

FOR SALE OR
GROUND LEASE

HARRISON
CAPITAL ADVISORS



TWO OUTPARCELS AVAILABLE

2524 Main Street
Elgin, South Carolina (Columbia MSA)

TABLE OF CONTENTS

COMPANY OVERVIEW & DISCLAIMER	3
INVESTMENT OVERVIEW PROPERTY HIGHLIGHTS	4
REGIONAL MAP	5
LOCAL AERIALS	6-7
SITE AERIAL	8
PROPOSED SITE PLAN	9
COLUMBIA, SC	10
DEMOGRAPHICS	12
DISCLAIMER	13

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COMPANY OVERVIEW

About Harrison Capital Advisors

Harrison Capital Advisors is an independent commercial real estate investment advisory firm specializing in assisting buyers and sellers in the acquisition and disposition of income producing properties throughout the Carolinas and Southeastern United States. Founded by two experienced partners with a combined track record exceeding \$800 million in closed transactions, the firm delivers institutional level expertise with direct partner access on every engagement.

Our team combines deep market expertise with detailed property analysis to guide clients through sophisticated investment property decisions across all asset classes including single-tenant net leased and multi-tenant properties. We specialize in advising on 1031 exchanges, all cash acquisitions, debt placement and investment property analysis.

Our Approach

We built this firm on a straightforward belief: that every client deserves direct access to experienced partners who know the market, understand their goals and are committed to helping our clients achieve maximum returns on their commercial real estate investments.

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42+ YEARS

COMBINED COMMERCIAL REAL ESTATE EXPERIENCE

\$850M+

IN CLOSED TRANSACTIONS

75+

NATIONAL TENANT BRANDS REPRESENTED

INVESTMENT OVERVIEW

LOCATION 2524 MAIN STREET, ELGIN, SC

COUNTY KERSHAW

ZONING GENERAL COMMERCIAL (GC-2)

UTILITIES WATER & SEWER-LUGOFF-ELGIN
WATER ELECTRIC & GAS- DOMINION ENERGY

HIGHLIGHTS

- +/- 1.22 AC Ourparcel
- +/- 0.45 AC Ourparcel
- Zoned for drive-thru and ideal for QSR, banks, coffee or urgent care
- Prime development sites in rapidly growing Midlands corridor
- Located less than 4 miles to the I-20 Interchange
- Corner Parcel w/ Access on Main & Bowen Streets
- High Traffic Count: 14,300 VPD Main Street

**FOR PRICING:
CONTACT BROKER**

PROPERTY HIGHLIGHTS

3%
3 MILE GROWTH
RATE

1.67
+/- 1.22 AC
+/- 0.45 AC

14,300
TRAFFIC COUNT



INFORMATION

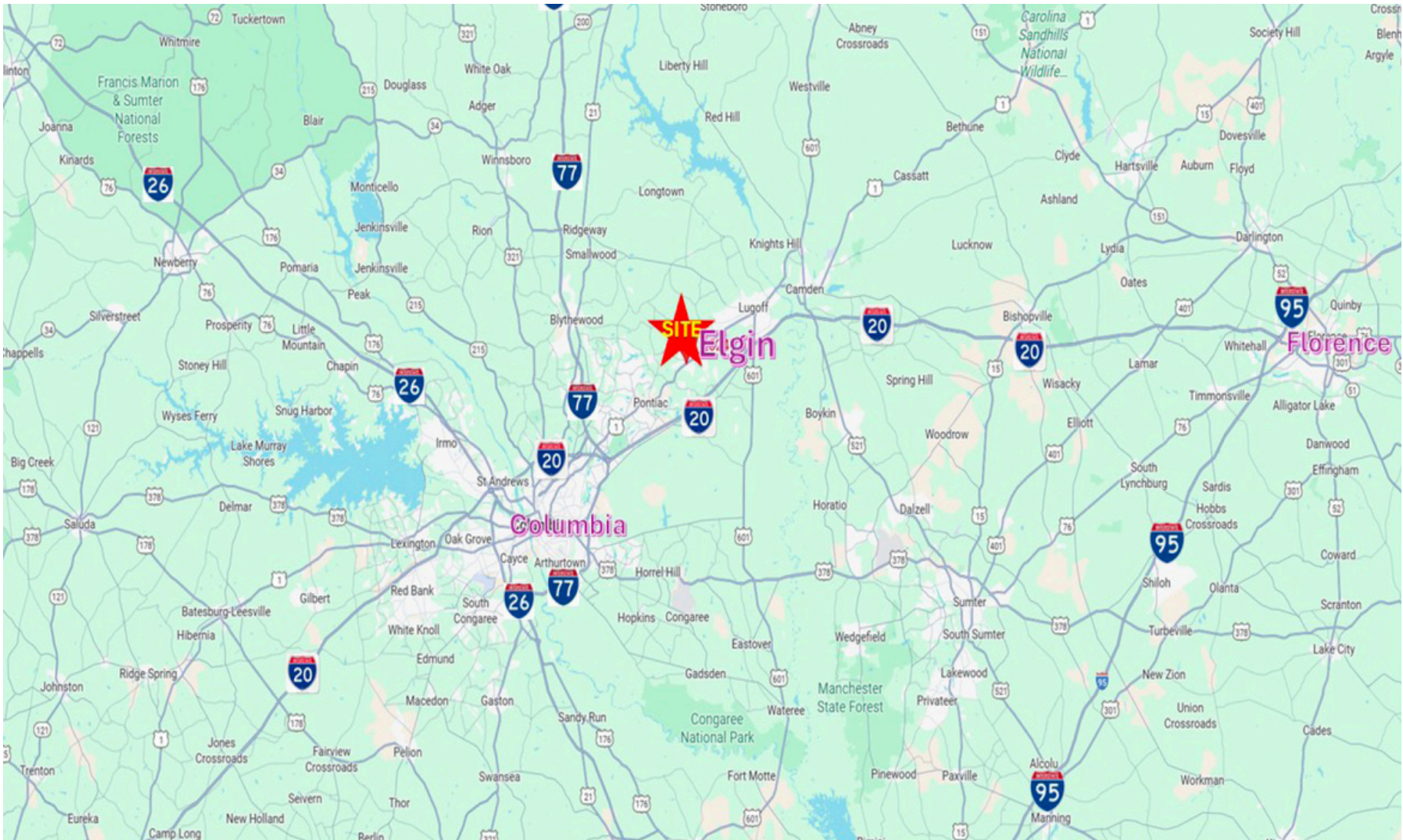
Situated on Main Street (Highway 1), the primary commercial artery connecting Elgin to Columbia, this property offers exceptional visibility to thousands of vehicles daily. Elgin is currently experiencing significant residential expansion, serving as a key bedroom community to Columbia. This site is perfectly positioned to capture that growing commuter traffic. Nearby retailers include IGA Grocery Store, Family Dollar, Bojangles, Food Lion, AutoZone, Pizza Hut, First Citizens Bank, etc.

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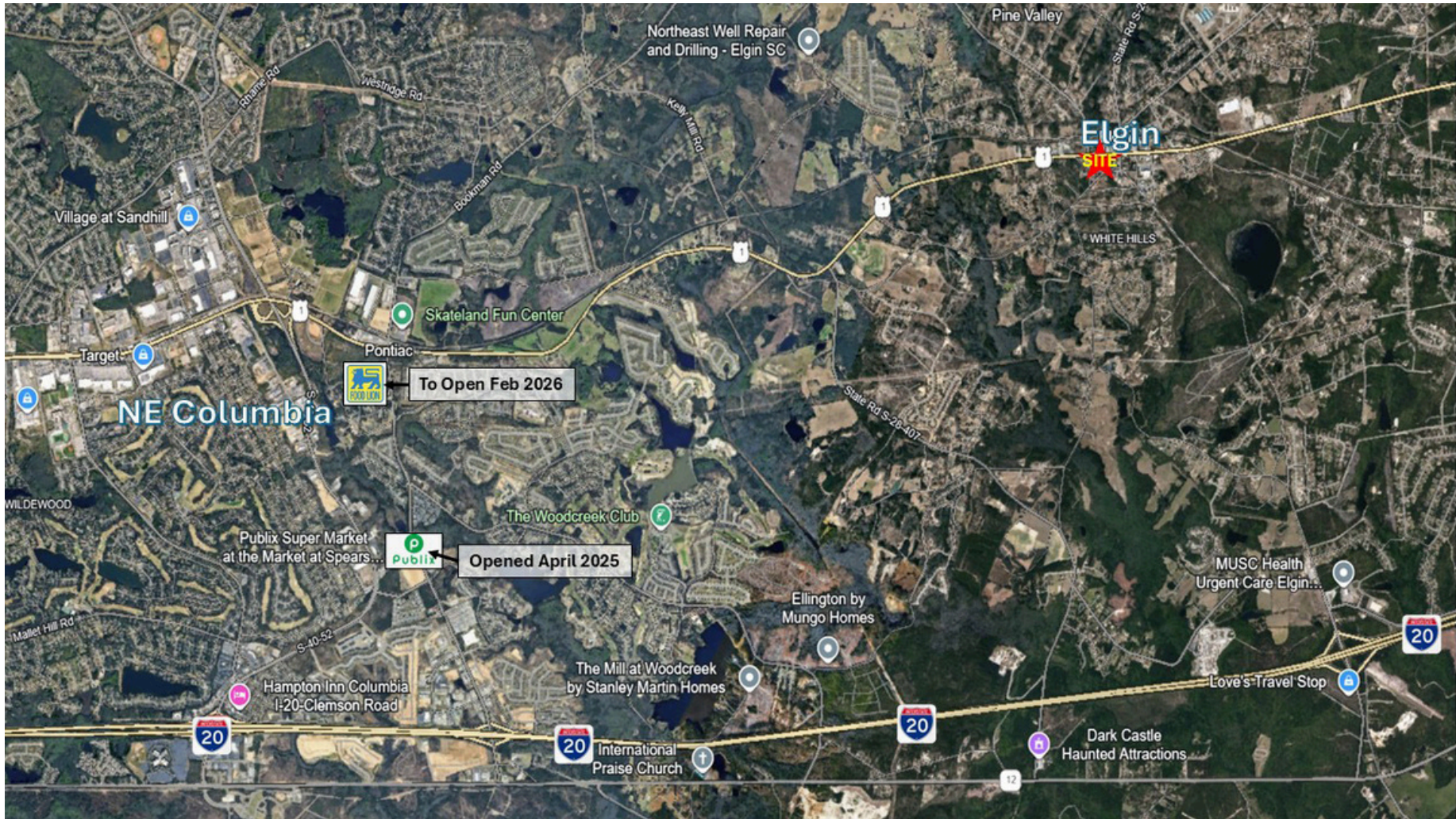
REGIONAL MAP

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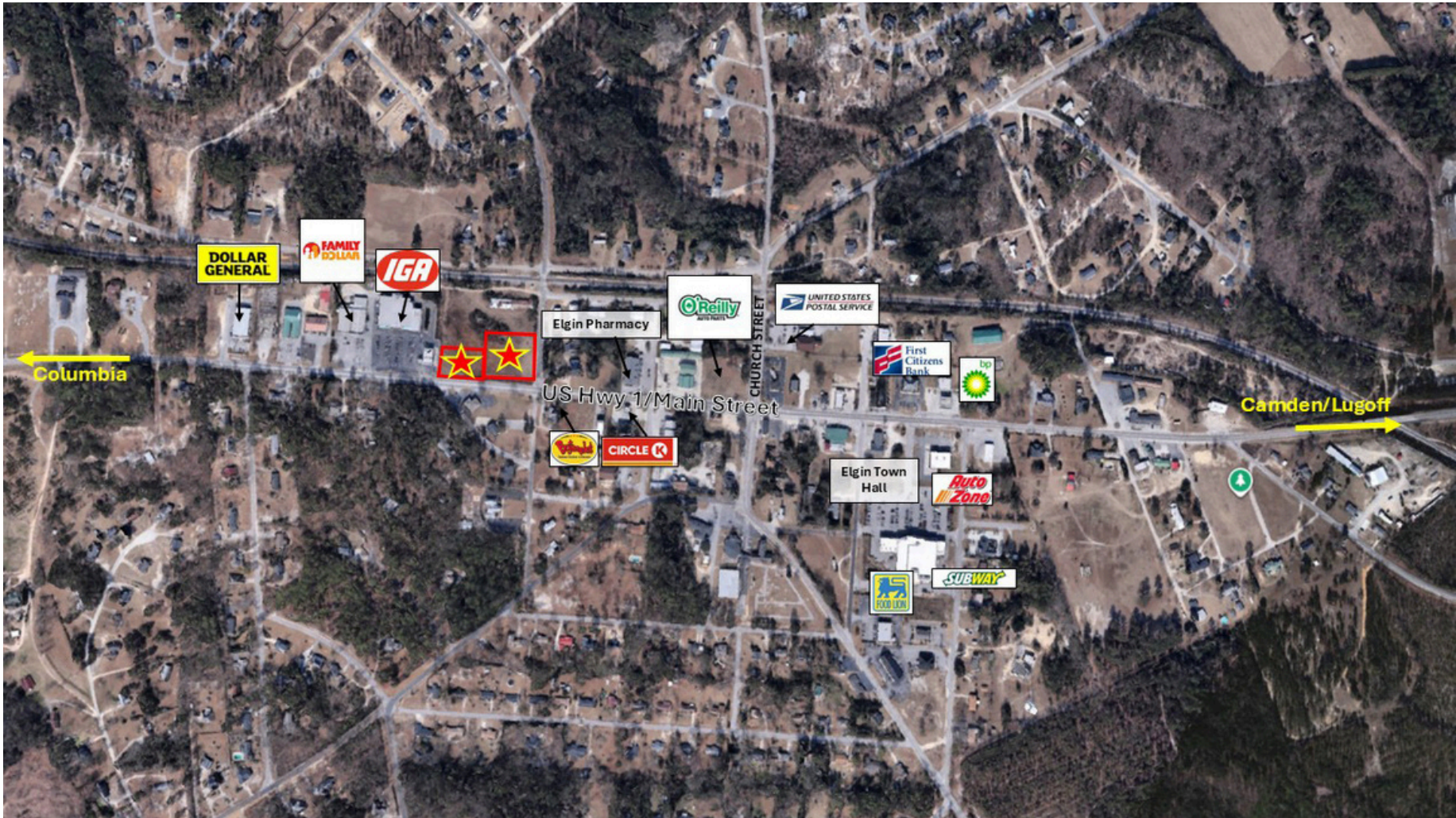
LOCAL AERIAL MAP



LOCAL AERIAL MAP

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SITE AERIAL



PROPOSED SITE PLAN

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COLUMBIA, SOUTH CAROLINA

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Columbia is the state capital and second most populated city in South Carolina with an MSA population of roughly 832,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (34,000 students).

Transportation and Connectivity

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has



CONVENIENT LOCATION



FAMILY FRIENDLY

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DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2030 PROJECTION	2,771	16,887	46,917
2025 POPULATION	2,509	15,477	44,321
2020 POPULATION	2,412	13,249	41,432
2010 POPULATION	2,004	10,859	34,324
GROWTH RATE 2010-2020	1.87%	2.01%	1.90%
GROWTH RATE 2020-2025	0.75%	3.00%	1.29%
GROWTH RATE 2025-2030	2.01%	1.76%	1.14%

DAYTIME POPULATION

POPULATION	1 MILE	3 MILES	5 MILES
2025 TOTAL DAYTIME POPULATION	2,573	10,505	28,550
WORKERS	1,107	2,342	6,728
RESIDENTS	1,466	8,163	21,822
POPULATION	1 MILE	3 MILES	5 MILES

HOUSEHOLDS

2025 TOTAL HOUSEHOLDS	918	5,798	16,823
2030 PROJECTED TOTAL HOUSEHOLDS	1,034	6,459	18,223
2010-2020 ANNUAL RATE	1.60%	1.98%	2.11%
2020-2025 ANNUAL RATE	0.94%	3.47%	1.99%
2025-2030 ANNUAL RATE	2.41%	2.18%	1.61%

AVERAGE INCOME

2025 MEDIAN HOUSEHOLD INCOME	\$83,064	\$84,784	\$88,488
2025 AVERAGE HOUSEHOLD INCOME	\$99,889	\$104,822	\$112,962

DISCLAIMER

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The information contained in this Offering Memorandum has been obtained from sources deemed reliable but has not been independently verified for accuracy or completeness. Harrison Capital Advisors makes no representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein. All projections, opinions, and estimates are subject to change without notice.

Prospective purchasers are advised to conduct their own independent due diligence and to consult with their legal, financial, and tax advisors prior to making any investment decision. The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the subject property at any time with or without notice.

Harrison Capital Advisors shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered, and approved by the owner.

This Offering Memorandum is the property of Harrison Capital Advisors and is intended solely for the use of the individual or entity to which it has been delivered. Reproduction or distribution of this document without the prior written consent of Harrison Capital Advisors is strictly prohibited.

EXCLUSIVELY OFFERED BY:

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