

RETAIL PROPERTY FOR
SALE

GREAT REDEVELOPMENT
OPPORTUNITY



Exclusively Presented By

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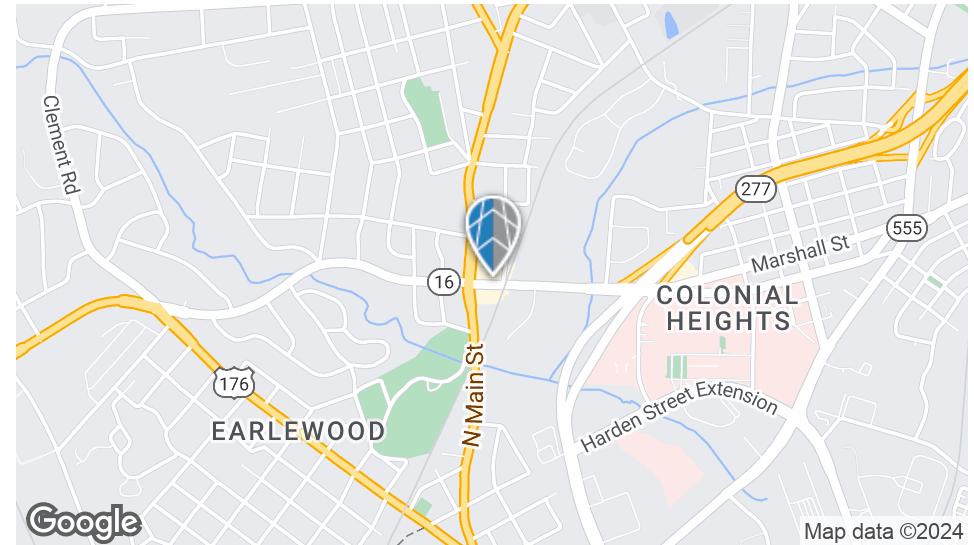
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ROI COMMERCIAL, LLC

1300 Sumter Street

Columbia, SC 29201

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PROPERTY SUMMARY

Sale Price:	\$399,000
Lot Size:	0.867 Acres
Building Size:	2,988 SF
Year Built:	1980
Zoning:	M-1
Sub Market:	North Columbia
Cross Streets:	North Main Street

PROPERTY OVERVIEW

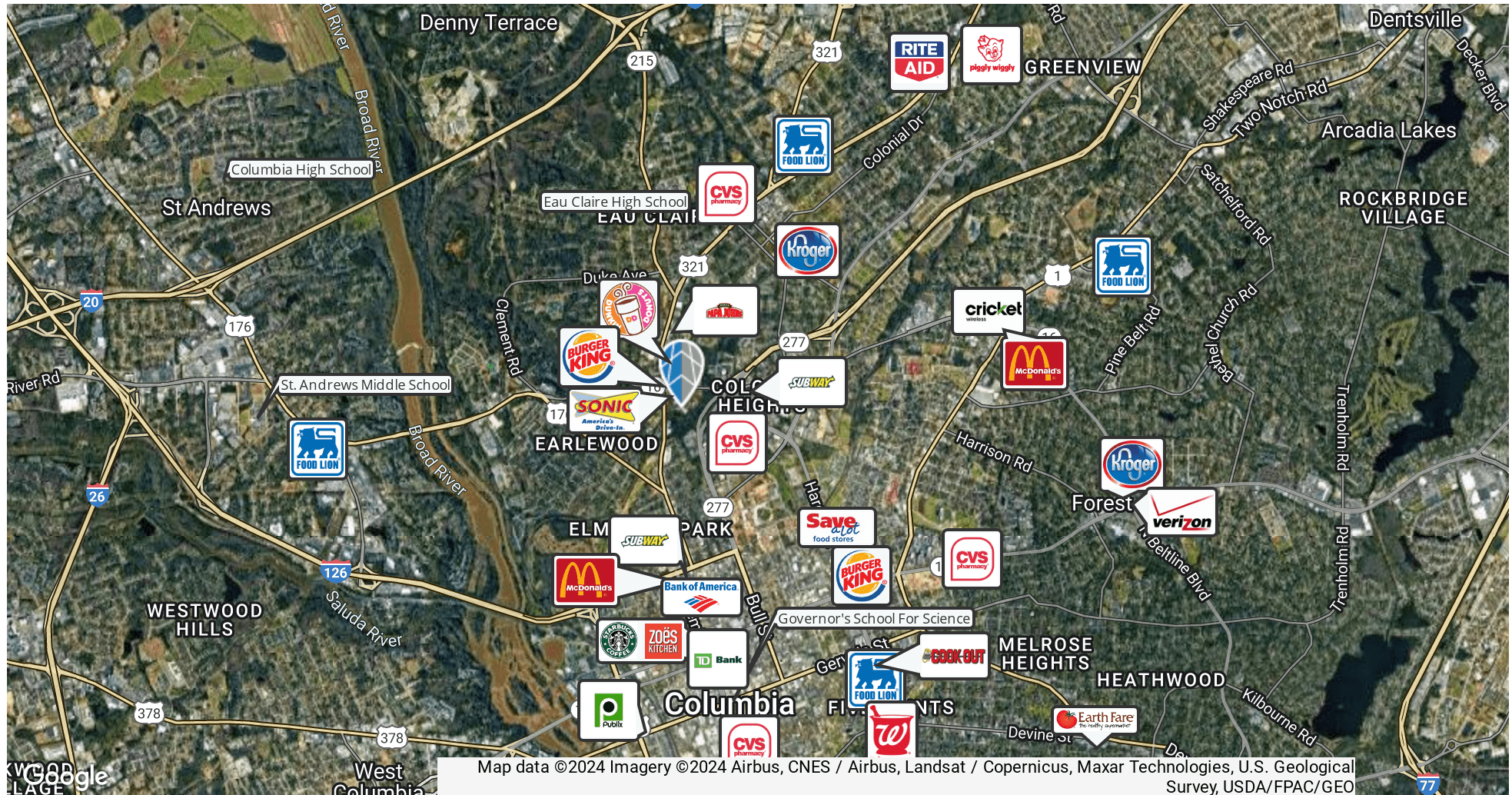
Take advantage of being within the North Main corridor redevelopment project. Prisma Health Richland Hospital and Columbia Nephrology are less than 1 mile away. Great location for restaurant or office use.

PROPERTY HIGHLIGHTS

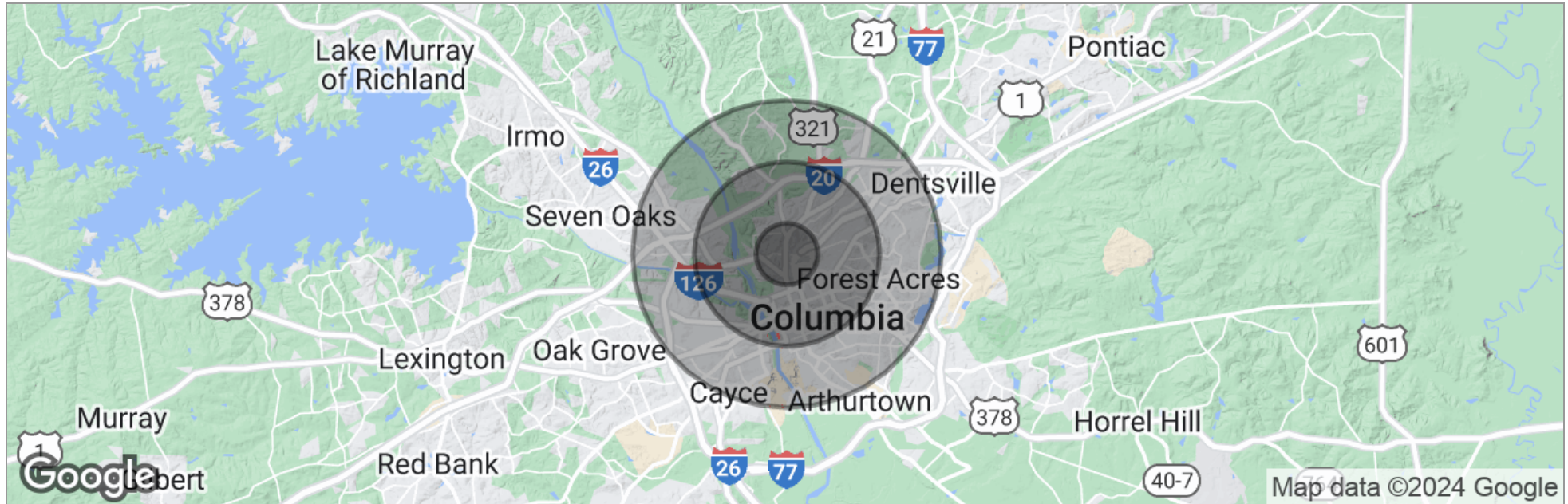
- Turn-Key restaurant with patio seating
- 2,988 Square Foot Brick Building
- Property is located in the SC Opportunity Zone
- <http://scoportunityzone.com/>







Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



	1 Mile	3 Miles	5 Miles
Total Population	7,646	71,191	163,298
Population Density	2,434	2,518	2,079
Median Age	34.2	31.5	33.2
Median Age (Male)	30.4	30.2	31.7
Median Age (Female)	36.6	32.7	34.9
Total Households	3,617	29,501	68,430
# of Persons Per HH	2.1	2.4	2.4
Average HH Income	\$42,868	\$40,983	\$50,144
Average House Value	\$120,208	\$116,602	\$178,962

* Demographic data derived from 2020 ACS - US Census

What are the incentives that encourage long-term investment in low-income communities?

The Opportunity Zones program offers investors the following incentives for putting their capital to work in low-income communities:

- Investors can roll existing capital gains into Opportunity Funds with no up-front tax bill.
- A 5 year holding increases the rolled-over capital gains basis by 10%
- A 7 year holding increases the rolled-over capital gain investment basis 5% for a total of 15%
- Investors can defer their original tax bill until December 31, 2026 at the latest, or until they sell their Opportunity Fund investments, if earlier.
- Opportunity fund investments held in the fund for at least 10 years are not taxed for capital gains.
- Read the recently released [Proposed Opportunity Zones Regulations](#) to learn the parameters of the program,