

**NAI Columbia**

For Sale

**±1.9 AC**  
Commercial Land



# Fernandina Road

Columbia, South Carolina

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# Fernandina Road

Columbia, South Carolina

For Sale

±1.9 AC

Commercial Land

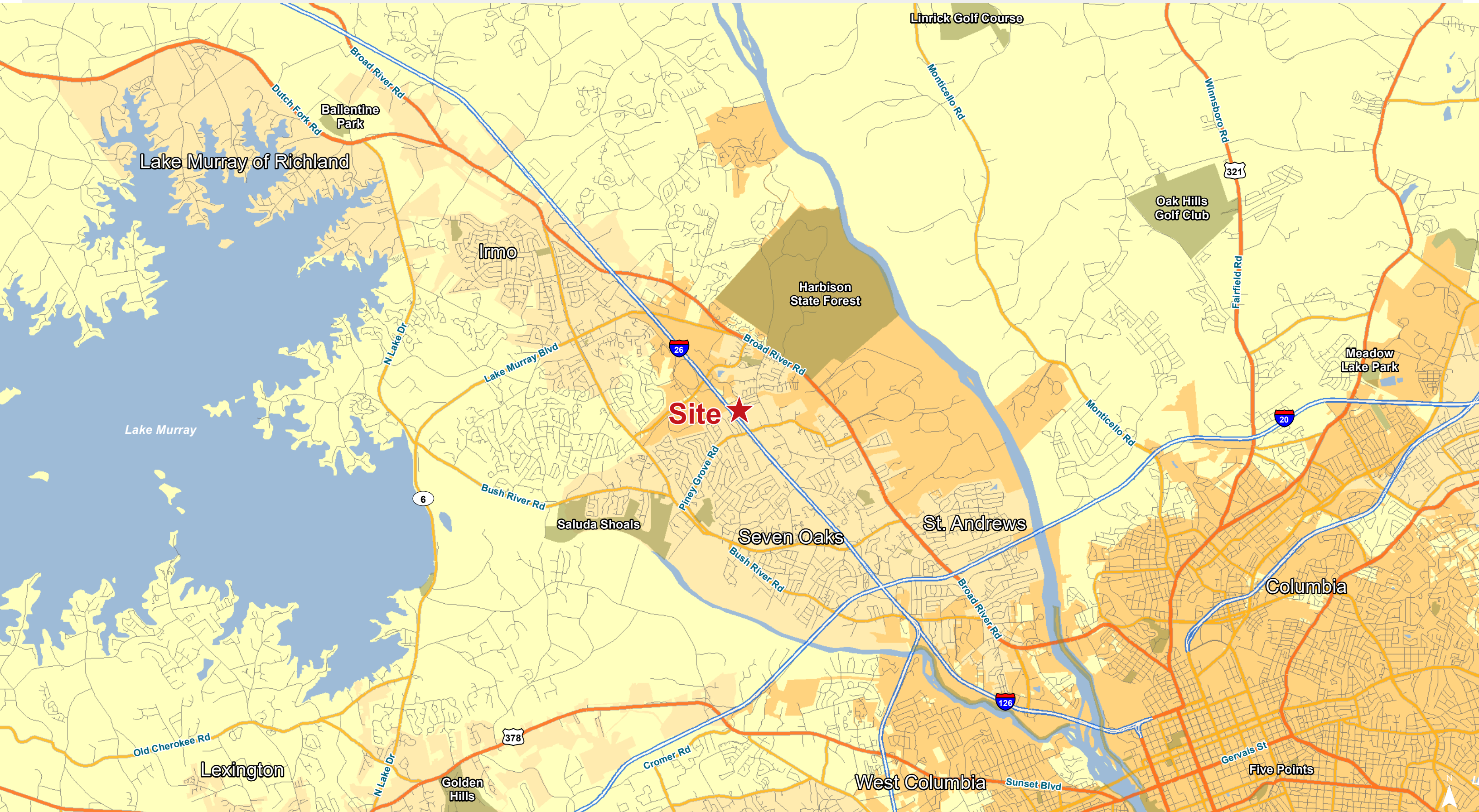
## Property Features

- ±1.21 AC and ±0.69 AC on Fernandina Road
- Above grade with I-26
- Zoning:
  - ±1.21 AC - Richland County, TMS# R04910-01-18, M-1
  - ±0.69 AC - Lexington County, TMS# 002898-03-07, GC
- All utilities available. It is the responsibility of the purchaser to determine location and availability
- Sale price: \$250,000
- Will consider ground leasing
- Can be assembled with ±6 acres adjoining on Fernandina Road for excellent I-26 visibility





# Location



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# Calculated Acreage



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# Residential Development & Large Uses

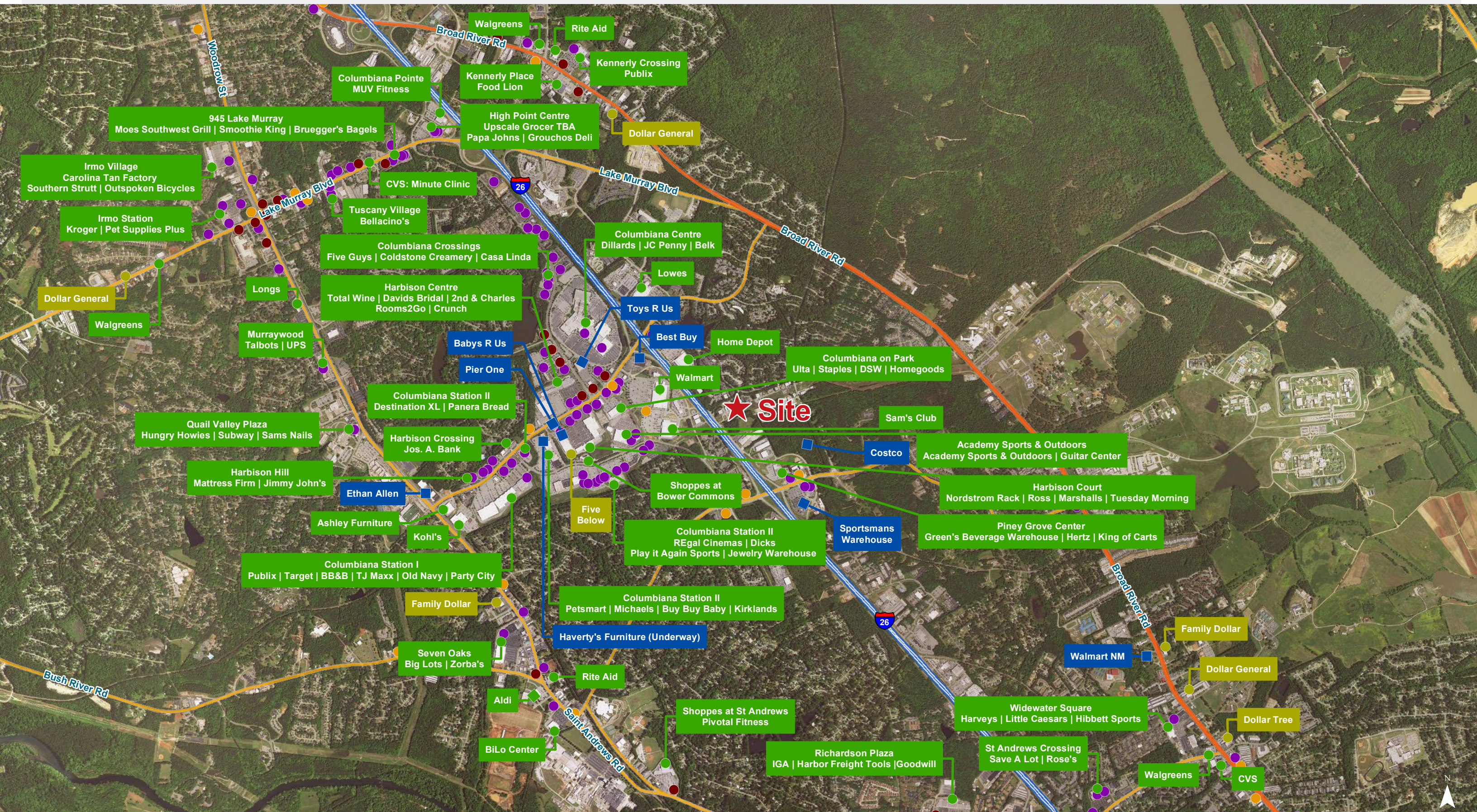


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# Points of Interest: Retail

● Banks ● Gas Stations ● Restaurants



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# Topographical Map: 2' Contours



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# Topographical Map: 10' Contours



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# FEMA National Flood Hazard Layer



**SPECIAL FLOOD HAZARD AREAS**

- 1% Annual Chance Flood Hazard  
Zone A, AE, A99, A0, AH, AR, U, VE
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard  
Zone X
- Future Conditions 1% Annual Chance Flood Hazard  
Zone X
- Area with Reduced Flood Risk due to Levee  
Zone X
- Areas Outside the 0.2% Annual Chance Floodplain  
Zone X
- Areas of Undetermined Flood Hazard  
Zone D

**CROSS SECTIONS & BFES**

- 16.2  
17.8  
Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Base Flood Elevation

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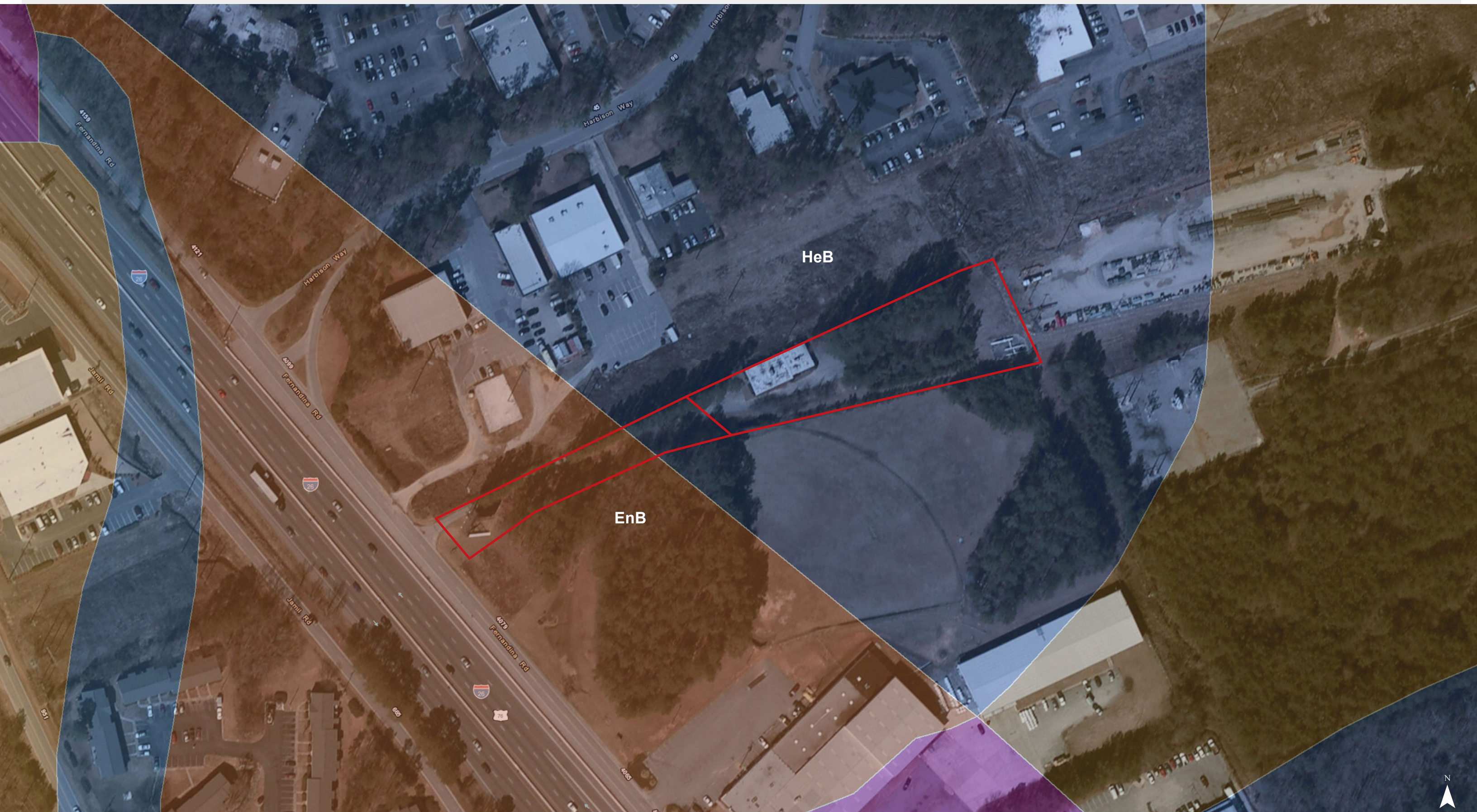


## National Wetlands Inventory

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

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## Map Unit Description (Brief, Generated)

Lexington County, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** EnB - Enon silt loam, 2 to 6 percent slopes

**Component:** Enon (100%)

*The Enon component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from mixed acid and basic igneous rock. Depth to a root restrictive layer, bedrock, paralithic, is 24 to 48 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.*



## Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** HeB - Herndon silt loam, 2 to 6 percent slopes

**Component:** Herndon (100%)

*The Herndon component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from slate. Depth to a root restrictive layer 62 inches, bedrock, paralithic,. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.*



# Demographic Profile

Fernandina Road and Piney Grove Road - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>2017 Age Distribution</b>				<b>Median Household Income</b>			
2010 Census	7,434	49,997	100,283	0 - 4	6.0%	5.9%	6.4%	2017 Estimate	\$47,863	\$49,872	\$54,274
2017 Estimate	7,549	51,848	105,665	5 - 9	5.4%	5.2%	5.9%	2022 Projection	\$53,960	\$54,844	\$60,007
2022 Projection	7,765	53,442	110,357	10 - 14	5.3%	5.1%	5.8%				
% Chg. 2017-2022	2.9%	3.1%	4.4%	15 - 19	5.9%	6.8%	6.8%	<b>Average Household Income</b>			
				20 - 24	7.2%	9.1%	8.1%	2017 Estimate	\$63,604	\$64,592	\$71,487
<b>Households</b>				25 - 34	16.4%	18.3%	16.7%	2022 Projection	\$71,397	\$72,729	\$80,698
2010 Census	3,476	19,445	39,812	35 - 44	12.3%	13.8%	13.7%				
2017 Estimate	3,540	20,246	41,940	45 - 54	12.9%	14.0%	14.4%	<b>Per Capita Household Income</b>			
2022 Projection	3,649	20,927	43,803	55 - 64	12.8%	11.2%	11.5%	2017 Estimate	\$29,900	\$25,687	\$28,844
				65 - 74	8.6%	6.2%	6.2%	2022 Projection	\$33,632	\$28,907	\$32,480
<b>Families</b>				75 - 84	5.1%	3.1%	3.2%				
2010 Census	1,844	11,224	24,440	85+	2.0%	1.1%	1.3%	<b>2017 Household Income Dist.</b>			
2017 Estimate	1,826	11,454	25,375					Less than \$15,000	10.1%	10.4%	9.4%
2022 Projection	1,857	11,722	26,342	<b>Median Age</b>				\$15,000 - \$24,999	9.9%	11.0%	9.8%
				2010 Census	38.1	34.7	35.2	\$25,000 - \$34,999	11.0%	10.5%	9.8%
<b>2017 Dist. by Race &amp; Ethnicity</b>				2017 Estimate	39.6	35.8	36.6	\$35,000 - \$49,999	21.1%	18.2%	16.2%
White Alone	53.7%	46.5%	54.3%	2022 Projection	40.6	36.5	37.5	\$50,000 - \$74,999	16.5%	20.1%	20.5%
Black Alone	38.8%	45.7%	38.4%					\$75,000 - \$99,999	14.5%	12.3%	12.9%
American Indian Alone	0.3%	0.3%	0.3%	<b>Average Household Size</b>				\$100,000 - \$149,999	11.6%	11.6%	13.9%
Asian Alone	2.8%	3.1%	2.9%	2010 Census	2.14	2.24	2.34	\$150,000 - \$199,999	3.4%	3.7%	4.5%
Pacific Islander Alone	0.3%	0.2%	0.1%	2017 Estimate	2.13	2.25	2.35	\$200,000 and Up	1.8%	2.1%	3.2%
Some Other Race Alone	1.1%	1.5%	1.5%	2022 Projection	2.13	2.26	2.36				
Two or More Races	3.1%	2.7%	2.5%					<b>2017 Business Data</b>			
Hispanic Origin (Any Race)	3.6%	3.7%	4.0%	<b>2017 Housing Data</b>				Total Businesses:	296	2,301	4,038
				Owner Occ. Housing Units	1,893	10,427	25,477	Total Employees:	4,704	34,171	61,658
				Renter Occ. Housing Units	1,647	9,819	16,463				