FOR SALE



3510 LEESBURG RD, COLUMBIA, SC

- 1 Acre
- 3,018 sqft
- Zoning: C-3

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EXECUTIVE SUMMARY

KW Commercial | The Praedium Group is pleased to present 3510 Leesburg Road, an existing car wash property strategically located in Southeast Columbia, South Carolina. Positioned along a well-traveled commuter corridor, the site offers strong visibility, established automotive use, and convenient access to Downtown Columbia, nearby SC-262 interchanges, and the broader Southeast Columbia submarket.

The property benefits from existing car wash infrastructure, making it well-suited for reactivation, modernization, or repositioning into a refreshed express or flex-service concept. For owner-users or investors seeking an operational head start, the presence of prior automotive use provides meaningful cost and timeline advantages compared to ground-up development.

The site is supported by surrounding daily-needs retail, including nearby Food Lion and Dollar General locations that contribute to consistent neighborhood traffic and reinforce strong convenience-based consumer patterns. This retail synergy enhances repeat visitation and supports the viability of automotive service uses.
The immediate trade area features a dense base of established residential neighborhoods, including long-standing single-family communities and workforce housing that drive recurring local demand. Leesburg Road functions as a key Southeast Columbia artery, connecting residential density with major employment corridors and reinforcing steady commuter flow throughout the day.

With existing automotive infrastructure, strong corridor visibility, and proximity to dense residential rooftops, 3510 Leesburg Road presents a compelling opportunity for owner-users, regional operators, or investors seeking a value-add car wash asset. Whether repositioned as a modern express wash, redeveloped into an updated automotive concept, or operated as a neighborhood service offering, the property benefits from durable local fundamentals and continued growth across one of Columbia's most active submarkets.

PROPERTY HIGHLIGHTS



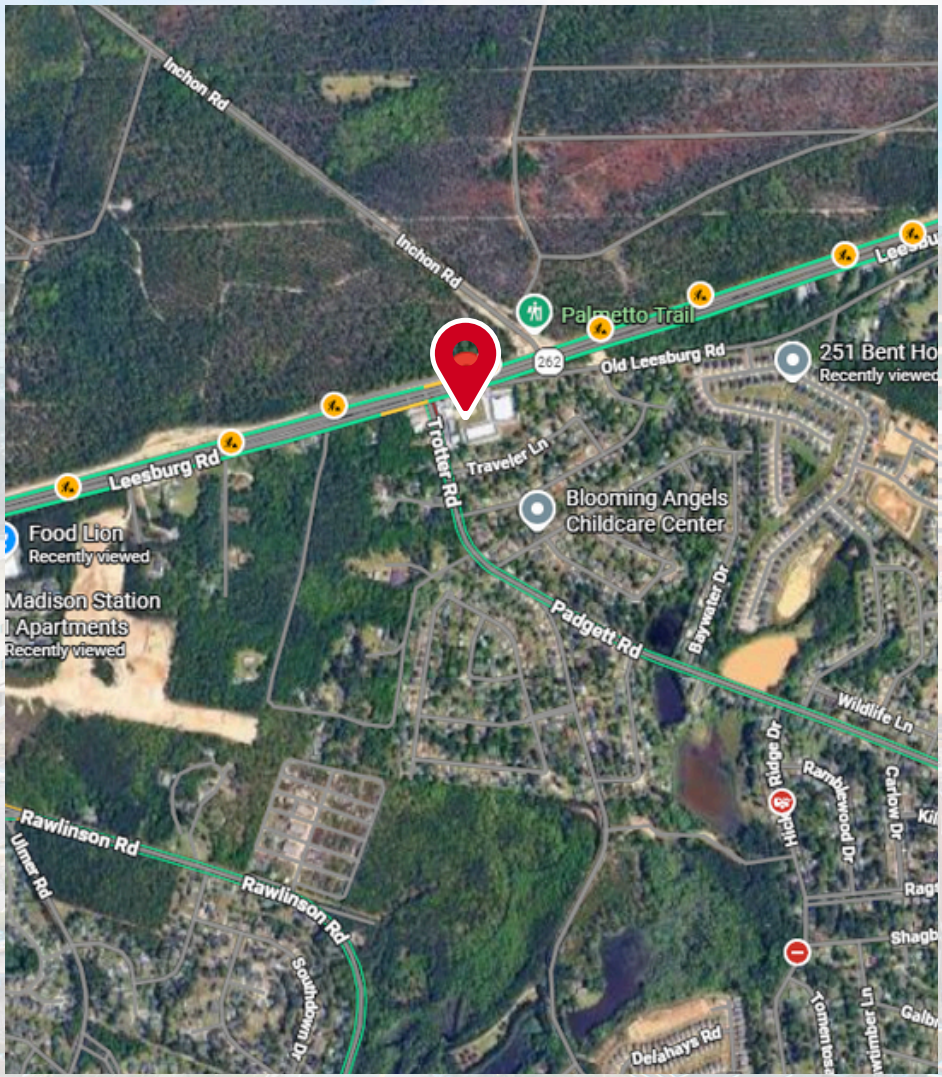
OFFERING PRICE	• **$600,000**
ADDRESS	• **3510 Leesburg Rd Columbia, SC 29209**
ACRES	• **1**
PROPERTY TYPE	• **Specialty**
ZONING	• **C-3**
PARCEL #	• **22105-02-34**
WATER / SEWER	• **Public**
LAND USE	• **Commercial (NEC)**

DEMOGRAPHICS

	1 MILE	5 MILES
Population	7,972	121,098
Households	1,700	24,500
Median Household Income	$64,691	$53,341
Median Home Value	$240,470	$222,257



TRAFFIC COUNT & ACCESS OVERVIEW



ROAD	AADT
Leesburg Rd	6,400
SC-262	52,100
I-77	25,000 VPD
Old Leesburg Rd	3,700 VPD

POINTS OF INTEREST



KW COMMERCIAL℠



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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 $460 million nationwide for high net worth investors, developers, and private investment groups.



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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.