



# Retail or Office Opportunity

## 1325 Garner Lane Columbia, SC 29210

### ±7,720 SF Retail or Office Building Zoned for General Commercial Use

1325 Garner Lane is a ±7,720-square-foot retail or office building zoned for general commercial use in Richland County. Situated on ±1.34 acres, the building is located near the intersection of Broad River Road and Interstate 20, which makes it attractive for easy workforce access. It is ideal for an investor or owner/occupant. The building is versatile and subdividable for multiple tenants. It was constructed in 2007 and renovated in 2012. 1325 Garner Lane features a parking lot that surrounds the entire building with approximately ten parking spaces per 1,000 square feet and is wheelchair accessible.

**Crawford Prezioso**  
Brokerage Associate  
+1 803 401 4289  
crawford.prezioso@colliers.com

**John Gressette**  
Brokerage Associate  
+1 803 401 4233  
john.gressette@colliers.com

1301 Gervais Street, Suite 600  
Columbia, SC 29201  
P: +1 803 254 2300  
colliers.com

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# For Sale

## Property highlights:

- ±7,720 SF retail or office building on ±1.34-acre site
- Easily accessible from I-20 and U.S. Route 176 (Broad River Road)
- Excellent visibility from I-20
- Constructed in 2007 and renovated in 2012
- Wheelchair accessible
- ±10 parking spaces per 1,000 SF
- Subdividable for multiple tenants
- Ideally suited for an investor or owner/occupant
- Less than 20 minutes away from the Columbia Metropolitan Airport (CAE)
- 2020 traffic counts:  
Broad River Road: ±34,800 VPD  
I-20: ±87,600 VPD
- Total population of 59,453 people within a 3 mile radius (2021)

Sale price: \$420,000



### Contact us:

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### Colliers

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