

FOR SALE



1510 CANAL DR COLUMBIA SC 29210

- 3.14 Acres
- 3,050 sqft
- Zoning: RM-1

\$399,000

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EXECUTIVE SUMMARY

KW Commercial | The Praedium Group is pleased to present a versatile commercial property opportunity located just minutes from Columbia. The property features a 3,000+ square foot building situated on approximately 3.16 acres, providing ample space for a variety of commercial and service-oriented uses. The combination of building improvements and expansive land offers flexibility for both owner-users and investors seeking a property with operational and expansion potential.

The property was **previously operated as a daycare center**, making it well-positioned for continued **childcare or educational use**, with a layout that can accommodate classrooms, administrative offices, and outdoor activity space. In addition, the substantial acreage and open parking areas make the site highly suitable for **landscaping, construction, or trade-based businesses that require vehicle parking, equipment storage, and outdoor workspace for trucks and trailers**.

Beyond service-based uses, the building's size and configuration also support potential conversion to **professional office applications such as a medical clinic, law office, therapy practice, or other client-facing professional services**. The additional land area provides flexibility for future improvements, expanded parking, or outdoor storage depending on operational needs.

Located within the growing Columbia Metropolitan Statistical Area, the property benefits from strong regional population and employment growth driven by major economic anchors including University of South Carolina, Prisma Health, and Fort Jackson. These demand drivers support long-term demand for neighborhood-serving businesses, professional services, and service-based contractors throughout the market.

Positioned within one of South Carolina's most stable and expanding regions, this offering represents a ****rare opportunity** to acquire a flexible-use commercial property with significant land area and multiple operational possibilities in close proximity to the economic core of

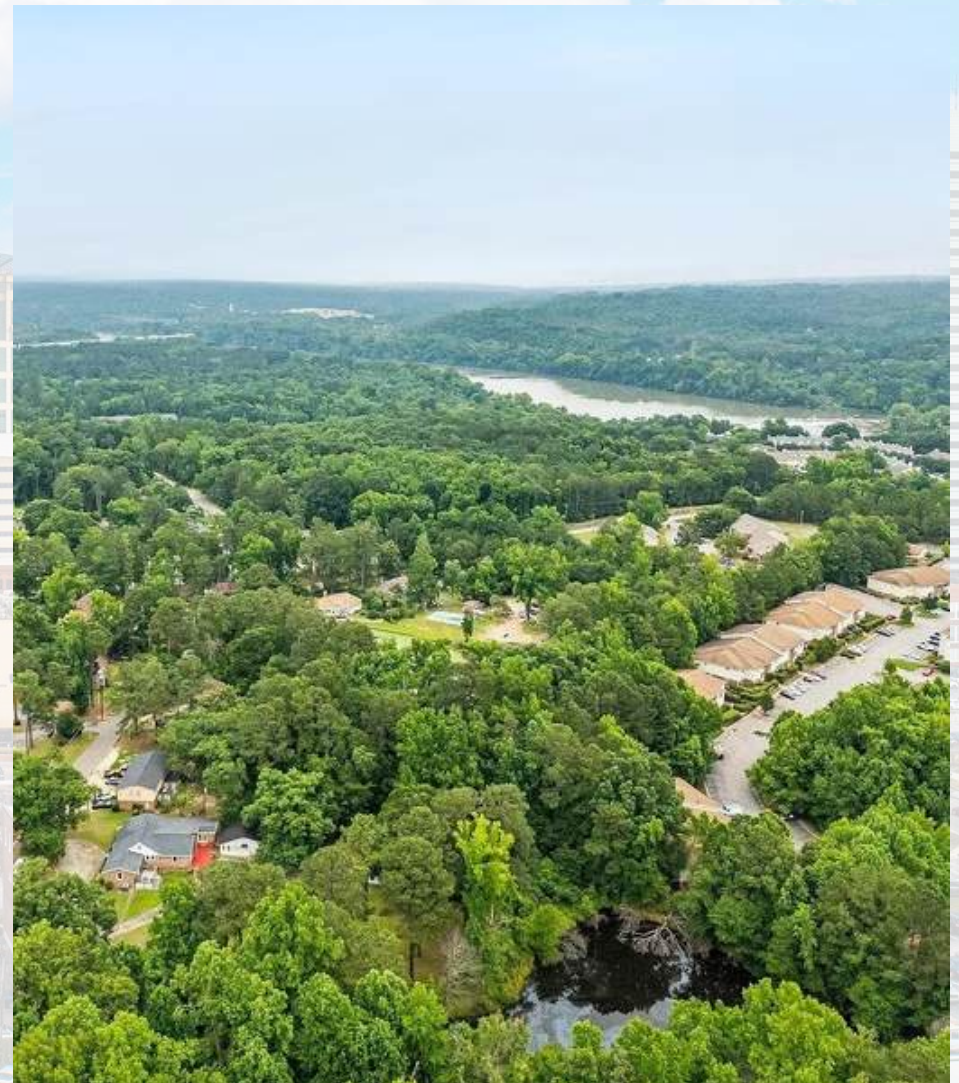
PROPERTY HIGHLIGHTS



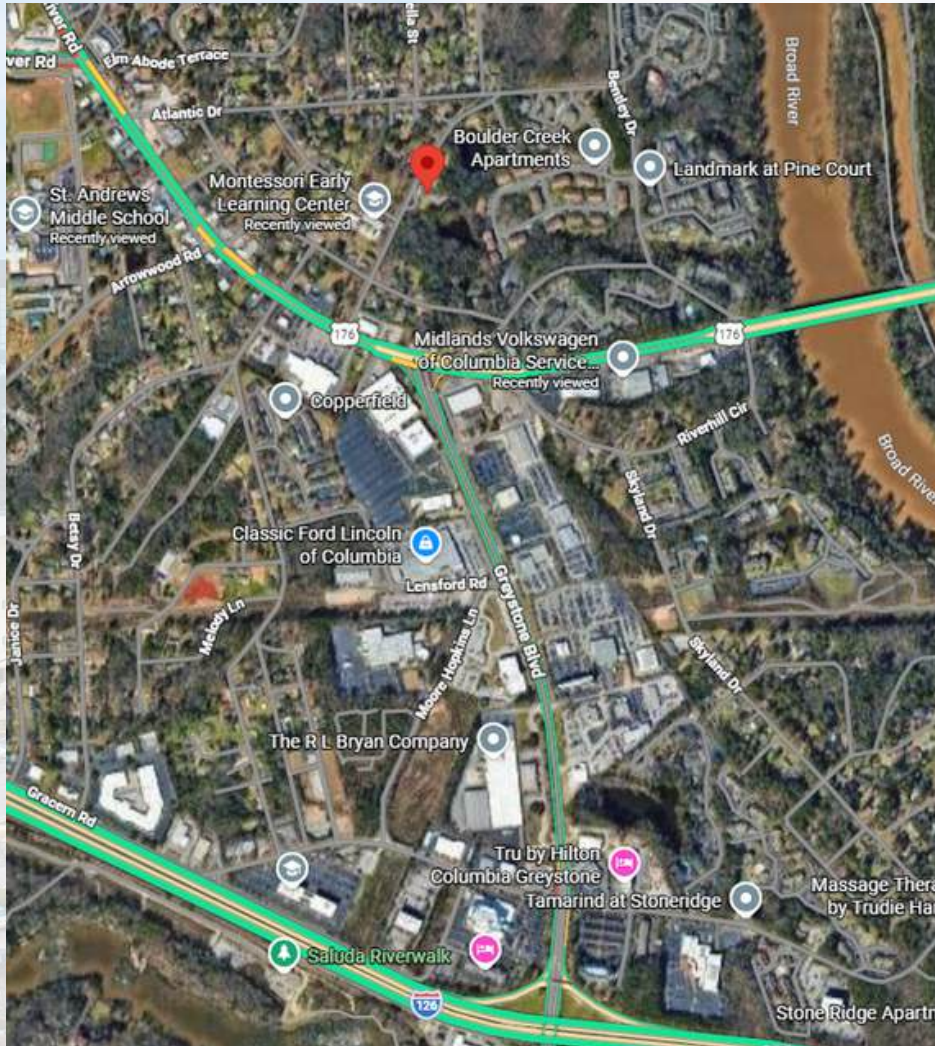
OFFERING PRICE	• 399,000
ADDRESS	• 1510 Canal Drive Columbia, SC 29210
ACRES	• 3.16
SF GLA	• 3,050
ZONING	• RM-1
PARCEL #	• R07311-03-01
WATER / SEWER	• Public
LAND USE	• Residential

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	3,545	63,402	154,081
2024 Total Households	1,724	28,326	64,954
Median Household Income	\$43,380	\$46,362	\$44,553
Median Home Value	\$142,651	\$155,264	\$158,512



TRAFFIC COUNT & ACCESS OVERVIEW



ROAD

TRAFFIC COUNT

Broad River Road (US-176)

40,000 VPD

St. Andrews Road

16,000 VPD

Interstate 26

121,900 VPD

Interstate 20

100,800 VPD

POINTS OF INTEREST



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



PHOTOS





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Area Expertise:

Land Development

Net Lease Investment Sales

Multi-Tenant Investment Sales

Key Accomplishments:

National Achievement Award: 23, 22, 21, 20

Sales Recognition Award: 23, 22, 21, 20, 19

Affiliations:

International Council of Shopping Centers (ICSC)

Orie focuses on land development, healthcare real estate, net lease properties, and retail shopping centers, building deep product knowledge and transaction expertise. He leverages a national network of more than 2,000 commercial agents and 180,000 residential agents to create active, competitive markets for every listing.

Since entering commercial real estate, Orie has closed over \$350 million nationwide for high net worth investors, developers, and private investment groups.