

8808 TWO NOTCH ROAD

Columbia, South Carolina 29223

Northeast Columbia Submarket



For Sale or Lease

- Pad Site Available for Development
- ±8,500 SF Retail/Showroom
- ±1.04 Acres
- 200' of Frontage on Two Notch Rd.
- Two points of ingress/egress
- Existing Billboard Income In Place
- Traffic Counts in Vehicles Per Day (2018)
 - Two Notch Rd.: 28,462 VPD
 - I-77: 50,272 VPD (±0.6 mi. from subject)
 - I-20: 58,400 VPD (±1.4 mi. from subject)
- **Sales Price: \$750,000**
- **Lease Rate: \$9.50 PSF NNN**



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The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Independently owned and operated.

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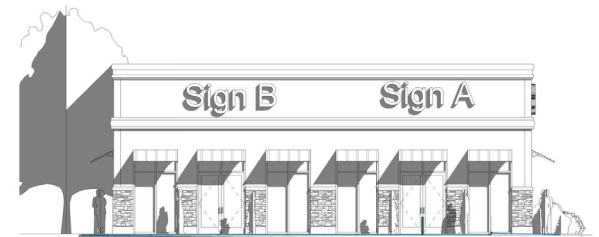
Conceptual Rendering



1 Design Sketch Two Notch Road
A-1.00 3" = 1'-0"



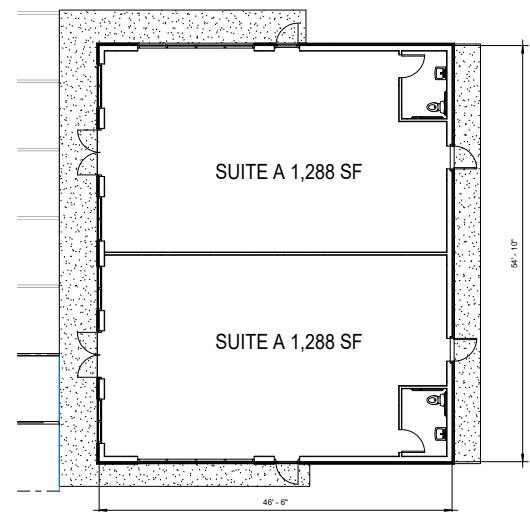
4 Proposed Street Front
A-1.00 1/8" = 1'-0"



5 Proposed Parking Lot Front
A-1.00 1/8" = 1'-0"



2 Proposed Site Level
A-1.00 1" = 30'-0"



3 Proposed Main Level
A-1.00 1/8" = 1'-0"

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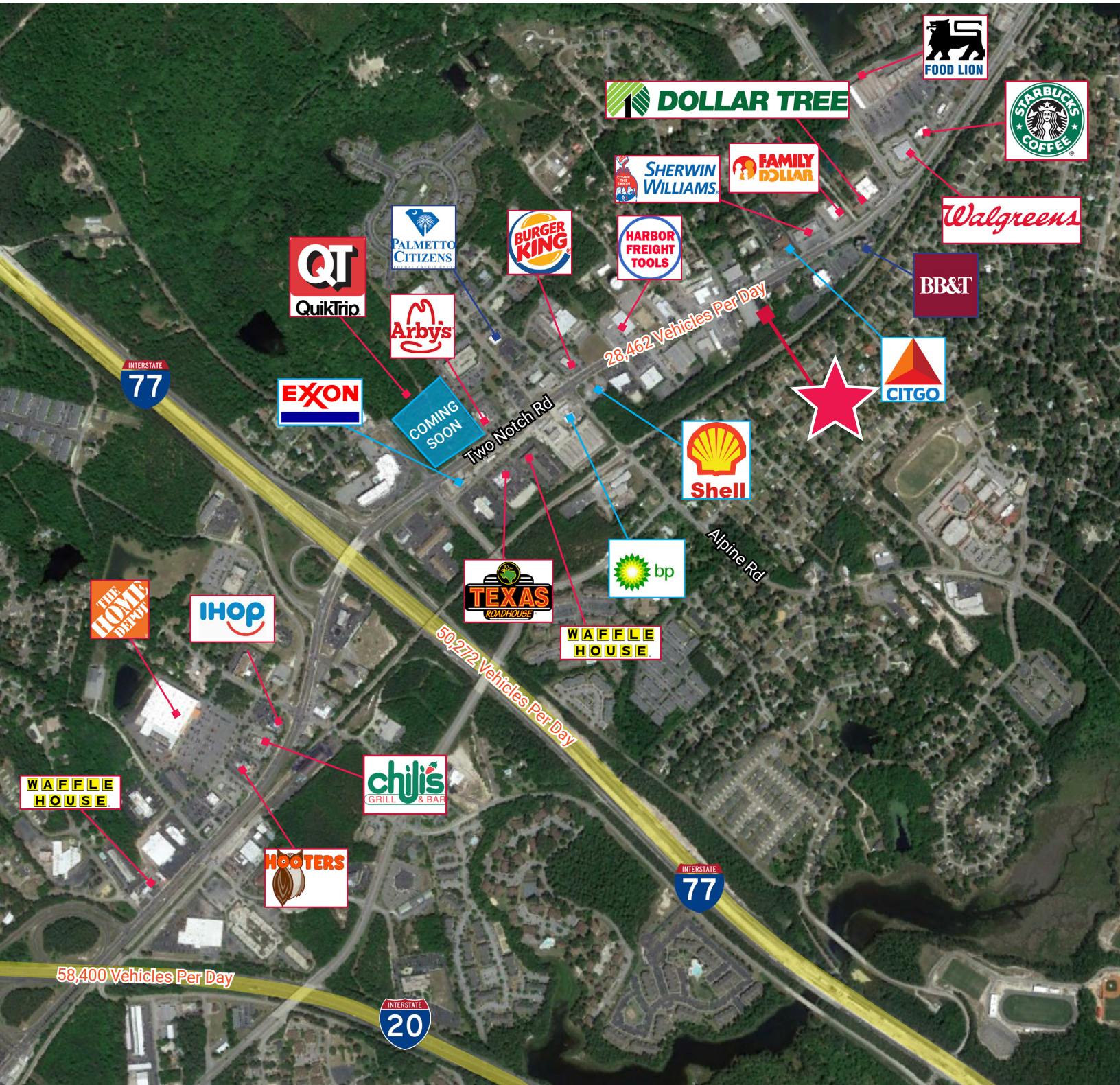
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Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	6,433		48,428		111,135	
2019 Estimate	5,874		47,166		108,425	
2010 Census	3,512		46,041		106,004	
Growth 2019 - 2024	9.52%		2.68%		2.50%	
Growth 2010 - 2019	67.26%		2.44%		2.28%	
2019 Population by Hispanic Origin	728		4,949		9,106	
2019 Population	5,874		47,166		108,425	
White	2,474	42.12%	17,698	37.52%	44,161	40.73%
Black	2,915	49.63%	25,593	54.26%	56,242	51.87%
Am. Indian & Alaskan	24	0.41%	250	0.53%	537	0.50%
Asian	306	5.21%	2,162	4.58%	4,138	3.82%
Hawaiian & Pacific Island	10	0.17%	109	0.23%	311	0.29%
Other	146	2.49%	1,355	2.87%	3,037	2.80%
U.S. Armed Forces	82		694		6,114	
Households						
2024 Projection	2,636		20,087		41,046	
2019 Estimate	2,404		19,535		39,937	
2010 Census	1,426		18,966		38,863	
Growth 2019 - 2024	9.65%		2.83%		2.78%	
Growth 2010 - 2019	68.58%		3.00%		2.76%	
Owner Occupied	1,318	54.83%	10,010	51.24%	25,158	62.99%
Renter Occupied	1,086	45.17%	9,526	48.76%	14,779	37.01%
2019 Households by HH Income						
Income: <\$25,000	351	14.60%	4,004	20.50%	7,349	18.40%
Income: \$25,000 - \$50,000	544	22.63%	5,007	25.63%	10,265	25.70%
Income: \$50,000 - \$75,000	494	20.55%	4,101	20.99%	7,980	19.98%
Income: \$75,000 - \$100,000	721	29.99%	3,315	16.97%	6,300	15.77%
Income: \$100,000 - \$125,000	125	5.20%	1,159	5.93%	2,996	7.50%
Income: \$125,000 - \$150,000	48	2.00%	720	3.69%	1,899	4.75%
Income: \$150,000 - \$200,000	49	2.04%	565	2.89%	1,628	4.08%
Income: \$200,000+	72	3.00%	665	3.40%	1,520	3.81%
2019 Avg Household Income	\$70,080		\$67,125		\$72,093	
2019 Med Household Income	\$64,415		\$53,378		\$56,240	

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