

# 8401 TWO NOTCH ROAD

Columbia, South Carolina 29223

Northeast Columbia Submarket



**Wilson Kibler**  
COMMERCIAL REAL ESTATE



## FOR SALE

- Business Consolidating
- ±5,200 SF Retail/Showroom
- ±3,400 SF Mezzanine-level Warehouse Space
- 0.37 Acres
- Excellent Northeast Columbia location on Two Notch Road near the I-77 and I-20 interchange (less than one half mile)
- Features one (1) Dock-High Door
- Located at a signalized intersection
- Pylon Signage Available
- **SALES PRICE: \$575,000**



1111 Laurel Street, Columbia, SC 29201 T 803.779.8600 [www.wilsonkibler.com](http://www.wilsonkibler.com)

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## Demographic Summary

	1 Mile	3 Mile	5 Mile
<b>2019 Summary</b>			
Population	6,371	47,038	117,646
Households	2,751	19,049	43,520
Families	1,554	11,809	28,207
Average Household Size	2.29	2.41	2.48
Owner Occupied Housing Units	871	10,038	26,423
Renter Occupied Housing Units	1,880	9,010	17,097
Median Age	33.4	37.2	35.8
Median Household Income	\$30,382	\$50,379	\$53,849
Average Household Income	\$39,867	\$69,331	\$76,989
<b>2024 Summary</b>			
Population	6,700	49,502	123,483
Households	2,889	20,041	45,810
Families	1,618	12,327	29,485
Average Household Size	2.29	2.42	2.48
Owner Occupied Housing Units	931	10,663	28,043
Renter Occupied Housing Units	1,958	9,377	17,766
Median Age	32.4	37.6	35.9
Median Household Income	\$56,358	\$56,107	\$61,205
Average Household Income	\$70,701	\$80,171	\$88,981
<b>Trends: 2019-2024 Annual Rate</b>			
Population	1.01%	1.03%	0.97%
Households	0.98%	1.02%	1.03%
Families	0.81%	0.86%	0.89%
Owner Households	1.34%	1.22%	1.20%
Median Household Income	2.27%	2.18%	2.59%

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