

# Commercial Acreage For Sale

4029 Fernandina Rd, Columbia, SC



## Property Summary

This high traffic and highly visible site on Fernandina Rd offers a unique opportunity for anyone looking for a ready made commercial project already underway. Seller has active permits in hand. Perfect site for an industrial or commercial user right across from Costco.

TMS: 002898-03-027, 04909-01-04, 04909-01-01

Zoning: ID - Intensive Development (Lexington County)  
M1 - Light Industrial (Richland County)

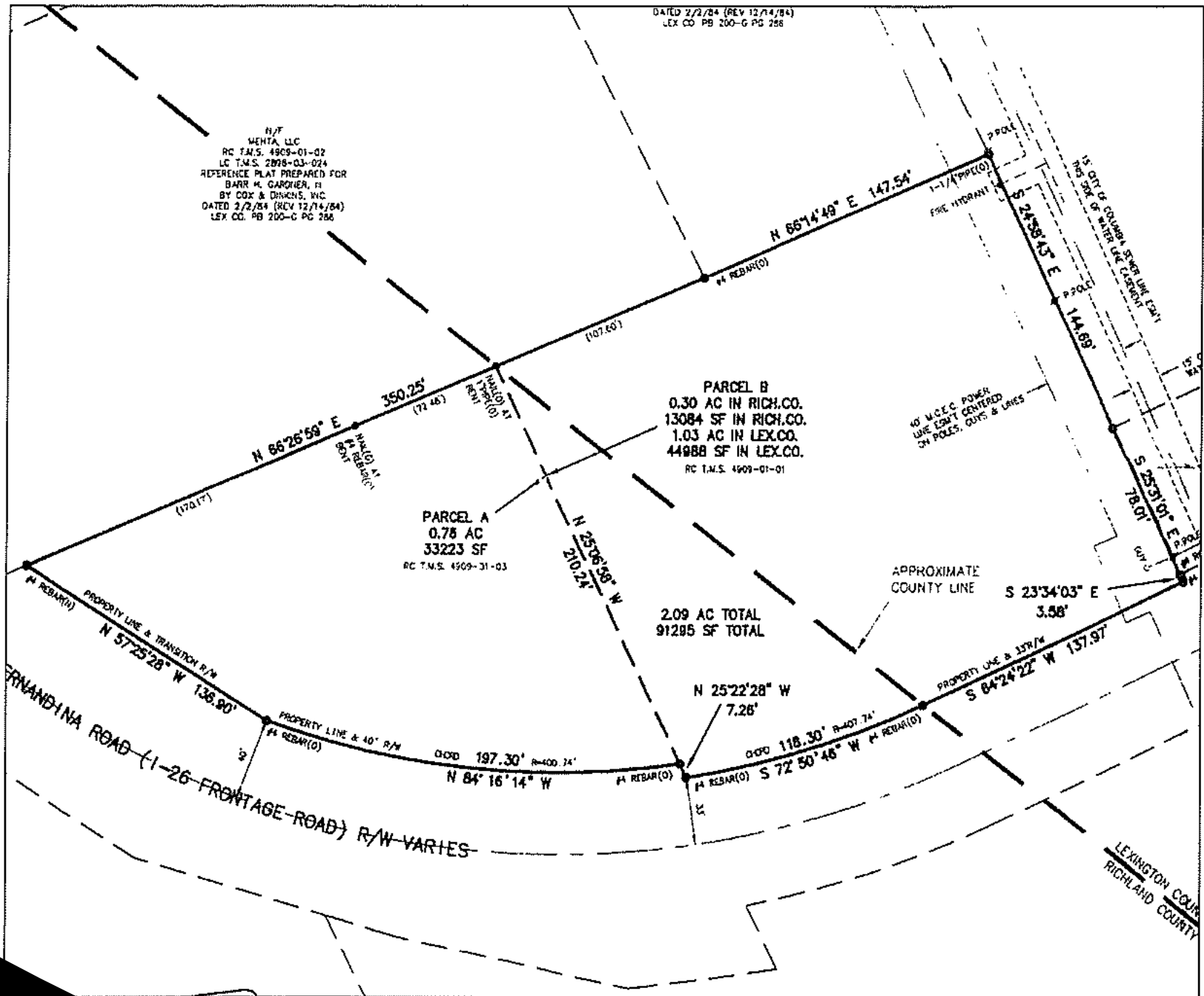
Acreage: 2.09  
Price: \$ 1,500,000.00  
Contact: Darren Rhodes



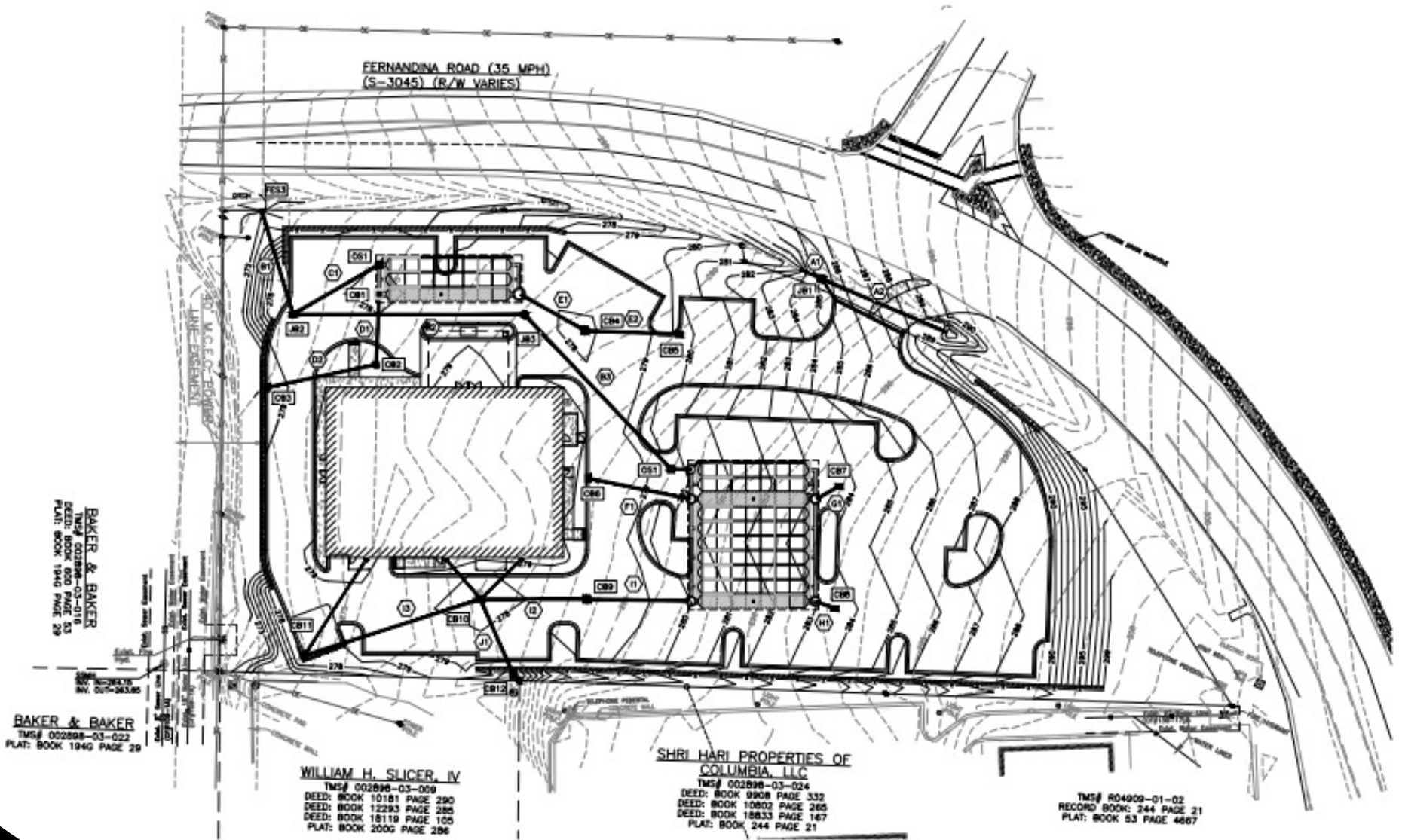
Darren Rhodes  
Broker  
803.447.4703  
drhodes@selre.com  
275 Cut Off Rd . Orangeburg, SC 29115

Commercial Real Estate  
Land Acquisition  
Residential Development

N/T  
MENTA LLC  
RC T.M.S. 4909-01-02  
LC T.M.S. 2008-03-024  
REFERENCE PLAT PREPARED FOR  
BARR M. GARGIER, II  
BY COX & DINKINS, INC.  
DATED 2/2/84 (REV 12/14/84)  
LEX CO. PB 200-G PG 286

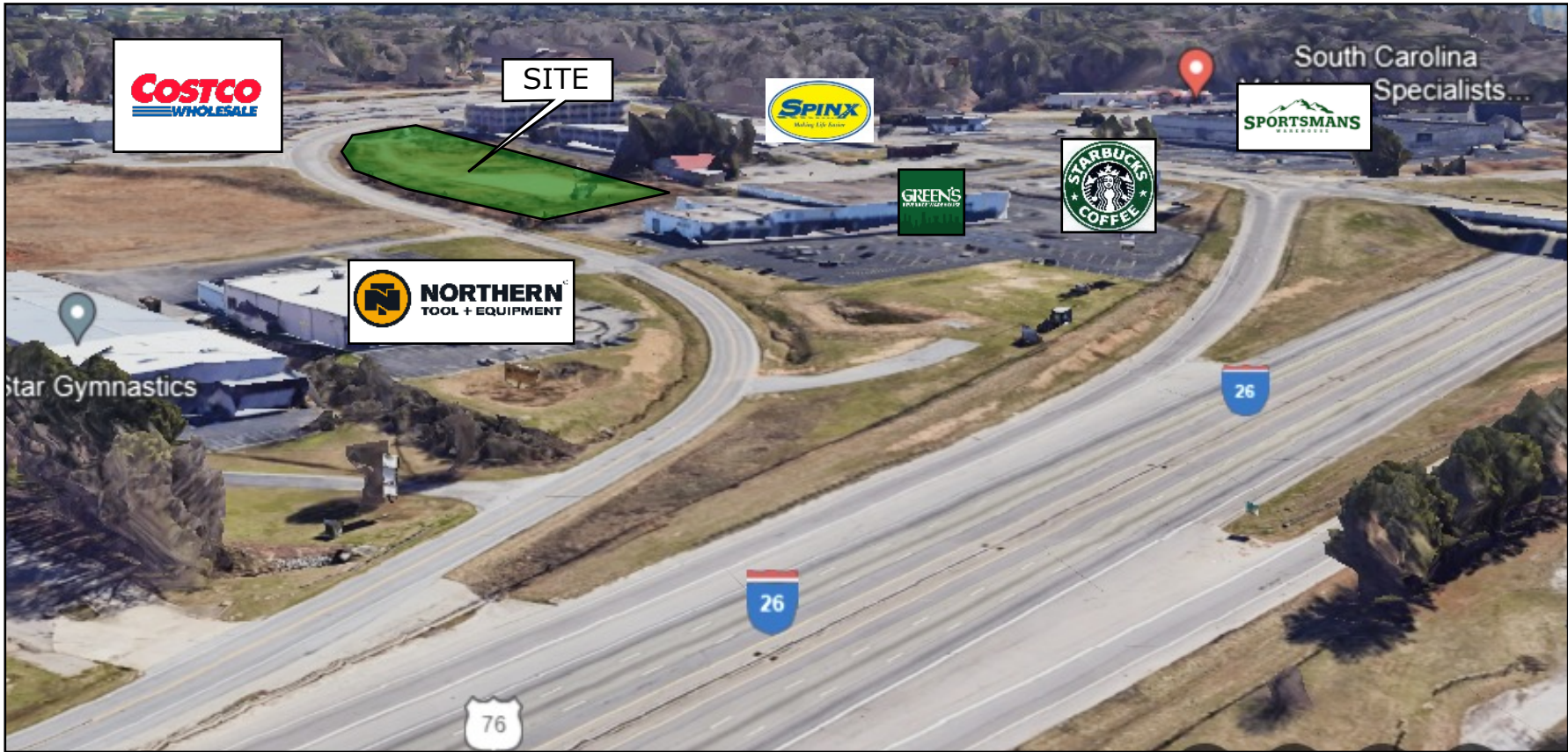


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Underground Storm Water Detention  
Already in place



View of site from I-26 East

Traffic Count:

From Exit 104 West Bound

Station Id: 32-7752

Description: R-7752 3E1 : I- 26 TO S- 671, RS 7752 3E1

AADT 9,800 (2023)

Station Id: 40-0644

Description: S-674 : US 176 (BROAD RIVER RD) TO S- 1280 (PINEY GROVE RD)

AADT 4,800 (2023)

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