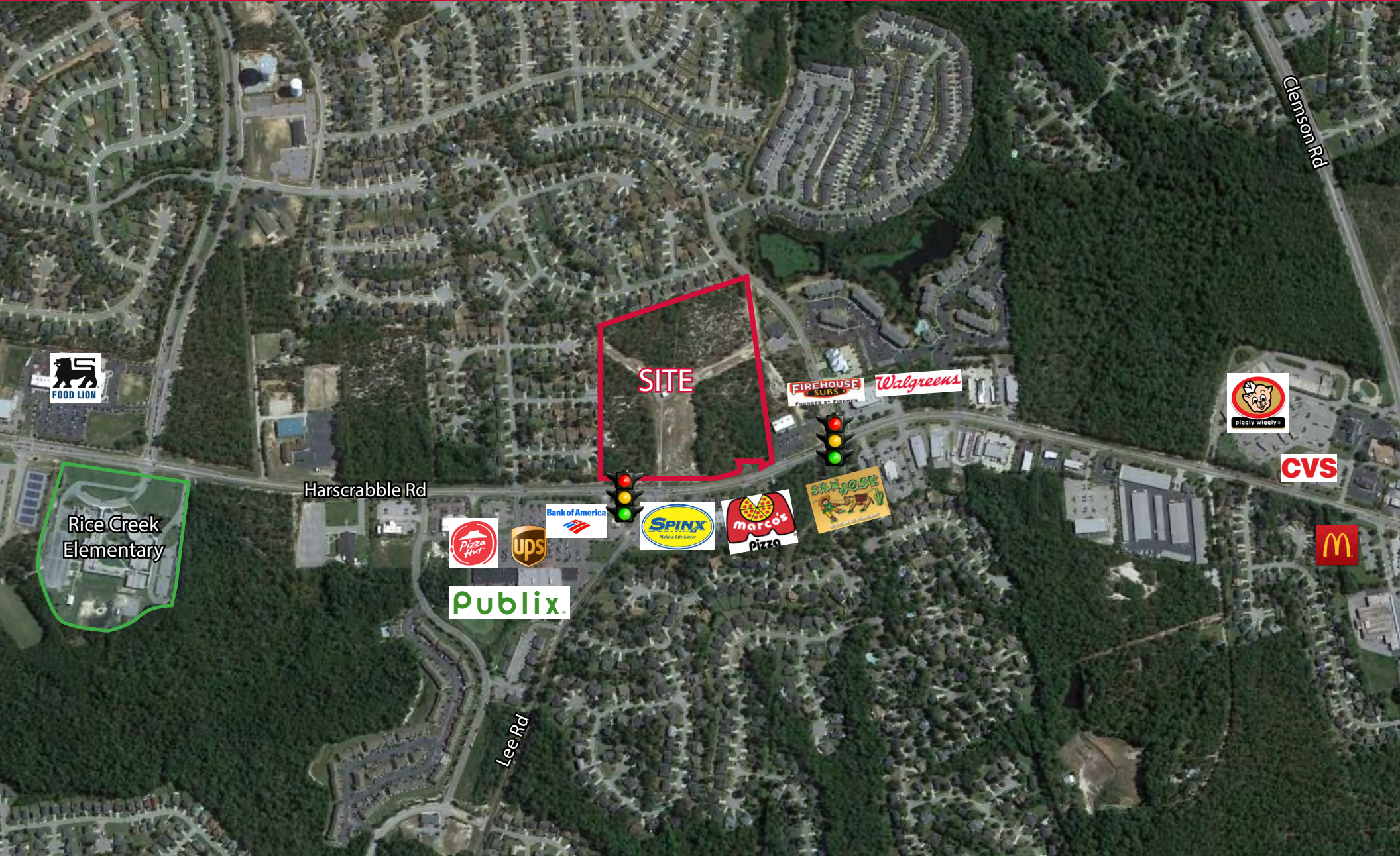


20 ACRES GENERAL COMMERCIAL LAND

Intersection of Lee Road and Hardscrabble Road
Columbia, South Carolina



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The information contained herein has been obtained from sources we believe to be reliable; however, Newmark Grubb Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Independently owned and operated.

PROPERTY INFORMATION



- Description:** ±20 acres at the signalized intersections of Hardscrabble and Lee Roads and Hardscrabble at Elders Pond. All utilities included. 860' frontage. Access on Elders Pond Drive as well as Hardscrabble Road.
- Zoning:** General Commercial (GC) which is Richland County's most intense Retail zoning. (The city of Columbia is not allowing Residential development.)
- Location:** The property is located in the Northeast Columbia Submarket at the intersection of Hardscrabble and Lee Roads. Close proximity to I-77 with connection to I-20 and I-26. 5 mile population of 103,262 (2017).
- Traffic Counts:** Average daily traffic counts of 26,000 VPD on Hardscrabble Rd. Average daily traffic counts of 26,500 VPD on nearby Clemson Rd.
- Demographics:** Within a 2-mile radius the average Household Income is \$88,114, within a 5-mile radius the average income is \$89,222, and within a 10 mile radius the average Household Income is \$79,638.
- Tower:** Seller to retain the tower, all support facilities and guidewires through a perpetual easement.
- Sales Price:** \$3,500,000.00