TRAFFIC



## SURROUNDING RETAIL CORRIDOR



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