



Flex space available for lease along bustling commercial corridor

4046 FERNANDINA RD
COLUMBIA, SC 29212

FLEX SPACE | FOR LEASE

ASKING PRICE:
Contact Broker for pricing



Proximity to vibrant Harbison retail district



±4,210-SF flex space in St. Andrews submarket



Excellent visibility and access to I-26

For Lease | 4046 Fernandina Rd

Property Overview



Address	4046 Fernandina Rd Suite G Columbia, SC 29212
Area	±4,210 SF
Spaces	<ul style="list-style-type: none">• 2 Conference rooms• Large kitchen and break room• 7 private offices• Reception desk• 3 storage rooms• 2 restrooms• ±750-SF warehouse
Loading	1 dock-high door w/ leveler & 1 drive in door
Traffic	I-26 - ±107,000 VPD

Demographics 2024



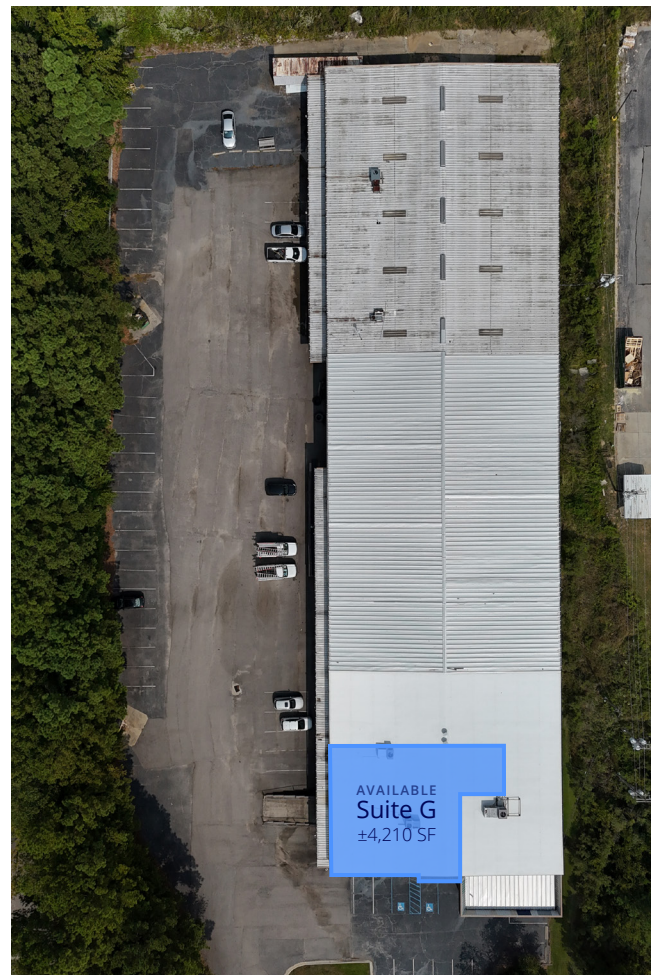
Population
1 mile: ±7,106
3 miles: ±51,440
5 miles: ±102,748



Households
1 mile: ±3,459
3 miles: ±21,179
5 miles: ±42,996



Avg. Household Income
1 mile: \$72,497
3 miles: \$81,206
5 miles: \$91,430



Location Details

Area Highlights

The area surrounding 4046 Fernandina Road is home to numerous restaurants, specialty stores and service-based businesses, making it a popular shopping and commercial hub.

- Situated off Fernandina Road in Piney Grove Park near Costco, with convenient access to I-26 via the Harbison Boulevard and Piney Grove Road interchanges (Exit 104)
- Conveniently close to numerous popular retailers, including Costco, Green's Beverage Warehouse and Sportsman's Warehouse

Travel Distances

Columbia, SC	±9.0 miles
Irmo, SC	±3.4 miles
I-26	<1.0 mile
Columbiana Centre	±1.7 miles
CAE	±15.9 miles



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Contact



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