



Columbiana Drive
Columbia, South Carolina

FOR SALE

Site 1: ±1.70 AC

Site 2: ±0.86 AC

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PROPERTY Overview

Columbiana Drive @ I26

Offering

Two Commercial Land Sites:

- **Site 1:** ±1.67 Acres
- **Site 2:** ±0.86 Acres

Location Advantages

The properties are located on the north side of Columbiana Drive, to the east side of Lake Murray Boulevard in the Harbison area of Columbia, SC. They have frontage and visibility on Columbiana Drive and I-26. They are also in the high growth Harbison area of Columbia, SC. Harbison is the densest retail cluster in the entire Columbia MSA and these parcels are some of the last remaining undeveloped lots. Columbiana Drive is mostly developed with hotels and restaurants because of the high visibility from I-26.

Zoning

M-1, Harbison PUD
Columbia, SC

Utilities

Water and Sewer: City of Columbia

Road Frontage:

- **Site 1:** Columbia Dr ±320 LF, Lake Murray Blvd ±165 LF, I-26 ±315 LF
- **Site 2:** Columbia Dr ±380 LF, I-26 ±435 LF

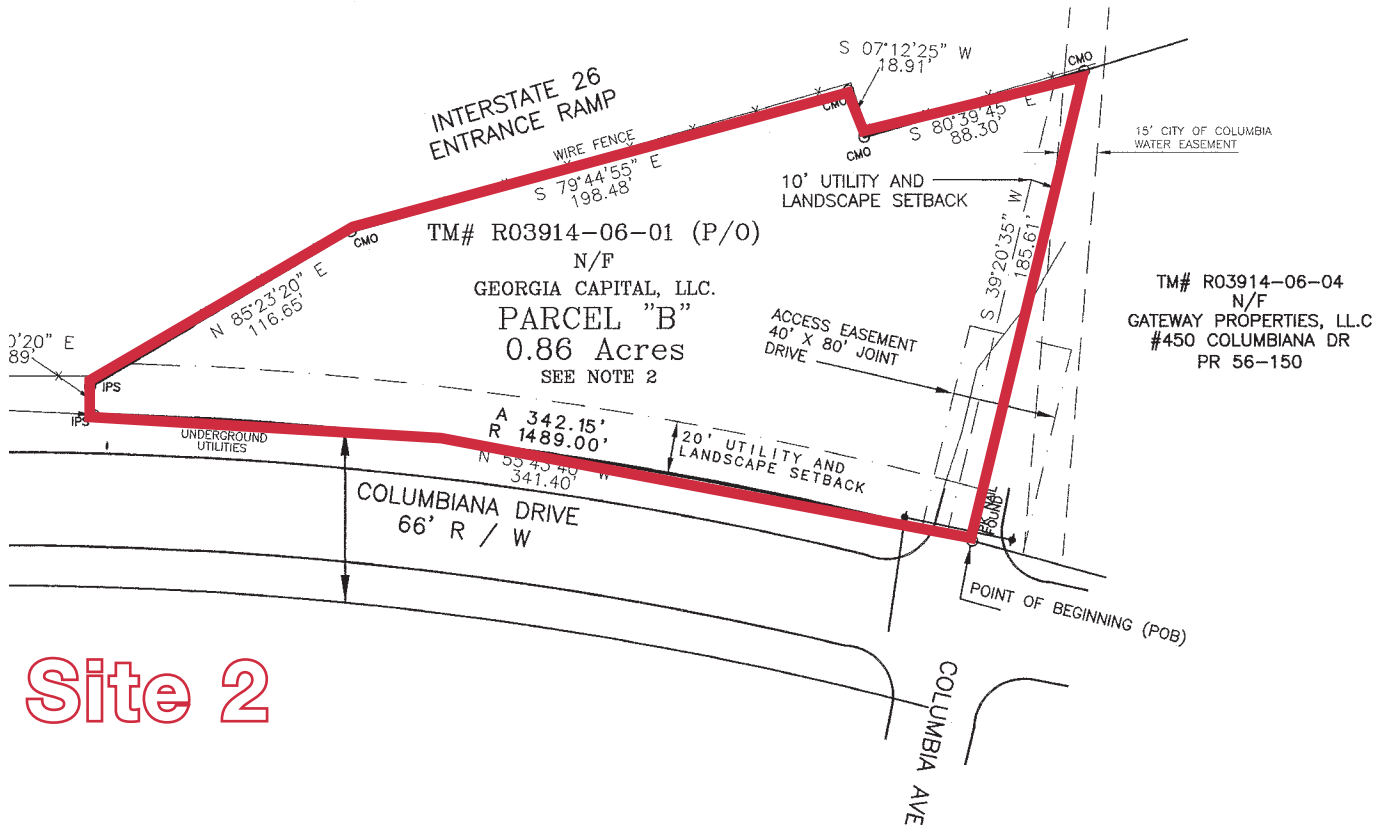
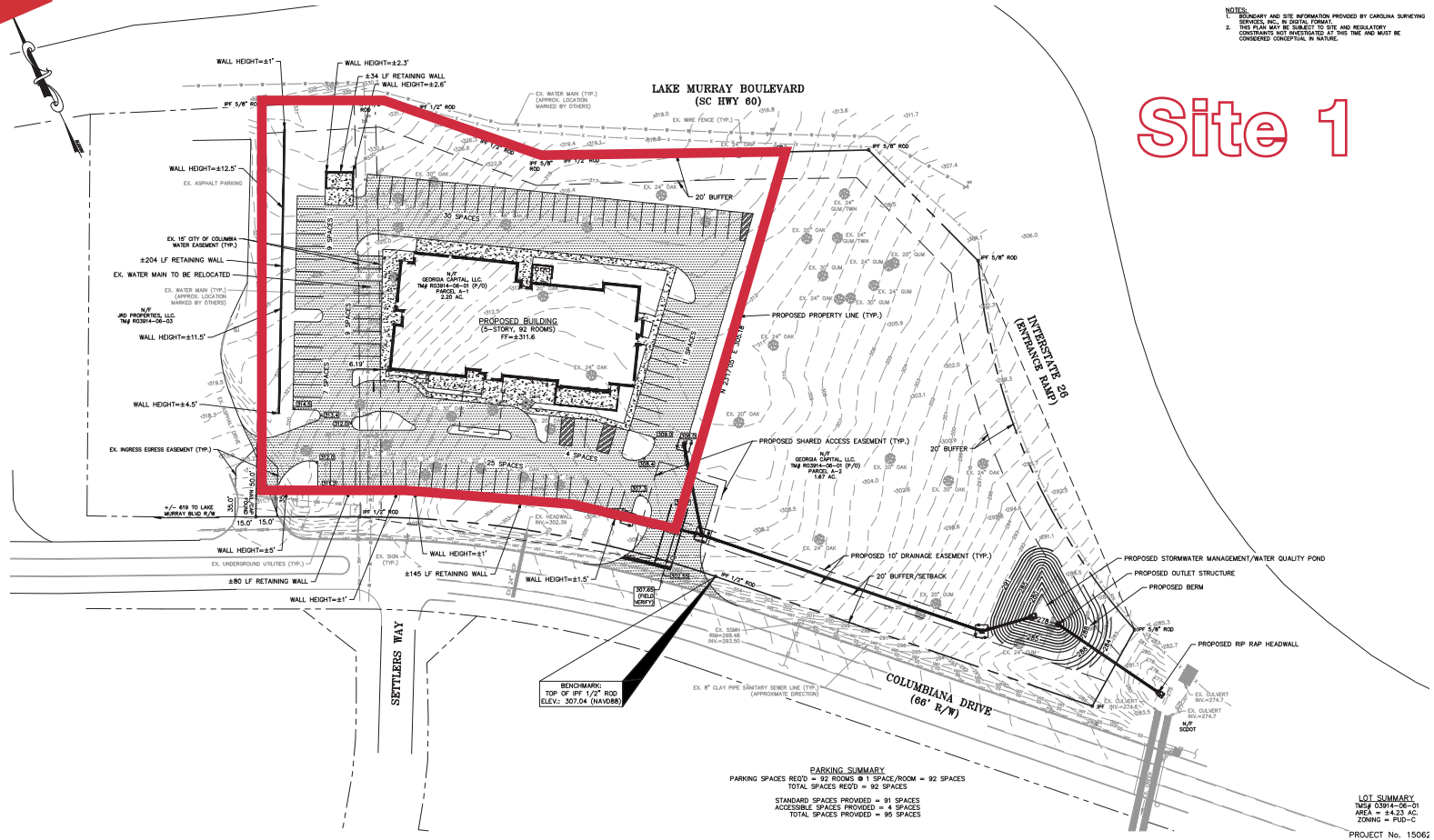
Sale Price:

- Site 1: \$825,000
- Site 2: \$425,000

PROPERTY Surveys

Columbiana Drive @ I26

Site 1



Site 2

DEMOGRAPHIC Profile

Columbiana Drive @ I26

1 MILE RADIUS

Summary

	2025	2030
Population	4,426	4,456
Households	1,808	1,860
Families	1,136	1,157
Average Household Size	2.43	2.38
Owner Occupied Housing Units	1,334	1,400
Renter Occupied Housing Units	474	460
Median Age	41.2	42.6
Average Household Income	\$92,205	\$104,716

3 MILE RADIUS

Summary

	2025	2030
Population	46,331	47,096
Households	19,844	20,590
Families	12,655	13,015
Average Household Size	2.33	2.28
Owner Occupied Housing Units	15,284	16,194
Renter Occupied Housing Units	4,560	4,396
Median Age	41.2	42.6
Average Household Income	\$107,434	120,846

5 MILE RADIUS

Summary

	2025	2030
Population	89,271	91,433
Households	36,441	38,103
Families	23,051	23,911
Average Household Size	2.32	2.27
Owner Occupied Housing Units	26,100	27,898
Renter Occupied Housing Units	10,341	10,204
Median Age	40.5	41.6
Average Household Income	\$109,985	\$123,896