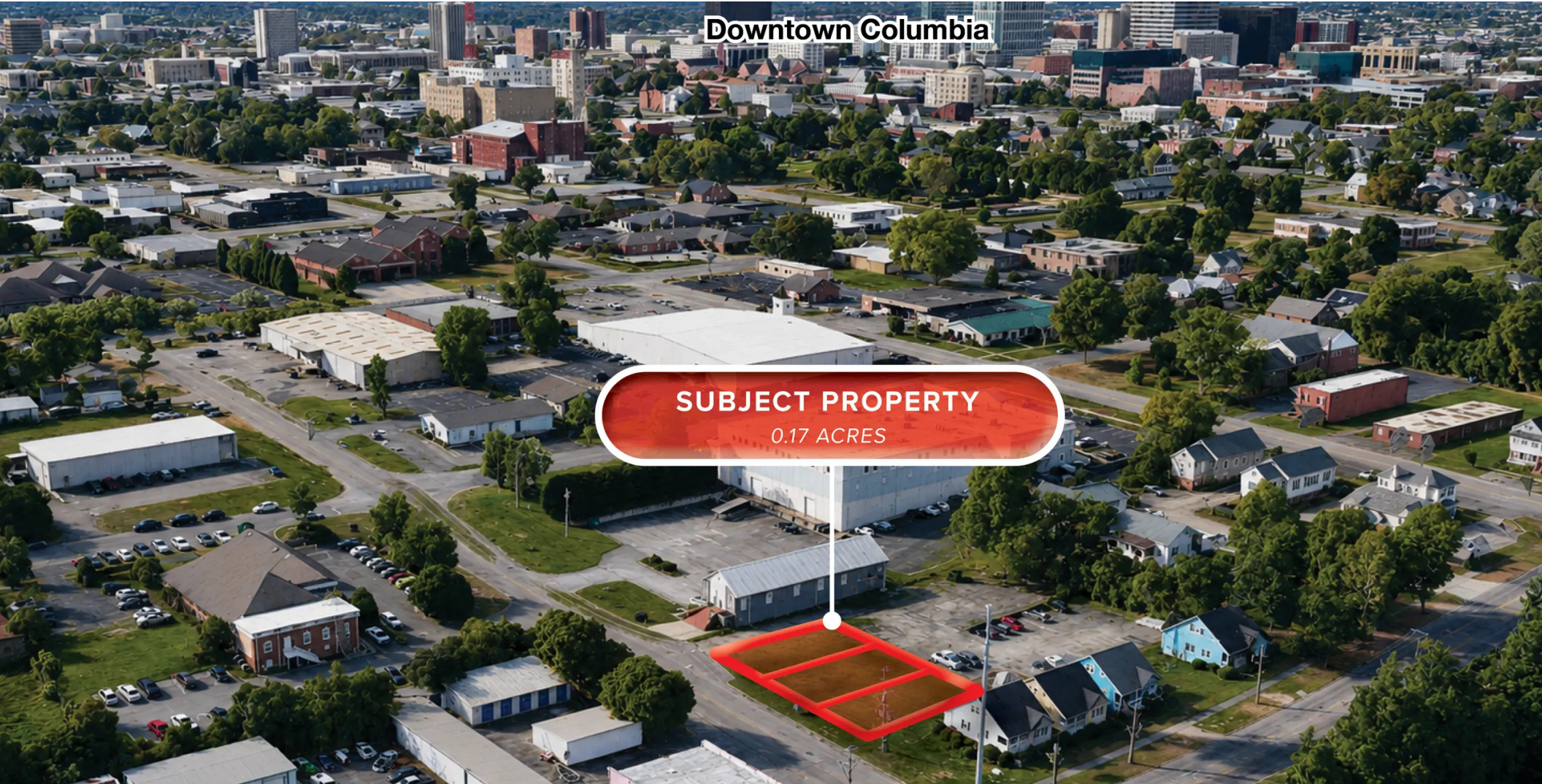


Commercial Lot | Columbia, SC

1898 CALHOUN ST



Offering Memorandum



612.413.4200 • brisky.com

Downtown Columbia
PROPERTY SUMMARY

Address: 1898 Calhoun St, Columbia, SC

Sale Price: \$325,000

Number of Lots: 3

Total Lot Size: 0.17 AC

Zoning: C-3

Location: CBD

Current Use: Vacant Land

APNs: 11404-04-23 (0.06 AC)
11404-04-24 (0.06 AC)
11404-04-25 (0.05 AC)



PROPERTY HIGHLIGHTS

Commercial Land in a Growing Market -

Located in Columbia, South Carolina's capital city and second-largest metropolitan area, this property benefits from regional economic drivers and a growing population base. Situated in a suburban area just over a mile from the University of South Carolina, the largest university in the state, which serves as a major employment, education, and cultural hub.

Versatile Zoning -

Zoned C-3 Commercial, the property offers flexibility for a wide range of commercial development opportunities. Potential uses include free-standing retail buildings, professional and medical office space, restaurants, service-oriented businesses, and other complementary commercial uses.

Solid Demographics -

Within a three-mile radius, the property benefits from a population of more than 93,000 residents and average household incomes exceeding \$78,000. Supported by established residential neighborhoods, the presence of a major university, and strong demographic fundamentals, the site offers an attractive opportunity.

Flexible Development Potential -

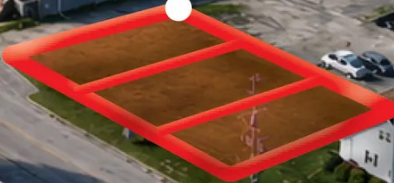
Perfect opportunity for investors, developers, and owner-users seeking to capitalize on Columbia's continued growth. The site offers the flexibility to accommodate a wide range of retail, office, service, and mixed-use development concepts.

Development-Friendly Topography -

Featuring generally flat topography, which offers an ideal foundation for development with minimal site preparation required.

Downtown Columbia

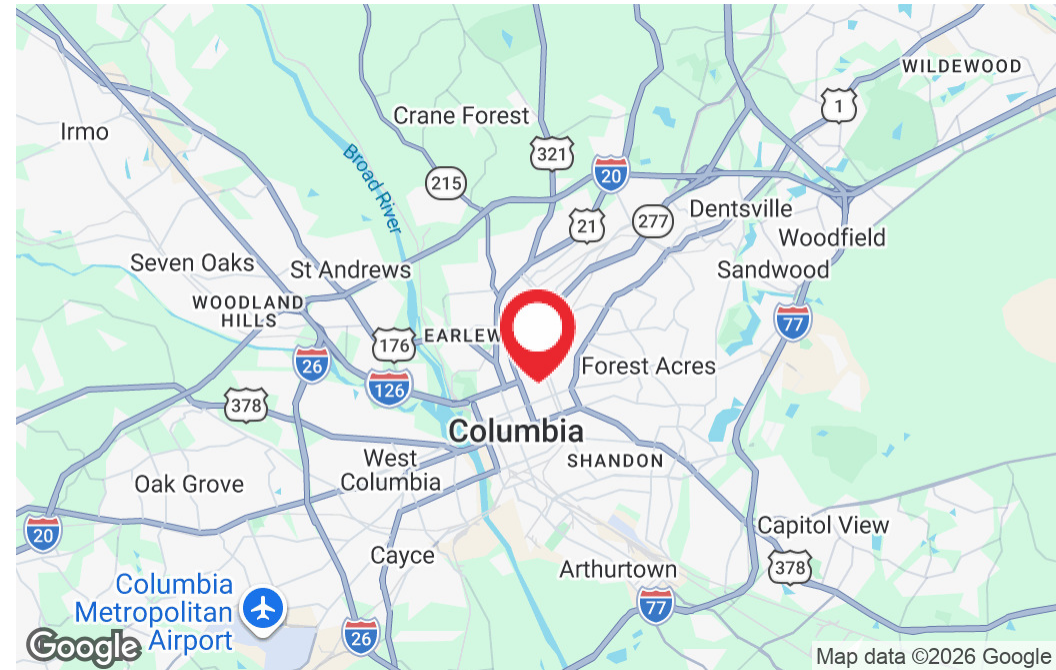
SUBJECT PROPERTY
0.17 ACRES



Market Overview

About Columbia, SC

As the capital city of South Carolina, Columbia serves as the state's political, educational, and economic center. Strategically positioned at the intersection of Interstates 20, 26, and 77, the city provides convenient access to major Southeastern markets, including Charlotte, Atlanta, Charleston, and Greenville. Columbia has experienced steady population growth and ongoing investment across residential, commercial, and infrastructure sectors. The area's business-friendly environment, affordable cost of living, and central location within the Southeast continue to attract employers, residents, and visitors alike. Home to the flagship campus of the University of South Carolina, Columbia benefits from a highly educated workforce, a vibrant cultural scene, and a strong pipeline of talent that supports continued business growth. The metropolitan area is anchored by a diverse economy driven by government, healthcare, higher education, advanced manufacturing, and military operations.



Demographics

	3 Mile	5 Mile	10 Mile
Population	92,159	176,850	380,023
Population 5 Year Forecast	95,922	183,703	394,823
Households	40,532	77,686	158,737
Household 5 Year Forecast	42,310	80,946	165,356
Avg Household Income	\$77,030	\$77,448	\$80,074
Median Home Value	\$268,724	\$239,237	\$224,069
Median Age	31.4	33.2	35.5

Contact



About Us

Brisky Focuses on Net Lease Properties and Investment Real Estate Nationwide

Our dynamic team of industry experts follows a results-driven approach to bring together buyers and sellers for investment real estate. From market research and industry knowledge to analytics, underwriting, and negotiating, Brisky has the proven track record and longstanding experience to meet your goals and expectations.

We want to be the link between commercial real estate buyers and sellers, forging successful relationships and results through innovative technology, experience, and continual growth. Our industry is constantly shifting and changing, and so are we. Brisky has been a driving force nationally for investment real estate. And we aim to be the successful partner who grows alongside you.



Matthew Manning

Associate

mmanning@brisky.com
Direct: 612.413.4200 x109
Cell: 908.577.1811
NC #362373

Downtown Columbia

Brian Brockman

Broker

Bang Realty-South Carolina Inc
bor@bangrealty.com
513-898-1551
SC License #: 108250

SUBJECT PROPERTY
0.17 ACRES

Confidentiality & Disclaimer

The following notices are provided by Brisky Enterprises MN Inc. dba Brisky Net Lease and/or Brisky Commercial Real Estate.

DISCLAIMER - The information contained herein was obtained from sources believed reliable, however, Brisky Net Lease makes no guarantees, warranties, or representations as to the completeness or accuracy thereof, including age and square footage information. Brisky Net Lease has not researched the income or expenses of the property herein, and this brochure is not intended to project future financial performance. Brisky Net Lease does not warrant the property herein is free of harmful or contaminating substances. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice. Buyer is strongly encouraged to verify information and seek out the assistance of other professionals as needed in determining if the property marketed herein meets Buyer's needs.

CONFIDENTIALITY - This brochure and any attachments is privileged and confidential. It is intended only for the use of the designated recipient(s). Do not share this brochure, directly or indirectly, without the written consent of Brisky Net Lease.

NON-ENDORSEMENT NOTICE - Brisky Net Lease is not sponsored or endorsed by, nor affiliated with, any commercial tenant(s) or lessee(s) provided in this Brochure. Logos and company names are provided for potential Buyers to assist in research of the property marketed herein.

NET-LEASED DISCLAIMER - Please be advised the property herein is a Net Leased property. This means the following: It is Buyer's responsibility to verify the information provided herein, and not Brisky Net Lease. Any projections or estimates utilized in this Brochure do not represent current or future financial performance. Independent research by Buyer and a tax professional and/or legal professional to determine if this property meets Buyer's needs is highly recommended. Brisky Net Lease does not guarantee financial performance of the property described herein. Brisky Net Lease shall NOT be responsible for any costs or expenses associated with the research Buyer deems necessary to make a determination regarding purchasing the property herein.

REPRESENTATION - Brisky Net Lease is representing the Owner in this transaction. Should Buyer desire representation, they are encouraged to research and secure their own, independent financial and/or legal representation.

AMERICANS WITH DISABILITIES ACT - The United States Congress enacted the Americans with Disabilities Act, in part, to ensure business establishments are equally accessible to persons with disabilities. Modifications to real property may be required to stay in compliance. State and local laws may mandate additional modifications. Neither the Owner nor Brisky Net Lease are qualified to advise Buyer as to what, if any, changes may be required now, or in the future. Buyer should consult with attorneys, and qualified design professionals for additional information.

REMEDIES - If there is a breach or threatened breach of any of the foregoing, Owner and/or Brisky Net Lease shall be entitled to seek remedies through court proceedings via an injunction restraining Buyer. Brisky Net Lease and/or Owner are not required to prove actual damages or monetary damages. Nothing herein shall be construed as prohibiting Owner and/or Brisky Net Lease from pursuing remedies available as a matter of law or in equity. Should Owner and/or Brisky Net Lease prevail in litigation against Buyer, Buyer shall be liable for payment of Owner's and/or Brisky Net Lease's reasonable attorney fees, court costs, and related expenses incurred in litigation in addition to any relief the court may order at its discretion.

© Brisky Enterprises MN, Inc. All rights reserved.

