

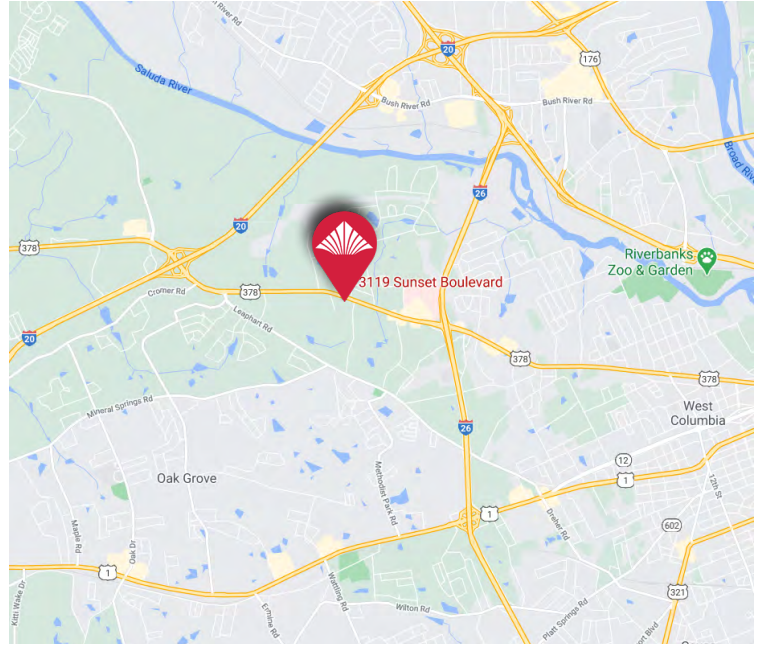
3119 Sunset Boulevard



WEST COLUMBIA, SC 29169



- ±1,711 SF Office Building on ±1 AC near Lexington Medical Center in West Columbia
- Excellent redevelopment opportunity!
- Less than one (1) mile from I-20, I-26, and Lexington Medical Center, a 508-bed hospital that operates one of the busiest Emergency Departments in South Carolina, treating nearly 85,000 patients per year
- Full access Curb Cut
- Traffic Count on Sunset Blvd.:
28,600 Vehicles Per Day (2020)
- **SALE PRICE: \$750,000**
- **LEASE RATE: \$18.00 PSF + Utilities**



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