

Extremely Visible Build-To-Suit (up to 7000 SF building)

Piney Grove at I-26 Columbia, SC

COSTCO
WHOLESALE

NORTHERN
TOOL + EQUIPMENT

SITE

GREEN'S
SHOP. SAVE. DRINK. REPEAT.

NOW OPEN

Waffle House

SPINX
Working Life Better

Hardee's

SPORTSMAN'S
WAREHOUSE

CRP
CAROLINAS RETAIL PARTNERS

QT QuikTrip

LAND
-**ROVER**

Approximately
470,000 SF of
OFFICE

PLANNED REFACADE



100,000
VPD

PLEASE CONTACT:

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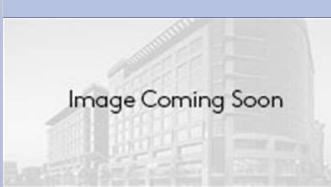
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Carolinas Retail Partners | 701 Gervais Street | Suite 150-151 | Columbia, SC 29201



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Population	7,311	54,602	109,915
2021 Average Household Inc	\$63,534	\$69,034	\$77,993

Demographic Detail Report

Outparcel 2					
4014 Fernandina Rd, Columbia, SC 29210					
Building Type: Land Class: - RBA: - Typical Floor: -		Total Available: 0 SF			
		% Leased: 0%			
		Rent/SF/Yr: -			
Radius		1 Mile		3 Mile	
Population				5 Mile	
2026 Projection		7,471		54,602	
2021 Estimate		7,311		52,973	
2010 Census		7,432		51,285	
Growth 2021 - 2026		2.19%		3.08%	
Growth 2010 - 2021		-1.63%		3.29%	
2021 Population by Age		7,311		52,973	
Age 0 - 4		427 5.84%		3,055 5.77%	
Age 5 - 9		429 5.87%		3,060 5.78%	
Age 10 - 14		418 5.72%		2,971 5.61%	
Age 15 - 19		435 5.95%		3,167 5.98%	
Age 20 - 24		502 6.87%		3,992 7.54%	
Age 25 - 29		519 7.10%		4,188 7.91%	
Age 30 - 34		521 7.13%		4,120 7.78%	
Age 35 - 39		525 7.18%		4,074 7.69%	
Age 40 - 44		459 6.28%		3,541 6.68%	
Age 45 - 49		438 5.99%		3,421 6.46%	
Age 50 - 54		411 5.62%		3,219 6.08%	
Age 55 - 59		444 6.07%		3,338 6.30%	
Age 60 - 64		443 6.06%		3,110 5.87%	
Age 65 - 69		406 5.55%		2,638 4.98%	
Age 70 - 74		360 4.92%		2,146 4.05%	
Age 75 - 79		252 3.45%		1,390 2.62%	
Age 80 - 84		160 2.19%		803 1.52%	
Age 85+		164 2.24%		739 1.40%	
Age 65+		1,342 18.36%		7,716 14.57%	
Median Age		38.90		37.40	
Average Age		39.90		38.40	



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3/24/2022

Page 1

Demographic Detail Report

Outparcel 2				
4014 Fernandina Rd, Columbia, SC 29210				
Radius	1 Mile	3 Mile	5 Mile	
2021 Population By Race				
White	3,905 53.41%	25,138 47.45%	57,864 54.50%	
Black	2,882 39.42%	24,328 45.93%	41,679 39.26%	
Am. Indian & Alaskan	23 0.31%	193 0.36%	353 0.33%	
Asian	253 3.46%	1,835 3.46%	3,604 3.39%	
Hawaiian & Pacific Island	27 0.37%	125 0.24%	154 0.15%	
Other	221 3.02%	1,353 2.55%	2,514 2.37%	
Population by Hispanic Origin				
Non-Hispanic Origin	7,024 96.07%	50,840 95.97%	101,685 95.78%	
Hispanic Origin	287 3.93%	2,133 4.03%	4,484 4.22%	
2021 Median Age, Male	36.40	36.20	35.90	
2021 Average Age, Male	37.70	37.20	36.90	
2021 Median Age, Female				
2021 Average Age, Female	41.20	38.70	38.70	
2021 Population by Occupation Classification				
Civilian Employed	3,749 63.01%	25,608 59.21%	53,470 62.40%	
Civilian Unemployed	210 3.53%	1,309 3.03%	2,482 2.90%	
Civilian Non-Labor Force	1,991 33.46%	16,277 37.64%	29,583 34.52%	
Armed Forces	0 0.00%	53 0.12%	159 0.19%	
Households by Marital Status				
Married	1,135	7,876	18,080	
Married No Children	753	4,993	10,763	
Married w/Children	382	2,883	7,318	
2021 Population by Education				
Some High School, No Diploma	471 8.59%	3,820 9.62%	5,816 7.53%	
High School Grad (Incl Equivalency)	1,433 26.14%	9,283 23.38%	16,164 20.93%	
Some College, No Degree	1,456 26.55%	11,566 29.13%	23,351 30.24%	
Associate Degree	382 6.97%	2,976 7.50%	5,136 6.65%	
Bachelor Degree	989 18.04%	7,306 18.40%	16,366 21.19%	
Advanced Degree	752 13.72%	4,752 11.97%	10,390 13.45%	



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3/24/2022

Page 2

Demographic Detail Report

Outparcel 2				
4014 Fernandina Rd, Columbia, SC 29210				
Radius	1 Mile	3 Mile	5 Mile	
2021 Population by Occupation	6,894	47,294	99,460	
Real Estate & Finance	172 2.49%	1,641 3.47%	4,158 4.18%	
Professional & Management	1,773 25.72%	11,984 25.34%	27,381 27.53%	
Public Administration	300 4.35%	2,221 4.70%	4,591 4.62%	
Education & Health	1,013 14.69%	5,851 12.37%	12,819 12.89%	
Services	633 9.18%	4,952 10.47%	9,115 9.16%	
Information	119 1.73%	532 1.12%	1,196 1.20%	
Sales	1,081 15.68%	6,709 14.19%	13,641 13.72%	
Transportation	3 0.04%	122 0.26%	198 0.20%	
Retail	448 6.50%	3,763 7.96%	6,929 6.97%	
Wholesale	59 0.86%	594 1.26%	1,174 1.18%	
Manufacturing	309 4.48%	1,905 4.03%	4,071 4.09%	
Production	297 4.31%	3,233 6.84%	5,791 5.82%	
Construction	306 4.44%	1,431 3.03%	2,985 3.00%	
Utilities	50 0.73%	1,123 2.37%	2,858 2.87%	
Agriculture & Mining	4 0.06%	19 0.04%	91 0.09%	
Farming, Fishing, Forestry	0 0.00%	0 0.00%	23 0.02%	
Other Services	327 4.74%	1,214 2.57%	2,439 2.45%	
2021 Worker Travel Time to Job	3,639	24,649	51,308	
<30 Minutes	2,647 72.74%	19,069 77.36%	38,120 74.30%	
30-60 Minutes	832 22.86%	4,658 18.90%	11,298 22.02%	
60+ Minutes	160 4.40%	922 3.74%	1,890 3.68%	
2010 Households by HH Size	3,485	19,841	39,721	
1-Person Households	1,355 38.88%	6,692 33.73%	12,504 31.48%	
2-Person Households	1,110 31.85%	6,663 33.58%	13,210 33.26%	
3-Person Households	503 14.43%	3,130 15.78%	6,490 16.34%	
4-Person Households	327 9.38%	2,033 10.25%	4,637 11.67%	
5-Person Households	136 3.90%	875 4.41%	1,905 4.80%	
6-Person Households	38 1.09%	286 1.44%	635 1.60%	
7 or more Person Households	16 0.46%	162 0.82%	340 0.86%	
2021 Average Household Size	2.10	2.20	2.30	
Households				
2026 Projection	3,538	21,712	44,372	
2021 Estimate	3,459	20,970	42,751	
2010 Census	3,485	19,841	39,721	
Growth 2021 - 2026	2.28%	3.54%	3.79%	
Growth 2010 - 2021	-0.75%	5.69%	7.63%	



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Demographic Detail Report

Outparcel 2				
4014 Fernandina Rd, Columbia, SC 29210				
Radius	1 Mile	3 Mile	5 Mile	
2021 Households by HH Income	3,460	20,969	42,749	
<\$25,000	664 19.19%	4,148 19.78%	7,461 17.45%	
\$25,000 - \$50,000	972 28.09%	6,182 29.48%	11,336 26.52%	
\$50,000 - \$75,000	748 21.62%	3,891 18.56%	7,801 18.25%	
\$75,000 - \$100,000	471 13.61%	2,457 11.72%	5,554 12.99%	
\$100,000 - \$125,000	273 7.89%	1,580 7.53%	3,221 7.53%	
\$125,000 - \$150,000	169 4.88%	1,080 5.15%	2,609 6.10%	
\$150,000 - \$200,000	132 3.82%	991 4.73%	2,679 6.27%	
\$200,000+	31 0.90%	640 3.05%	2,088 4.88%	
2021 Avg Household Income	\$63,534	\$69,034	\$77,993	
2021 Med Household Income	\$52,321	\$50,803	\$56,756	
2021 Occupied Housing	3,459	20,970	42,751	
Owner Occupied	1,796 51.92%	11,257 53.68%	26,232 61.36%	
Renter Occupied	1,663 48.08%	9,713 46.32%	16,519 38.64%	
2010 Housing Units	3,889	23,258	47,156	
1 Unit	2,095 53.87%	12,948 55.67%	30,376 64.42%	
2 - 4 Units	511 13.14%	2,259 9.71%	3,205 6.80%	
5 - 19 Units	577 14.84%	5,735 24.66%	9,217 19.55%	
20+ Units	706 18.15%	2,316 9.96%	4,358 9.24%	
2021 Housing Value	1,796	11,257	26,232	
<\$100,000	553 30.79%	2,150 19.10%	4,674 17.82%	
\$100,000 - \$200,000	1,042 58.02%	6,701 59.53%	13,760 52.46%	
\$200,000 - \$300,000	146 8.13%	1,753 15.57%	4,552 17.35%	
\$300,000 - \$400,000	26 1.45%	417 3.70%	1,625 6.19%	
\$400,000 - \$500,000	0 0.00%	73 0.65%	724 2.76%	
\$500,000 - \$1,000,000	29 1.61%	125 1.11%	703 2.68%	
\$1,000,000+	0 0.00%	38 0.34%	194 0.74%	
2021 Median Home Value	\$133,109	\$151,910	\$161,351	
2021 Housing Units by Yr Built	3,899	23,539	48,250	
Built 2010+	109 2.80%	1,668 7.09%	4,183 8.67%	
Built 2000 - 2010	704 18.06%	2,360 10.03%	6,876 14.25%	
Built 1990 - 1999	572 14.67%	4,016 17.06%	8,785 18.21%	
Built 1980 - 1989	951 24.39%	5,465 23.22%	10,289 21.32%	
Built 1970 - 1979	950 24.37%	6,723 28.56%	11,792 24.44%	
Built 1960 - 1969	510 13.08%	2,583 10.97%	4,368 9.05%	
Built 1950 - 1959	74 1.90%	494 2.10%	1,278 2.65%	
Built <1949	29 0.74%	230 0.98%	679 1.41%	
2021 Median Year Built	1983	1982	1985	



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