

# Combined Commercial Parcels on ±10 Acres

1821 & 1835 Augusta Rd.  
1800 Decree Ave.



- Versatile mix of industrial, commercial, and residential structures across three contiguous parcels.
- ±346 Feet of Frontage on Augusta Rd (US-1) with 38,000 VPD
- Incredible visibility and exposure along a major retail and commuter corridor in West Columbia.
- Multiple Roll-Up Doors, Fenced Yards & Billboard on-site
- General Commercial and Residential zoning allows for diverse uses or re-development opportunities.
- Minutes from I-26, Downtown Columbia, and Columbia Metropolitan Airport
- Prime location for distribution, retail-service operations, or investment holding.

**\$3,200,000**

**ANGELA CASH**  
**803.606.0702**



# Offering Memorandum

## Executive Summary

Properties: 1821 & 1835 Augusta Rd, 1800 Decree Ave  
Total Acreage: Approx. 10.44 Acres  
Property Type: Auto Repair / Commercial Lot / Residential  
Zoning: C2, R2, R3 (General Commercial / Residential)  
Traffic Count: ~13,800 VPD (2024)

### Property Highlights

#### 1821 Augusta Rd

- ±6,000 SF metal building on 8.26 acres
- Four 12'x12' roll-up doors
- One oversized 12'x24' roll-up door
- Heated/cooled workspace
- 600 SF mini-split cooled office
- Gas available at rear
- Fully fenced with gated access
- 12+ parking spaces
- On-site billboard income

#### 1835 Augusta Rd

- 1.03-acre commercial lot
- Two roll-up doors: 12'x12' & 10'x8'
- Passive income property

#### 1800 Decree Ave

- Upgraded residential on 0.72 acres
- Currently leased
- 1,623 Sq. Ft

### Hard Assets + Cash Flow

- 1821 Augusta: Appraised at \$1.1M (owner-occupied)
- 1800 Decree Ave: Est. \$275K, leased at \$1,600/mo
- 1835 Augusta Rd: \$3,500/mo income
- Parking Lot Leases: \$2,300/mo
- Total Passive Income: \$88K+/year
- Upside Potential: Lease 1821 Augusta to boost returns

### Future Value & Potential

- Clean soil report (ARM Environmental)
- Over 10 acres in central West Columbia
- Mixed income from commercial & residential
- Redevelopment potential: flex, mixed-use, retail
- Infrastructure & visibility in place

## 2025 Demographics

### 1 Mile Radius

- Population: 7,460
- Median Income: \$41,083

### 3 Mile Radius

- Population: 53,549
- Median Income: \$50,626

### 5 Mile Radius

- Population: 137,956
- Median Income: \$47,437

## Location & Access

- Lexington County, City of West Columbia
- Close to I-26, downtown Columbia, airport & Amtrak
- Strong traffic, zoning flexibility, redevelopment upside
- Located just 3–5 miles south of Interstate 20, one of the region's major east-west transportation corridors.





## HIGHLIGHTS OF THE WEST COLUMBIA MARKET

- University of South Carolina: 35,000+ students; drives consistent housing, retail, and service demand
- State Capitol & Government Offices: Major employer and year-round economic anchor
- Riverfront Redevelopment: Includes West Columbia Riverwalk, Brookland, and The Vista District

Just minutes from downtown Columbia, West Columbia, South Carolina offers an exceptional blend of historic charm, Southern hospitality, and modern accessibility. Nestled along the Congaree River, the city boasts scenic riverfront views, abundant outdoor recreation, and a revitalized downtown filled with culture and local character. As part of the greater Columbia metropolitan area, West Columbia benefits from its close proximity to major demand drivers including the University of South Carolina (USC), Columbia Metropolitan Airport (CAE), state government offices, and a growing mix of business, entertainment, and cultural institutions. The area's vibrant atmosphere is fueled by historic districts, a blossoming arts community, popular locally-owned restaurants, and craft breweries. The nearby Congaree Riverwalk provides pedestrian access to The Vista, Columbia's premier dining and entertainment destination. Top attractions such as the South Carolina State Museum, Riverbanks Zoo & Garden, and Colonial Life Arena draw visitors year-round.

## MARKET OVERVIEW

West Columbia and the greater Columbia area form a key economic hub in South Carolina, supported by government, education, manufacturing, healthcare, and transportation. As the state capital, Columbia draws steady traffic from government employees, contractors, and lobbyists. Institutions like the University of South Carolina, Midlands Tech, and Columbia College generate ongoing demand from students, families, and faculty. The region is anchored by major healthcare employers such as Prisma Health and Lexington Medical Center. With direct access to I-26, I-20, and I-77, the area supports strong industrial, logistics, and blue-collar activity. West Columbia also benefits from a packed calendar of events, conventions, and USC athletic games that drive seasonal boosts. The Columbia metro area offers a powerful mix of government stability, educational influence, transportation access, and steady demand drivers—making it one of South Carolina’s most dynamic and resilient markets.



### Key Economic Drivers

- University of South Carolina: 35,000+ students; major driver of tourism, housing, and retail demand
- State Government: Columbia serves as the state capital with constant activity from agencies, lawmakers, and lobbyists
- Transportation Hub: Intersection of I-26, I-20, and I-77 supports logistics, trucking, and business travel
- Growing Industry Base: Manufacturing in automotive, aerospace, and materials.

## ECONOMIC OVERVIEW

## MAJOR EMPLOYERS

The University of South Carolina is the largest employer in the Columbia region, with over 15,000 employees and a \$5.5 billion annual economic impact. Its downtown campus drives year-round activity through conferences, athletic events, campus tours, and family visits—solidifying USC's role as a cornerstone of the local economy and South Carolina's higher education system.



- Fort Jackson is the U.S. Army's largest basic training center, bringing a steady flow of recruits, families, and contractors to the Columbia area.
- Prisma Health employs over 14,000 people locally and drives consistent activity through patient care, medical conferences, and visiting specialists.
- Lexington Medical Center, one of the region's top employers, supports the local economy through healthcare services, jobs, and corporate medical travel.
- BlueCross BlueShield of South Carolina anchors Columbia's insurance and corporate sectors, employing over 7,500 and attracting vendors, consultants, and training teams.

## MAJOR EMPLOYERS

## LEISURE

**Riverbanks Zoo & Garden** Columbia's top tourist attraction, Riverbanks Zoo & Garden draws more than one million visitors per year, offering a nationally acclaimed combination of zoological exhibits and lush botanical gardens. Located just minutes from sale parcels, the zoo serves as a significant demand generator.



**Columbia's Vista District** The Vista District serves as Columbia's entertainment and dining hub, blending historic charm with modern nightlife. The area offers fine dining, rooftop bars, breweries, art galleries, and live music venues, making it a major draw for both visitors and locals.

**Colonial Life Arena** Home to USC basketball and major touring concerts, the Colonial Life Arena is South Carolina's largest indoor entertainment venue, with a seating capacity of 18,000.

### Nearby Attractions

- South Carolina State Museum
- Congaree National Park
- Williams-Brice Stadium
- Lake Murray
- Harbison State Forest
- Township Auditorium

## HIGHER EDUCATION

**University of South Carolina (USC)** As the state's flagship university, USC enrolls over 35,000 students and maintains more than 250 degree programs. Located in downtown Columbia, the university hosts academic conferences, recruiting events, athletic competitions, and parent weekends.

**Midlands Technical College** With more than 8,500 students, Midlands Technical College is one of South Carolina's largest community colleges, offering a broad range of technical and vocational programs.

**Benedict College** Founded in 1870, Benedict College is one of the nation's leading HBCUs, with over 2,000 students.



LEISURE / HIGHER EDUCATION

## HEALTHCARE

### **Prisma Health Richland Hospital**

Prisma Health Richland Hospital is the region's largest hospital and a Level I Trauma Center. With 649 beds, the hospital serves as a referral center for patients from across the Midlands, drawing visiting families, medical specialists, and clinical trial participants.

### **William Jennings Bryan Dorn VA Medical Center**

The Dorn VA Medical Center provides comprehensive care to over 83,000 veterans across South Carolina, a key regional VA hub.

### **Lexington Medical Center**

Lexington Medical Center, just minutes from the Hotel, is a 557-bed medical complex offering advanced treatment and surgical care. As one of the area's largest employers, it drives significant medical travel, including visiting physicians, vendor sales reps, and patient family lodging.



## TRANSPORTATION

### **Columbia Metropolitan Airport (CAE)**

CAE handles more than 1.3 million passengers annually and offers non-stop service to major hubs including Atlanta, Charlotte, Dallas, and Washington, D.C.. The airport supports corporate travel, military logistics, and sports team transportation, all consistent for various redevelopments

**Norfolk Southern & CSX Rail** Columbia's freight rail infrastructure, supported by Norfolk Southern and CSX, enhances the city's position as a regional logistics hub.

**Port of Charleston** Located just 120 miles from Columbia, the Port of Charleston is one of the busiest and most efficient ports on the East Coast. It fuels commerce, distribution, and industrial growth throughout the Midlands.



CAE

## HEALTHCARE / TRANSPORTATION