

1835 Augusta Rd

West Columbia, SC 29016

Offered at:

\$1,200,000



Property Overview

- 1.02 AC with $\pm$ 6,250 SF Metal Building
- 2 Roll-Up Doors
- Flex Building
- Prime location on Augusta Road
- Income Producing
- Infrastructure & Visibility in Place
- $\pm$ 119 Feet of Road Frontage
- Multiple Parcels are Available



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Strategic Opportunity in a Growing Lexington County Market



Market Overview | West Columbia, SC

1821 Augusta Rd • West Columbia, SC



Location & Access

- Lexington County within the City of West Columbia
- Minutes to downtown Columbia, CAE airport and Amtrak
- Strong traffic exposure with flexible redevelopment upside
- Positioned roughly 3–5 miles south of I-20 via Augusta Rd / Highway 1

Market Overview

West Columbia offers a rare blend of riverfront character, accessibility and year-round demand. The property benefits from proximity to downtown Columbia, the Congaree River corridor, the University of South Carolina, Columbia Metropolitan Airport and major state government offices. Historic districts, local restaurants, breweries and the Riverwalk continue to reinforce the area as one of the Midlands' most active mixed-use and redevelopment markets. Ongoing public and private investment throughout the corridor continues to elevate property values and attract new residential, retail and service-oriented development.

2025 Demographics

1 Mile Radius

Population: 7,260
Median Income: \$41,083

3 Mile Radius

Population: 53,349
Median Income: \$50,626

5 Mile Radius

Population: 137,556
Median Income: \$47,437

Traffic Count

±38,000 VPD
Augusta Road



Well-Located Asset in a High-Growth Corridor

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Economic Overview

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Regional Positioning

West Columbia and the broader Columbia region form one of South Carolina's most resilient economic hubs. Government employment, higher education, healthcare systems, industrial users and transportation infrastructure all contribute to steady daytime traffic and durable demand. Direct access to I-26, I-20 and I-77 further supports logistics, business travel and blue-collar activity throughout the Midlands.

Ongoing population growth and continued investment across the Columbia MSA further reinforce long-term stability and absorption.

Key Economic Drivers

- University of South Carolina with 35,000+ students drives tourism, housing and retail demand
- State government activity creates consistent traffic from agencies, lawmakers, contractors and lobbyists
- Interstate access at I-26 / I-20 / I-77 supports freight movement and regional connectivity
- Prisma Health and Lexington Medical Center anchor the healthcare economy
- Manufacturing and materials sectors add depth to the regional employment base



Demand Drivers

- USC, Midlands Tech and related institutions create recurring academic and event demand
- Healthcare employment attracts patients, vendors and medical travel
- Government, military and corporate users add weekday traffic and spending
- Seasonal boosts come from conventions, concerts and USC athletics

The Columbia metro offers a balanced blend of stability, educational influence, transportation access and year-round activity—attributes that continue to support investment and redevelopment in West Columbia. As the state capital, the region benefits from a consistent employment base driven by government agencies, contractors and affiliated services. The presence of major institutions such as the University of South Carolina and Midlands Technical College generates ongoing demand from students, faculty and support industries. Healthcare systems including Prisma Health and Lexington Medical Center further anchor the market with steady employment and regional draw. Strategic access to interstate corridors and proximity to the Columbia Metropolitan Airport enhance logistics, distribution and business travel throughout the Midlands.

Economic Stability Supported by Education, Government & Transportation

Major Employers

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Regional Employment Base

The Columbia region is anchored by institutional employers with broad economic reach. Major universities, healthcare systems, military operations and corporate users sustain visitor activity, vendor traffic and daily workforce demand throughout the market.



Employers

- University of South Carolina — largest regional employer with 15,000+ employees and significant annual economic impact
- Fort Jackson — the U.S. Army's largest basic training center, bringing recruits, families and contractors to the area
- Prisma Health — 14,000+ local employees and steady medical conference / specialist traffic
- Lexington Medical Center — major healthcare employer supporting jobs, services and medical travel
- BlueCross BlueShield of South Carolina — a major insurance and corporate anchor employing 7,500+



Major Employers Support Long-Term Traffic, Services & Regional Spending

Lifestyle & Regional Demand Drivers

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Visitor Demand

- Riverbanks Zoo & Garden draws more than one million visitors annually
- The Vista District blends dining, nightlife, breweries, galleries and entertainment
- Colonial Life Arena brings USC basketball and major touring concerts
- The Congaree Riverwalk strengthens year-round recreation and connectivity



Higher Education

- USC enrolls 35,000+ students with more than 250 degree programs
- Midlands Technical College serves 8,500+ students across technical and vocational programs
- Benedict College adds additional student, faculty and event activity to the market



Attractions

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



Lifestyle Amenities & Higher Education Reinforce Area Demand

Healthcare & Transportation

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Healthcare

- Prisma Health Richland Hospital is the region's largest hospital and a Level I Trauma Center with 649 beds
- The Dorn VA Medical Center serves more than 83,000 veterans across South Carolina
- Lexington Medical Center is a 557-bed medical complex and one of the area's top employers



Air Travel

- Columbia Metropolitan Airport handles 1.3M+ passengers annually with nonstop service to major hub markets

Railways

- Norfolk Southern and CSX strengthen Columbia's freight and logistics position



Medical Infrastructure & Connectivity Enhance Regional Reach