

COLUMBIA, SC

3055 BROAD RIVER RD

10,125 SF AVAILABLE FOR SUBLEASE



10,125 SF




41,200 ADT on Broad River Rd

- Former CVS Available for sublease
- Fully signalized hard corner with excellent visibility on Broad River Rd
- Easy access from I-20 and I-26
- Close proximity to Columbiana Center and Harbison Blvd

Call to discuss

Richland

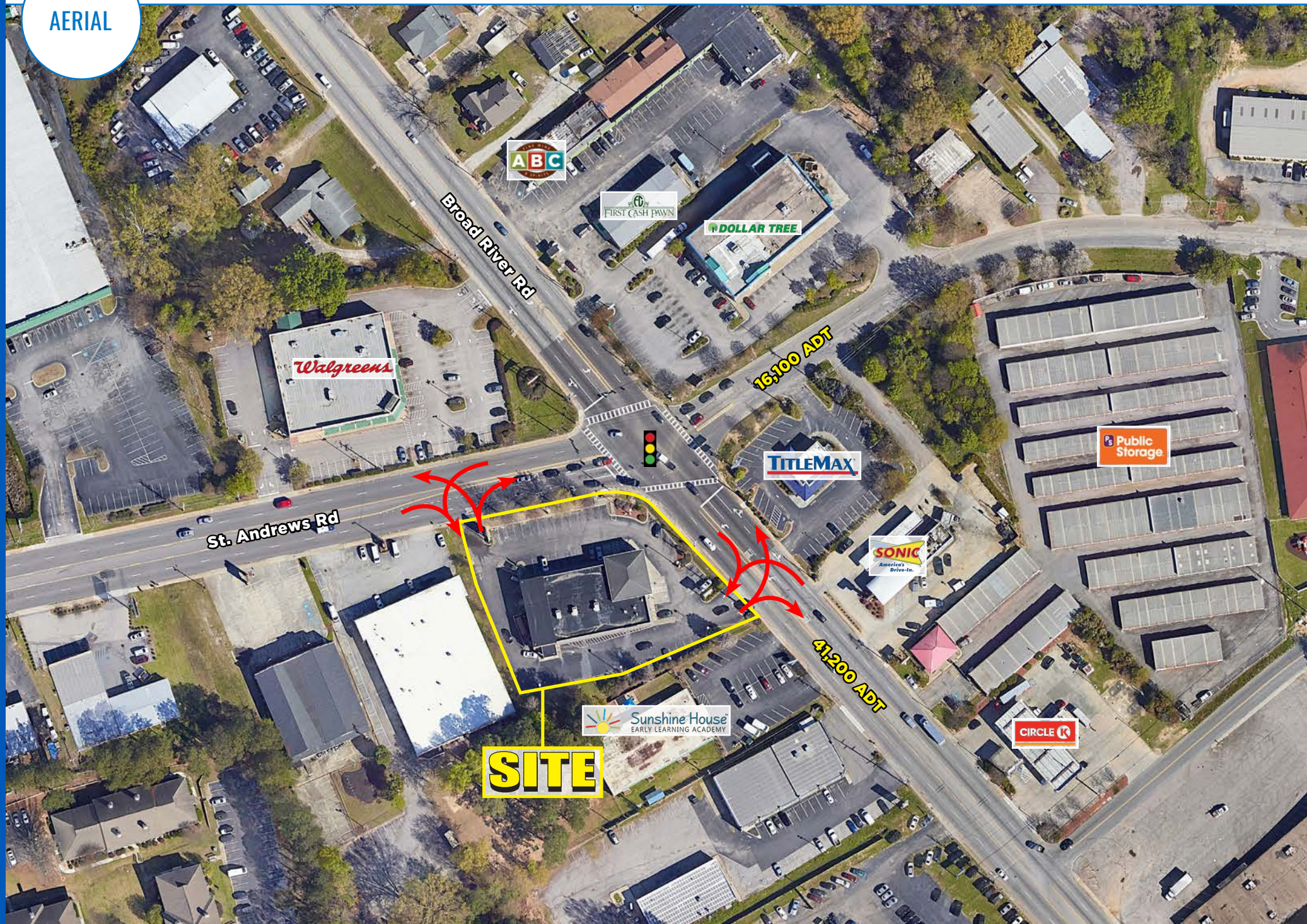


	DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
	TOTAL HOUSEHOLDS	6,271	22,646	52,798
	TOTAL POPULATION	12,361	51,130	116,028
	MEDIAN HH INCOME	\$46,702	\$52,724	\$57,810

AERIAL



AERIAL





SOUTH CAROLINA

COLUMBIA

Columbia, South Carolina, the state's capital and largest city, blends rich history with a growing modern energy. Located at the confluence of the Saluda and Broad Rivers, Columbia boasts a lively downtown, historic neighborhoods, and a strong sense of community. The presence of the University of South Carolina brings a youthful vibrancy, supporting a diverse cultural scene filled with art galleries, festivals, and live performances. The city also offers abundant outdoor recreation, including the scenic Riverwalk, Congaree National Park nearby, and numerous parks and green spaces that highlight its natural beauty.

Economically, Columbia serves as a regional hub for government, education, healthcare, and manufacturing. Major employers such as BlueCross BlueShield of South Carolina, Prisma Health, and Dominion Energy provide stability and job growth. The city's economy continues to diversify with growing tech and service sectors, supported by a revitalized downtown that attracts new businesses and residents. With its combination of Southern hospitality, cultural sophistication, and affordable living, Columbia offers an appealing balance of opportunity and quality of life.



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