

567 SPEARS CREEK CHURCH ROAD

COLUMBIA, SC 29045

±0.72 ACRE DEVELOPMENT SITE

- Ideal for retail development
- All utilities provided at property boundary including water, sewer, electric, and off-site common stormwater
- Graded site
- Located at I-20 and Spears Creek Church Road interchange in the rapidly growing Northeast Columbia submarket
- Zoning: PDD - City of Columbia
- Owner may consider sale

BUILD TO SUIT OR GROUND LEASE

CONTACT FOR PRICING



CONTACT

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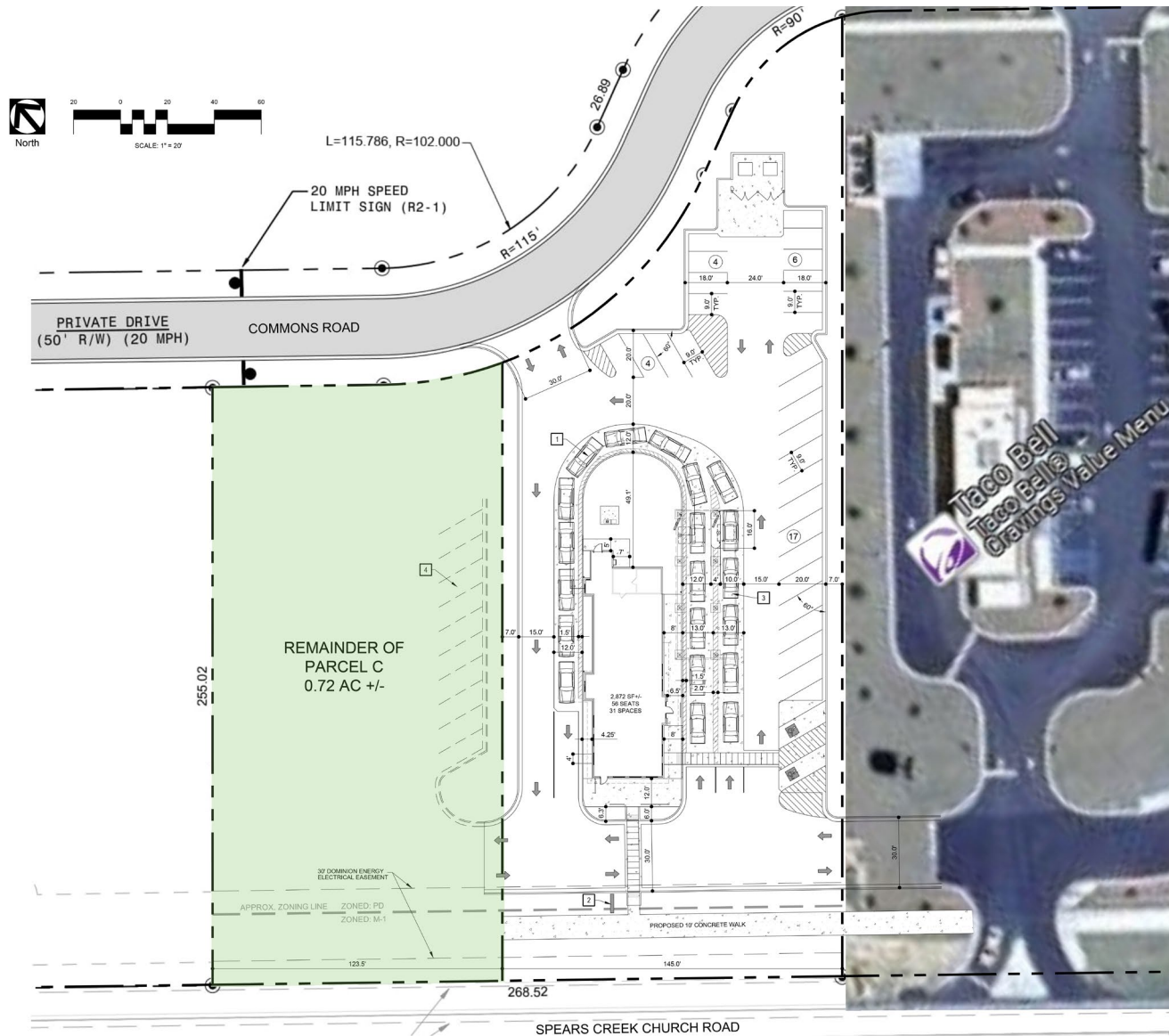
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SITE PLAN 567 Spears Creek Church Rd.



*CONCEPTUAL ACCESS ONLY VIA TACO BELL

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AERIAL LOCATION 567 Spears Creek Church Rd.



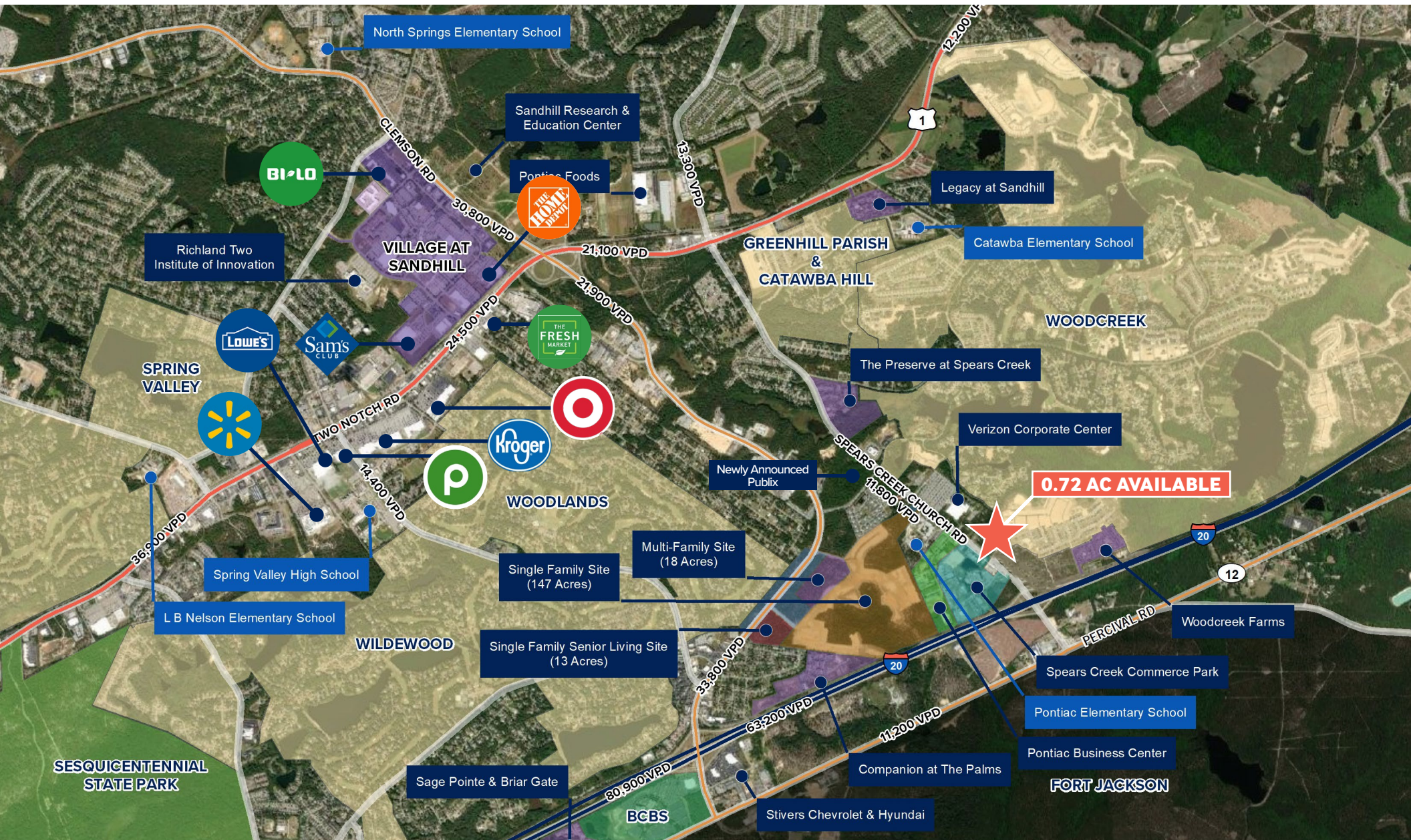
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POINTS OF INTEREST 567 Spears Creek Church Rd.



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DEMOGRAPHICS 567 Spears Creek Church Rd.

SUMMARY (2020 CENSUS)	ONE MILE RADIUS			THREE MILE RADIUS			FIVE MILE RADIUS		
	2020	2023	2028	2020	2023	2028	2020	2023	2028
Population	2,661	2,708	2,729	19,885	20,141	20,154	60,479	61,868	62,798
Households	1,171	1,190	1,208	7,923	8,042	8,136	23,432	24,120	24,762
Families	829	711	719	5,612	5,312	5,354	16,547	16,696	17,094
Average Household Size	2.25	2.26	2.24	2.50	2.50	2.47	2.55	2.53	2.51
Owner Occupied Housing Units	767	729	762	5,336	5,232	5,433	16,771	17,419	18,264
Renter Occupied Housing Units	404	461	446	2,587	2,810	2,703	6,661	6,701	6,498
Median Age	38.6	35.9	36.2	39.2	37.5	38.1	38.5	37.7	38.2

INCOME	2023		2028		2023		2028	
	Median Household Income	\$87,224	\$105,343	\$81,942	\$98,952	\$74,495	\$84,752	
Average Household Income	\$117,172	\$135,611	\$117,562	\$134,528	\$102,561	\$116,897		

TRENDS	AREA	STATE	NATIONAL	AREA	STATE	NATIONAL	AREA	STATE	NATIONAL
2023 - 2028 ANNUAL RATES									
Population	0.15%	0.61%	0.30%	0.01%	0.61%	0.30%	0.30%	0.61%	0.30%
Households	0.30%	0.79%	0.49%	0.23%	0.79%	0.49%	0.53%	0.79%	0.49%
Families	0.22%	0.71%	0.44%	0.16%	0.71%	0.44%	0.47%	0.71%	0.44%
Owner Occupied Households	0.89%	1.03%	0.66%	0.76%	1.03%	0.66%	0.95%	1.03%	0.66%
Median Household Income	3.85%	2.28%	2.57%	3.84%	2.28%	2.57%	2.61%	2.28%	2.57%

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