

FOR SALE

KW COMMERCIAL

1322 GADSDEN ST, COLUMBIA, SC 29201

- ±621 SF Building on approximately 0.11 Acres (3,791 SF Lot)
- Walking Distance to the South Carolina State House
- Minutes from the University of South Carolina

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EXECUTIVE SUMMARY

KW Commercial | The Praedium Group is pleased to present 1322 Gadsden Street, Columbia, South Carolina, an exceptional commercial investment opportunity strategically positioned in the heart of Downtown Columbia. Located within the city's thriving Central Business District, the property offers outstanding accessibility, strong surrounding demographics, and immediate proximity to South Carolina's largest employment, education, and government centers.

Situated just minutes from the South Carolina State House, University of South Carolina, Prisma Health Richland, and the vibrant Main Street and Vista entertainment districts, the property benefits from a highly active business environment supported by thousands of daily employees, students, residents, and visitors. Its central location provides exceptional visibility while offering convenient access to Interstate 126, Interstate 26, Interstate 77, and Interstate 20, allowing seamless connectivity throughout the Columbia metropolitan area.

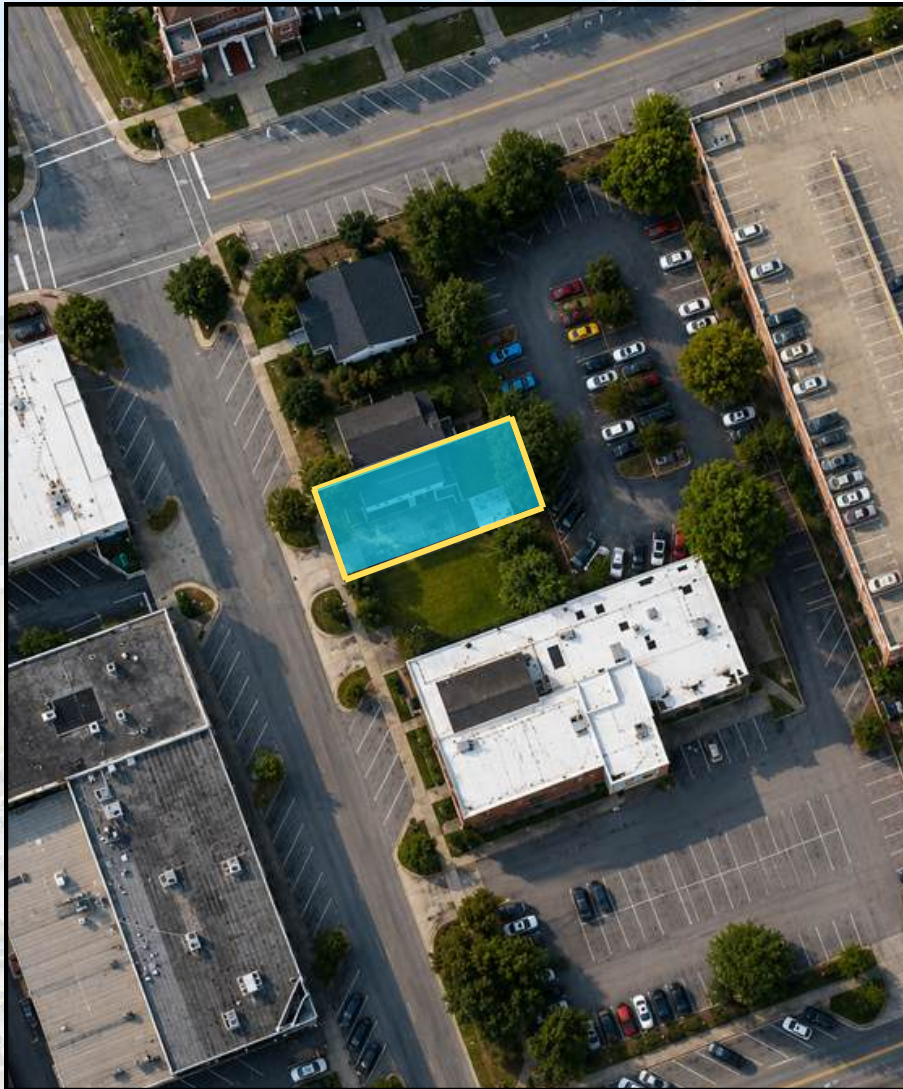
Surrounded by government offices, legal and professional firms, medical facilities, hotels, restaurants, retail establishments, and new mixed-use developments, the property is ideally positioned to capitalize on the continued growth and revitalization of Downtown Columbia. The area continues to experience significant public and private investment, creating sustained demand for office, retail, service, and mixed-use commercial space.

Zoned Commercial Activity Center (CAC), the property offers flexibility for a wide variety of commercial uses, making it an attractive opportunity for investors, owner-users, and developers alike. Whether envisioned as a professional office, boutique retail destination, service-oriented business, or future redevelopment project, the property provides the versatility and location necessary to support long-term value creation.

With its premier downtown location, excellent regional accessibility, flexible zoning, and proximity to Columbia's most influential economic drivers, 1322 Gadsden Street represents a rare opportunity to acquire a commercial asset in one of South Carolina's strongest and fastest-growing urban markets.

Positioned within a dynamic environment of continued investment and economic expansion, the property is well-suited for immediate occupancy or long-term investment appreciation.

PROPERTY HIGHLIGHTS



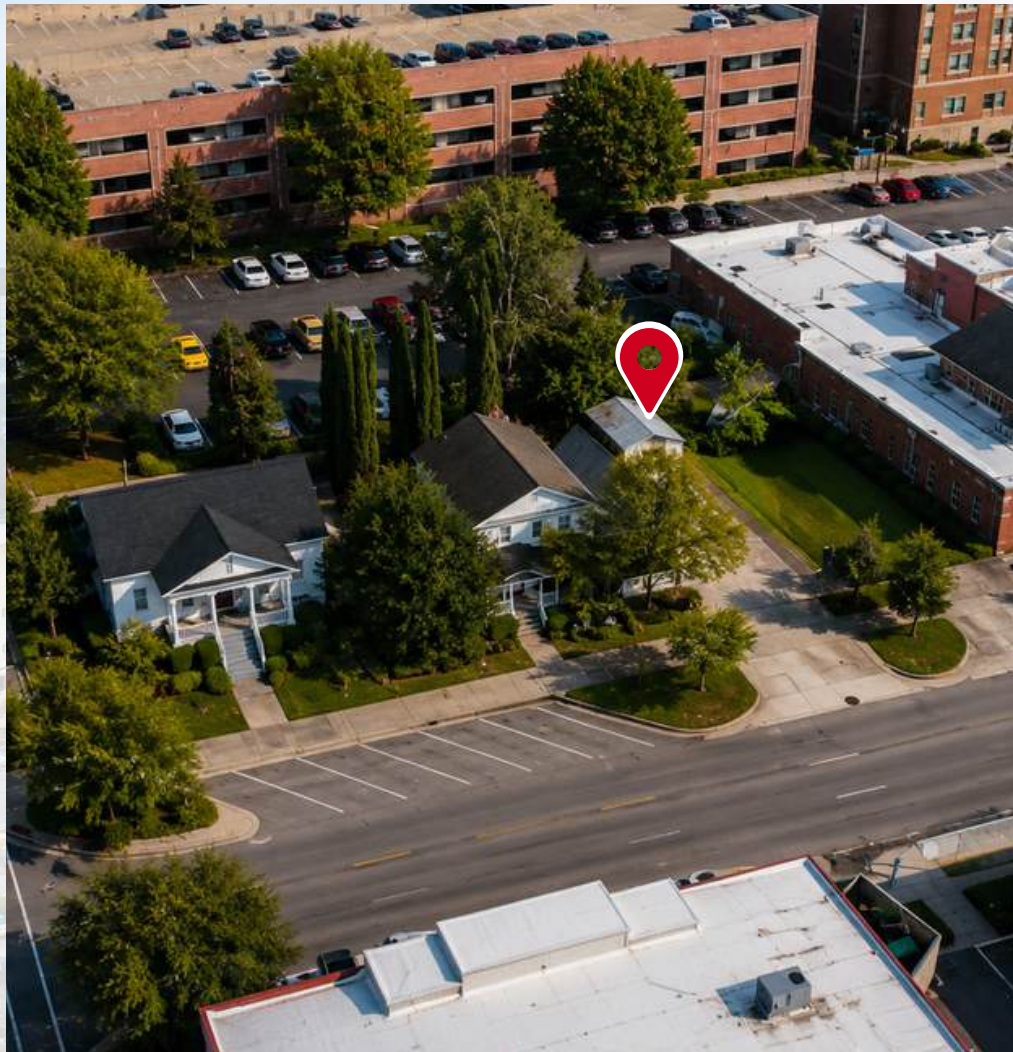
OFFERING PRICE	• \$300,000
ADDRESS	• 1322 Gadsden St, Columbia, SC 29201
ACRES	• 0.11 AC
PROPERTY TYPE	• Commercial
ZONING	• CAC
PARCEL #	• 09013-13-14
WATER / SEWER	• Public
LAND USE	• Commercial

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	12,349	89,359	176,856
2025 Total Households	4,429	39,922	79,889
Median Household Income	\$45,300	\$50,800	\$54,200
Median Home Value	\$341,500	\$263,800	\$246,900



TRAFFIC COUNT & ACCESS OVERVIEW



ROAD	AADT
Assembly Street (US-321)	25,400 VPD
Huger Street (US-21/US-176)	21,000–23,000 VPD
Gervais Street (US-1)	13,900–15,000 VPD
Gadsden Street	Local Downtown Collector

The property enjoys a strategic location within the heart of Downtown Columbia, providing excellent connectivity to the city's primary commercial, governmental, and educational districts.

POINTS OF INTEREST



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW





Area Expertise:
Land Development
Net Lease Investment Sales

Jay focuses on land development and net lease investment sales, pairing disciplined underwriting with strong market research and client service. He coordinates site evaluation, buyer outreach, and deal execution while leveraging our nationwide agent network to create broad exposure and qualified interest for every assignment.