

NOW ON THE TEN - X AUCTION SITE - BID JUNE 22



# SUNSET COURT

2249 SUNSET BLVD  
WEST COLUMBIA, SC 29169

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$0
Lot Size:	6.47 Acres
Year Built:	1961
Occupancy:	59%
Building Size:	54,259 SF
Market:	West Columbia
Parking Spaces:	246
Price / SF:	\$0.00

## PROPERTY OVERVIEW

Sunset Court is a 54,000 SF Neighborhood Center located on Sunset Boulevard with a traffic count of 26,500 cars per day. The property features a retail building shown above on left with a 20,000 SF anchor space and a group of Office/Personal Services buildings. There are 246 parking spaces available and the area behind the building could be used for additional/employee parking. Now listed under Ten X at: <https://www.ten-x.com/commercial/listing/2249-2315-sunset-boulevard-west-columbia-sc-29169/1000013292/>

## PROPERTY HIGHLIGHTS

- Sunset Boulevard is a major artery connecting Columbia with Lexington to the west. Commercial and residential construction in the immediate market area is continuing at a rapid pace.
- The existing tenants include a popular Thai restaurant, a branch location of the oldest and most successful deli in the Columbia area and a well recognized karate studio.
- Center is located ¼ mile east of the interchange on I-26. The Lexington County Hospital complex with associated medical office buildings, a major traffic and employment generator, is located at the NWQ of the interchange.
- Significant value can be added if the 20,000 SF anchor space is divided into smaller spaces and the additional vacant units are leased up to increase revenue.
- Average in place rent is \$8.40 psf, offering tremendous upside and additional value.



# Increasing Value



## CREATION OF AN OUT LOT

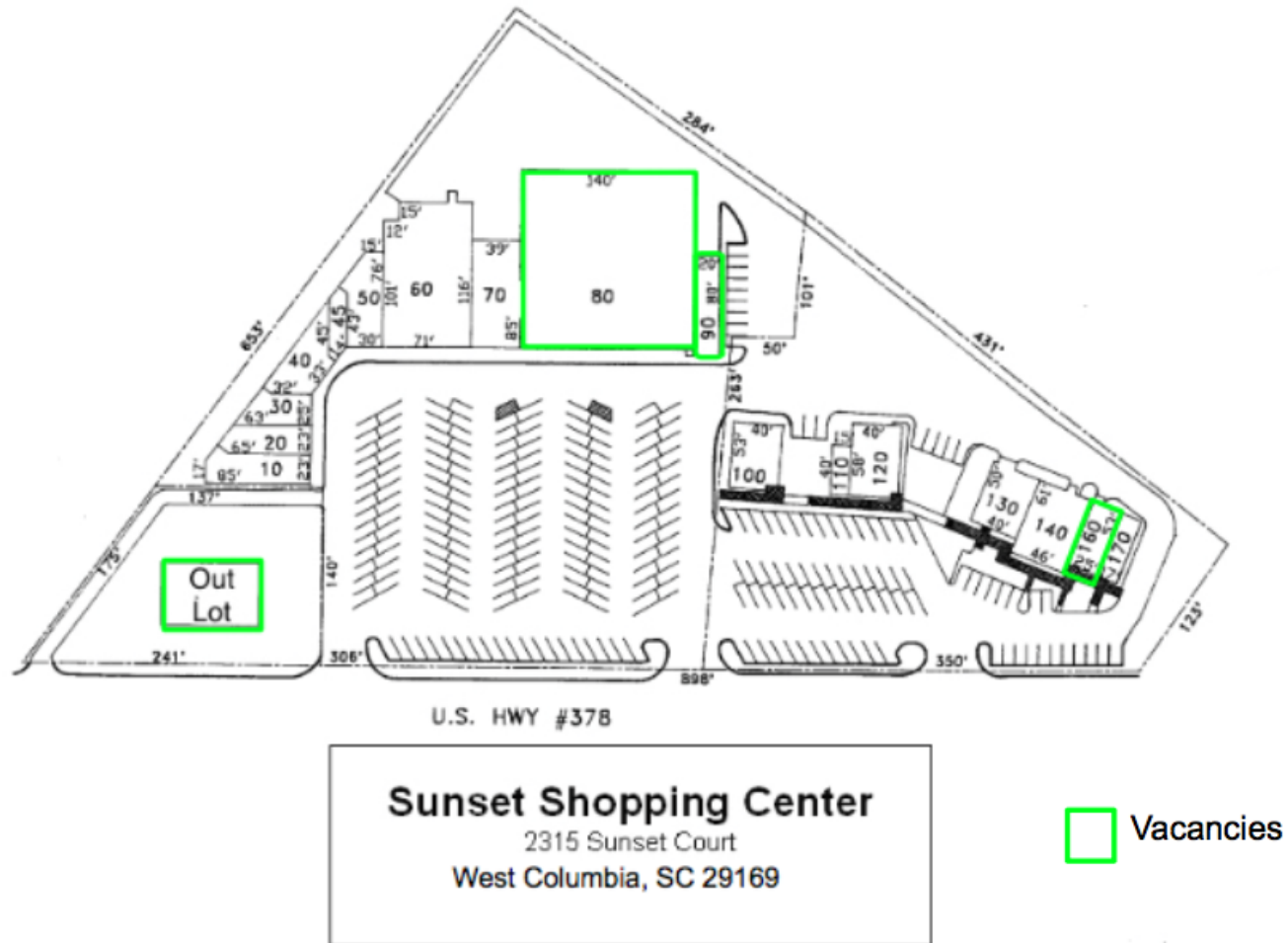
Creation of an out lot that faces Sunset Boulevard would increase income and significantly improve the visual appearance of the shopping center. Additionally, aligning the entrance with the existing traffic signal next to the out lot will improve accessibility and traffic circulation.



## LEASE THE VACANT SPACES

The 19,880 SF vacant anchor space could potentially be subdivided into smaller units to create greater lease demand. Placing tenants in the other vacant spaces will drive up revenue and increase the average lease income. The additional vacant spaces include a 1,300 SF retail/office unit and a 1,600 SF restaurant end cap. The restaurant space includes existing restaurant equipment and the potential to add a drive thru to the property.

# Site Plan



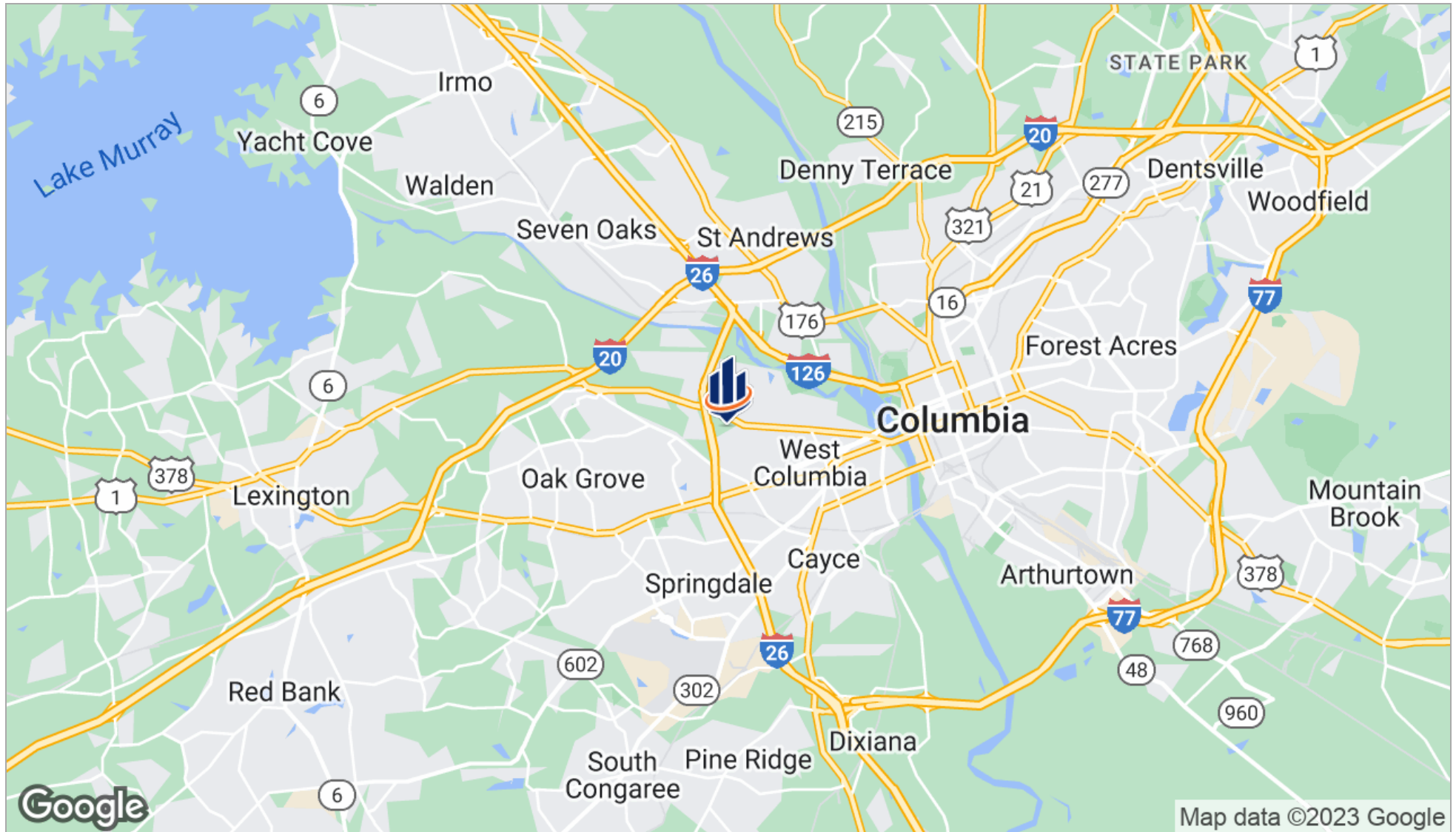


# Additional Photos

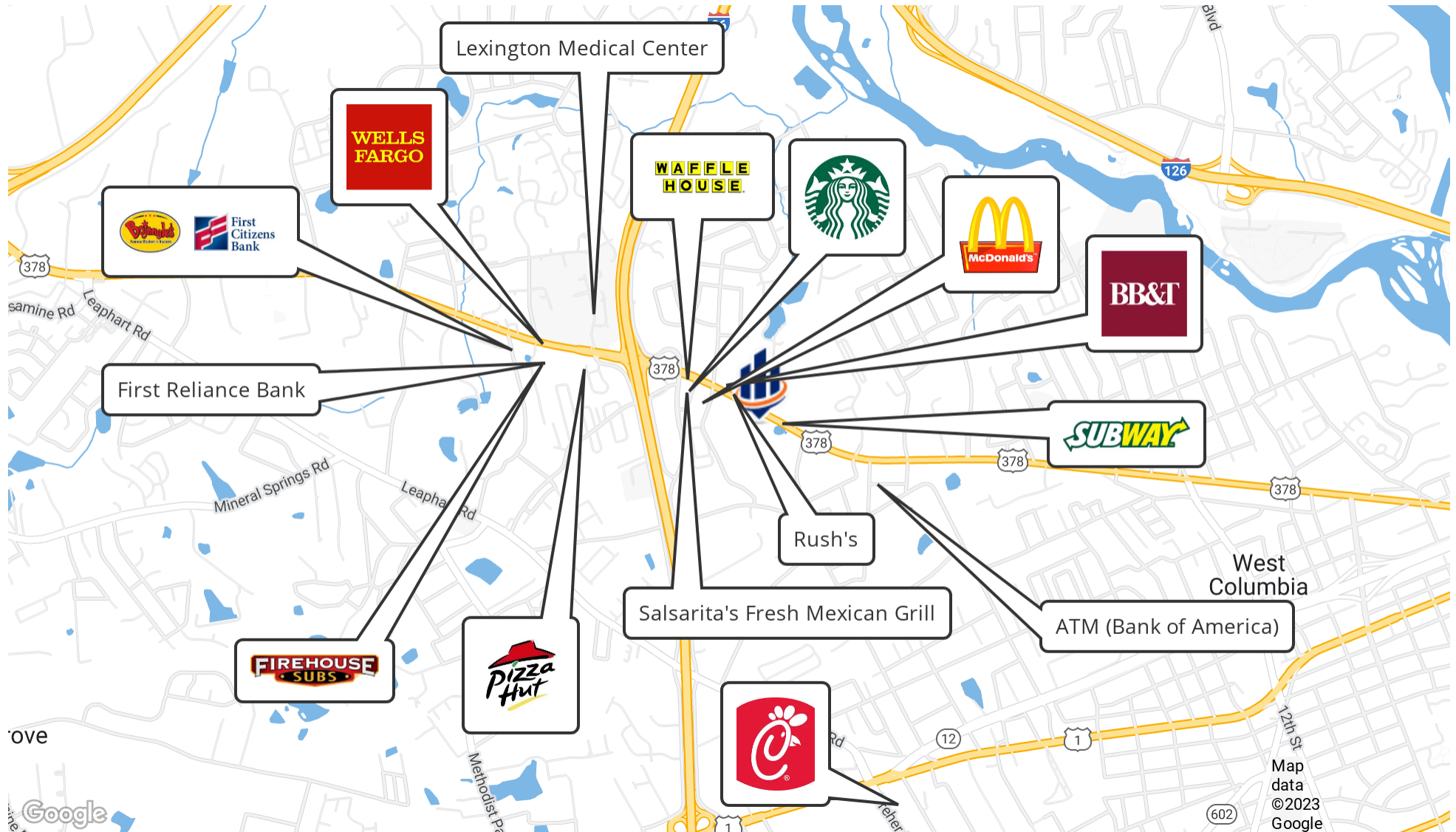




# Location Maps

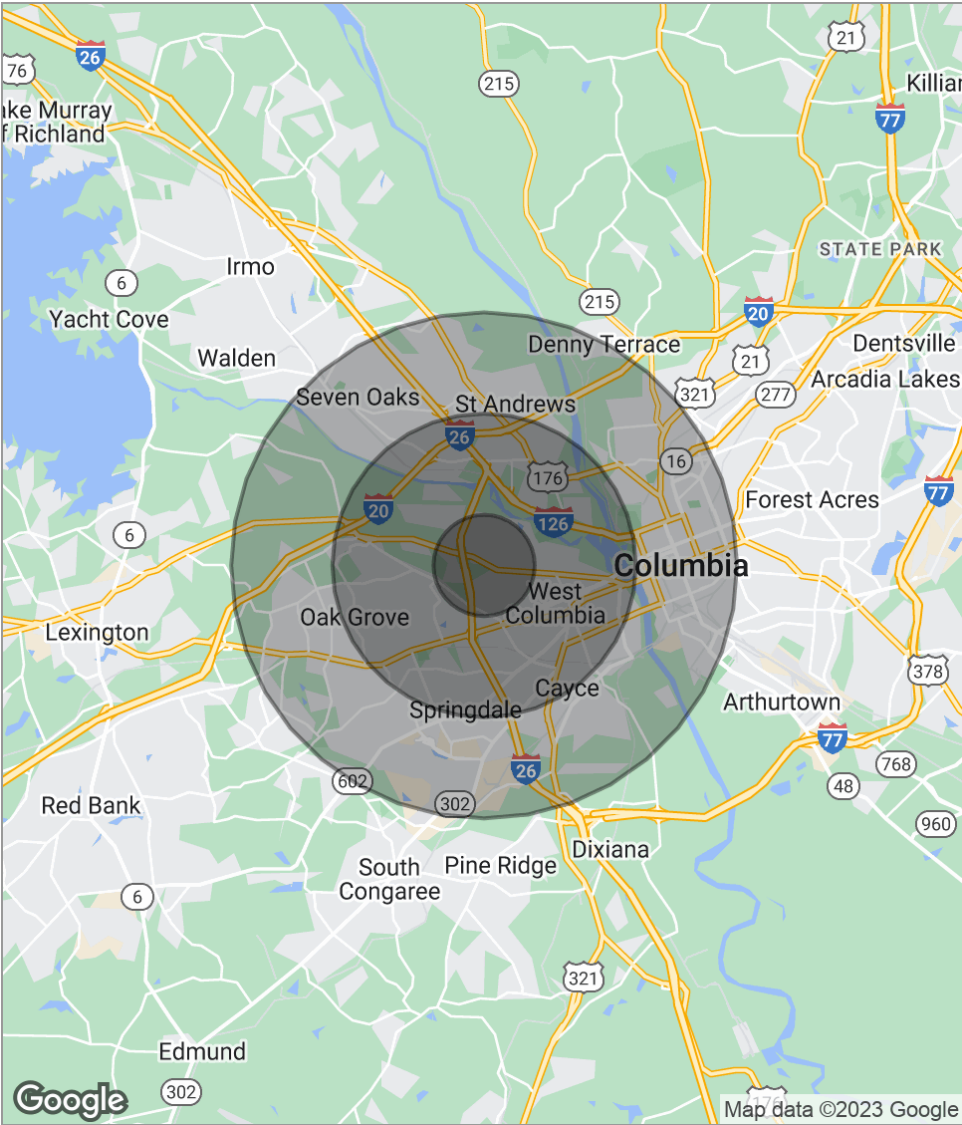


# Retailer Map





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,568	46,538	122,234
Median age	40.3	35.4	34.1
Median age [Male]	39.2	34.7	33.3
Median age [Female]	41.2	35.8	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,927	22,089	53,871
# of persons per HH	2.4	2.1	2.3
Average HH income	\$66,545	\$50,724	\$50,706
Average house value	\$124,503	\$123,869	\$131,372

\* Demographic data derived from 2020 ACS - US Census