



FOR SALE OR LEASE

±2.69 Acres in Northeast Columbia

Development tract for various commercial uses located at Clemson Road & Interstate 20 - Exit 80

CONTACT

Matthew Pollard

Senior Brokerage Associate
+1 803 401 4201
matthew.pollard@colliers.com

Colliers | South Carolina

1301 Gervais Street, Ste 600
Columbia, SC 29201
+1 803 254 2300



FOR SALE OR LEASE

±2.69 Acres

161 Clemson Road | Columbia, SC 29229

HIGHLIGHTS

- Located at 161 Clemson Rd and ±0.25 miles from Interstate 20 (Exit 80)
- Ideal for retail/hotel, restaurant, office or medical use
- Access drive permitted and installed
- Water and sewer available on site (City of Columbia)
- Zoned : MU-2 (Mixed-Use District)
- Clemson Rd ±23,700 VPD
- Interstate 20 ±88,900 VPD
- Less than one mile from Fort Jackson
- **REDUCED Sale price: \$1,650,000**
- **Lease rate: contact broker for details**



161 CLEMSON ROAD

Nearby Residential

5-mile Demographics 2025 est



Population
78,200



Households
31,902

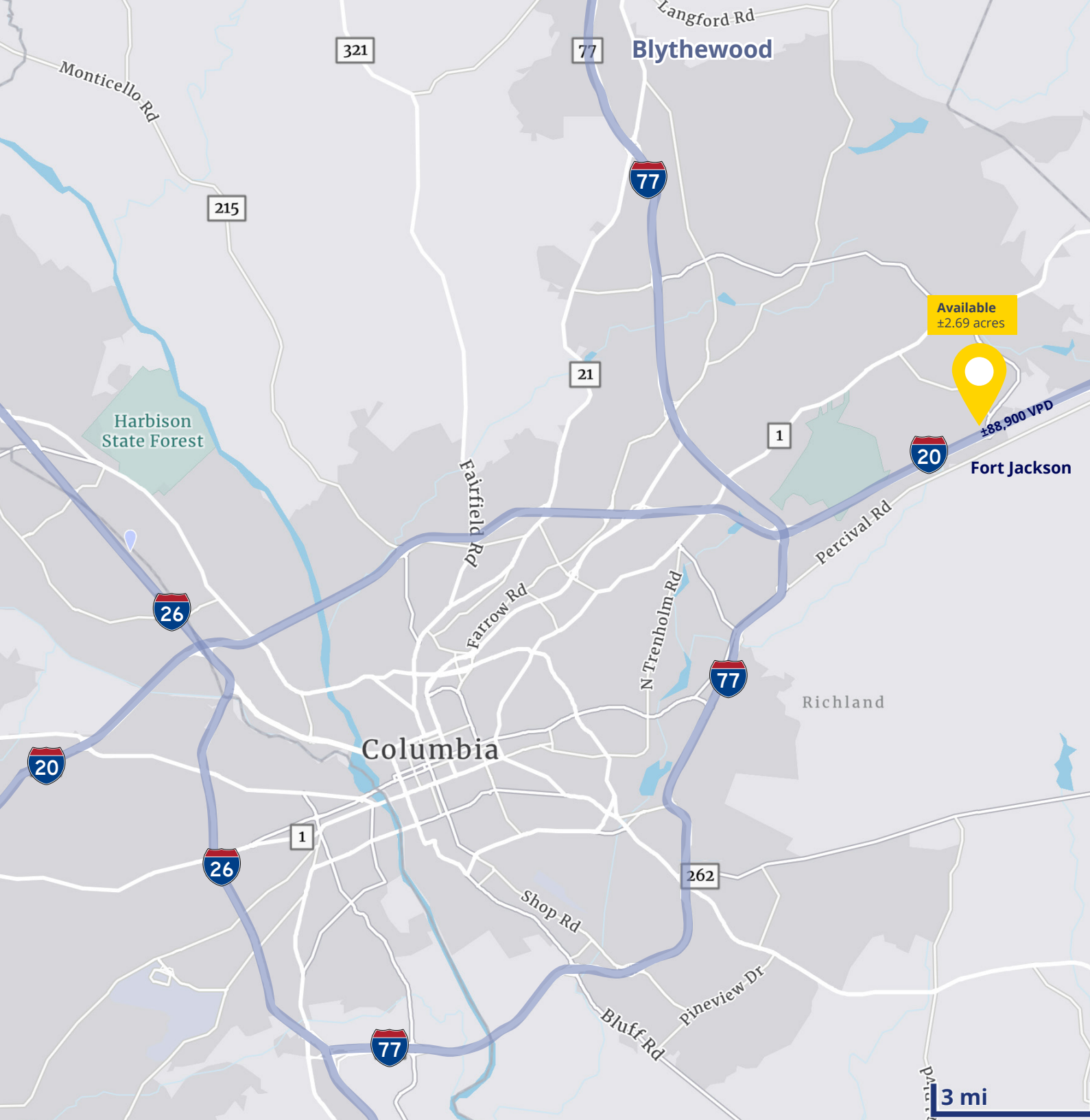


Daytime Population
66,228



Avg Household Income
\$107,089





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