FOR SALE



2321 MARSHALL ST, COLUMBIA, SC

- .77 Acres
- 3,195 sqft
- Zoning: MU-2

Orie Brown, MBA, MS, PMP
Managing Director
803.830.6418
obrown@kwcommercial.com

TABLE OF CONTENTS

01 DISCLAIMER

02 EXECUTIVE SUMMARY

03 PROPERTY HIGHLIGHTS

04 ADAPTIVE REUSE AND IDEAL FUTURE USES

06 DEMOGRAPHICS

07 TRAFFIC COUNT AND ACCESS OVERVIEW

09 AERIAL & PROPERTY PHOTOS

KW COMMERCIAL

DISCLAIMER

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and condulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the partt with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

KW Commercial | The Praedium Group is pleased to present 2321 Marshall Street, a versatile multi-use property located minutes from Downtown Columbia, South Carolina. Formerly operated as a car wash, the site offers flexible redevelopment potential in a high-demand urban corridor with strong connectivity to I-126, Elmwood Avenue, and Main Street.

Positioned near Columbia's primary employment centers—including Prisma Health, BlueCross BlueShield of South Carolina, the University of South Carolina, Dominion Energy, and numerous state and federal offices—the property benefits from a dense and stable customer base of professionals, students, medical personnel, and long-term residents. This proximity drives consistent year-round traffic and supports a broad range of service, retail, automotive, and mixed-use applications.

The Columbia MSA continues to grow, supported by favorable business conditions, steady in-migration, and ongoing downtown revitalization. The Marshall Street corridor sits within a mature, economically stable urban node featuring strong residential density, established commercial activity, and increasing consumer demand.

With its adaptable multi-use zoning, existing utility framework from its prior car wash operation, and strategic position near Columbia's core employment and residential concentrations, 2321 Marshall Street presents investors with a compelling opportunity. Whether pursued for reactivation, repositioning, or full redevelopment, the property is uniquely positioned to capture both local demand and ongoing economic momentum within one of South Carolina's most resilient and diverse metro markets. The combination of strong surrounding employment drivers, increasing urban density, and sustained regional growth positions this asset for durable income performance and long-term appreciation.

PROPERTY HIGHLIGHTS



OFFERING PRICE	• $340,000
ADDRESS	• 2321 Marshall St, Columbia, SC 29203
ACRES	• .77
PROPERTY TYPE	• Specialty
ZONING	• MU-2
PARCEL #	• 11504-20-06
WATER / SEWER	• Public
LAND USE	• Commercial (NEC)

ADAPTIVE REUSE AND IDEAL FUTURE USES

The flexible multi-use zoning and existing infrastructure at 2321 Marshall Street provide a wide range of adaptive reuse opportunities. Its former car wash layout, with multiple bays, utility connections, and durable site improvements, positions the property well for operators seeking a ready-to-convert service or retail environment. The property's urban setting, strong traffic patterns, and proximity to major employment and residential hubs support both near-term activation and long-term redevelopment potential.



AUTOMOTIVE SERVICES

High visibility and easy access make the site ideal for repair and service operations.



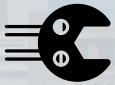
CAR DETAIL SHOP

Convenient location supports steady demand for car detailing and maintenance services.



PET WASH / PET SERVICES

Close to dense housing and downtown activity, the site fills a clear need for convenient, accessible pet-wash services.



EQUIPMENT RENTAL & REPAIR SHOP

Strong visibility and quick access make the site ideal for serving local contractors, homeowners, and small businesses.



BREWERY

Urban location supports experiential craft beverage concepts.



CRAFT COFFEE

Convenient site attracts steady daily traffic from nearby residents and professionals.



GHOST KITCHEN

Prime location with easy access enables efficient delivery and pickup operations.

ADAPTIVE REUSE AND IDEAL FUTURE USES

URBAN INDUSTRIAL

Central location provides easy access for distribution, logistics, and service operations.

LIGHT MANUFACTURING

Site layout and utilities support small-scale production and assembly.

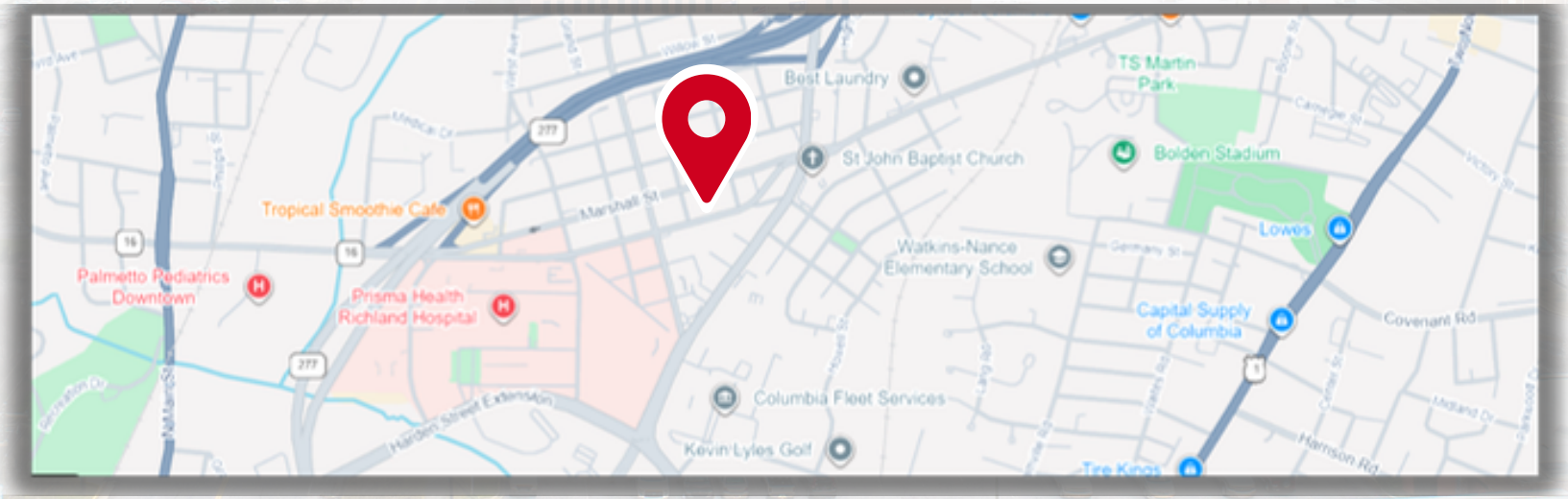
CREATIVE / ARTISAN WORKSPACE

Adaptive reuse potential for maker spaces, studios, or collaborative work environments.

MODERN RETAIL

Central location and strong local traffic create an ideal setting for contemporary retail concepts.

With its strategic location and versatile physical layout, 2321 Marshall Street is positioned to accommodate a broad range of commercial, service, and lifestyle-driven concepts, offering investors flexibility and attractive long-term value creation.

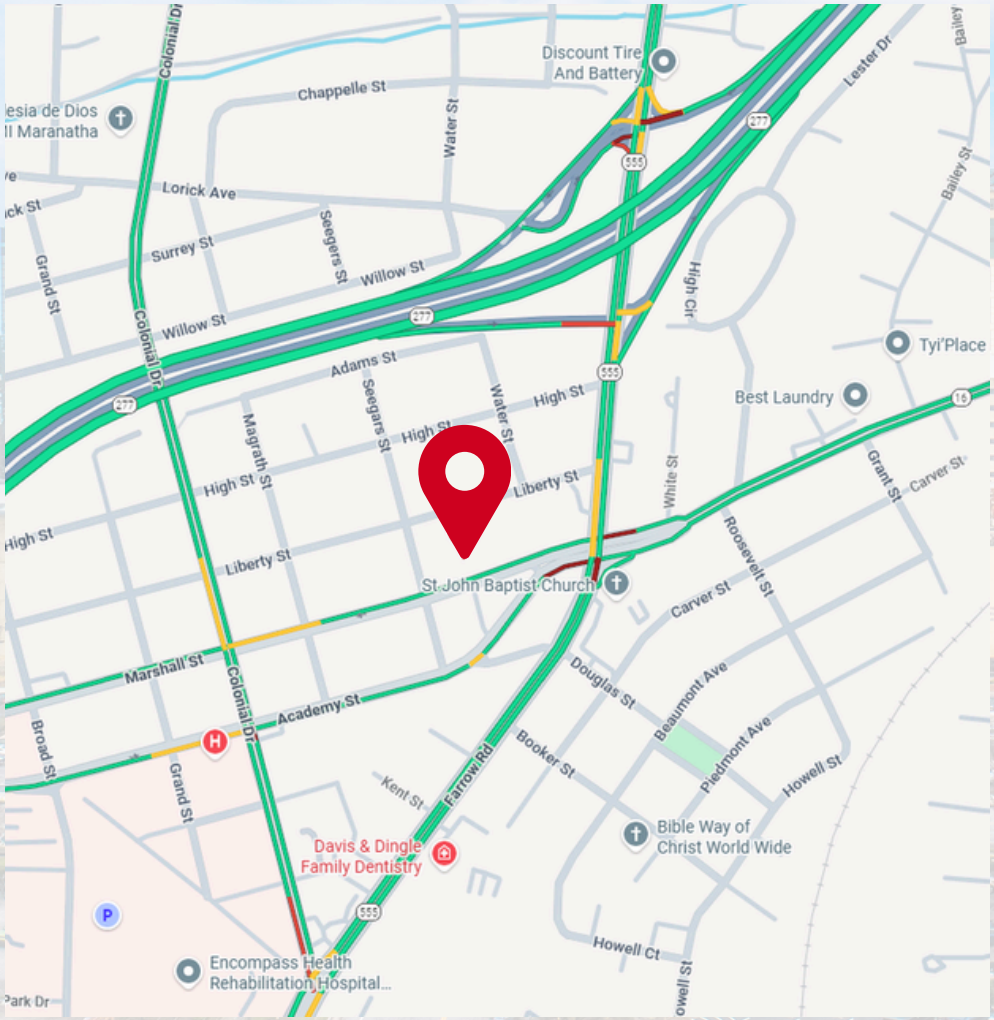


DEMOGRAPHICS

	1 MILE	5 MILES
Population	8,872	176,122
Households	3,786	73,536
Median Household Income	$21,433	$44,124
Median Home Value	$118,046	$189,381



TRAFFIC COUNT & ACCESS OVERVIEW



ROAD	AADT
SC 16 - Marshall St	6,200
W. Beltline Boulevard	20,100 VPD
SC 48	17,000
Marshall St	6,000 VPD

AERIAL VIEW



AERIAL VIEW

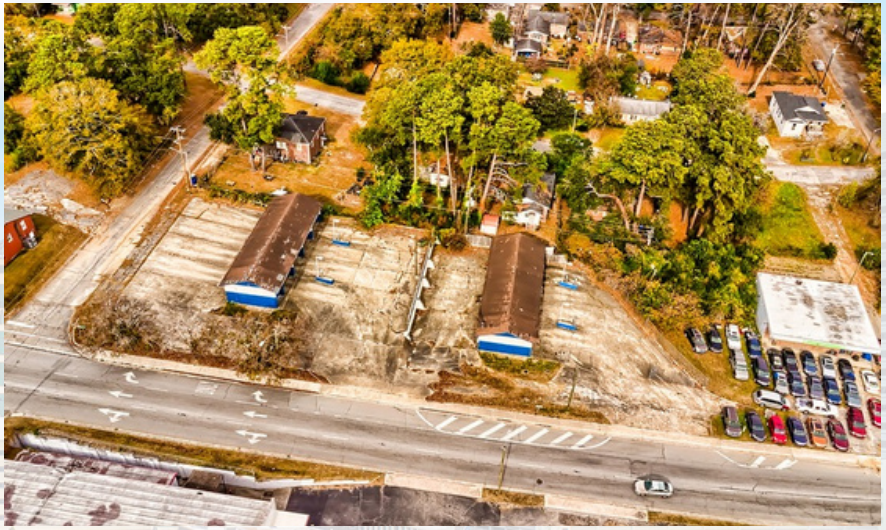


AERIAL VIEW



PHOTOS











ORIE K. BROWN, MBA, MS, PMP

Managing Director

C: 803.830.6418

O: 803.971.7329

obrown@kwcommercial.com

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.