

Wilson Kibler
COMMERCIAL REAL ESTATE



8513 Two Notch Rd,
Columbia, SC



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Investment Overview

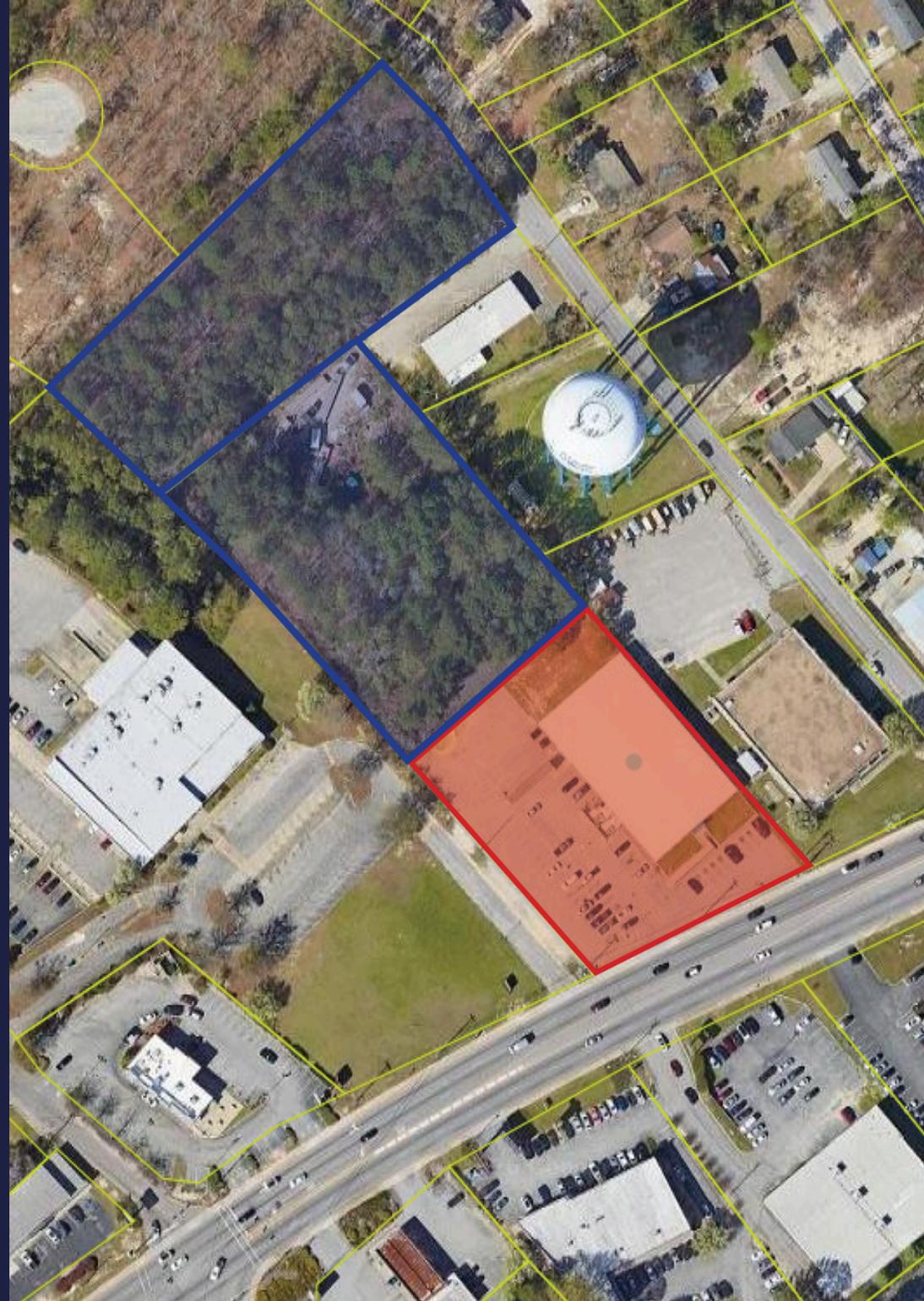
\$1,750,000

Wilson Kibler is pleased to present the opportunity to acquire a single-tenant retail asset at 8513 Two Notch Road in Columbia, South Carolina, leased to Harbor Freight Tools — one of the nation's largest privately held tool retailers.

The offering includes the income-producing Harbor Freight building ($\pm 16,800$ RSF on ± 1.43 acres, built 1966, zoned GC) along with an adjacent ± 3.33 -acre land parcel on Horseshoe Circle, also zoned GC. The two parcels are offered as a package only, with a total purchase price of \$1,750,000 — allocated \$1,350,000 to the building and \$400,000 to the land. .

The property sits on Two Notch Road with approximately 32,800 vehicles per day, surrounded by a strong mix of national and regional co-tenants including Burger King, Arby's, Waffle House, QuikTrip, Texas Roadhouse, Valvoline, and U-Haul. The site benefits from excellent visibility and direct access to one of Columbia's primary commercial corridors.

This asset represents a stable, fully occupied retail investment in a growing Southeastern market, with the adjacent land parcel providing optionality for future development or repositioning — making it an attractive opportunity for investors seeking dependable income with long-term upside in the Columbia metro.



Investment Overview

\$1,750,000

Total Purchase Price (Building + Land)

Pricing Allocation

Harbor Freight Building (± 1.43 AC): **\$1,350,000**

NOI: \$96,096 | Cap Rate: 7.12%

Horseshoe Circle Land (± 3.33 AC): **\$400,000**

* Offered as a package only

Address	8513 Two Notch Rd, Columbia, SC
Tenant	Harbor Freight Tools
Building Square Feet	$\pm 16,800$ SF
Building Parcel	± 1.43 AC Zoned GC Built 1966
Land Parcel	± 3.33 AC Zoned GC Horseshoe Cir.
Lease Type	NNN
Lease Rate	\$5.72/SF
Lease Expiration	01/31/2031 (5 year Option Term)
Remaining Options	Four (4) additional 5-year options
Tenant Since	2015
Traffic Count	$\sim 32,800$ VPD (Two Notch Rd)

Investment Highlights

- Fully occupied, single-tenant NN retail asset leased to a national credit-quality tenant
- In-place NOI of \$96,096 at \$5.72/SF
 - 7.12% cap rate on building price of \$1,350,000
- Lease expiration 01/31/2031 with four (4) additional 5-year renewal options remaining
- Harbor Freight in occupancy since 2015 — demonstrated long-term site commitment
- Adjacent ± 3.33 -acre GC-zoned land parcel included, offering future development optionality
- High-traffic location on Two Notch Road with $\sim 32,800$ VPD
- Strong national co-tenancy: Burger King, QuikTrip, Texas Roadhouse, Arby's, Waffle House
- Columbia metro population of $\pm 861,576$ with \$2.8B total economic impact — #2 City for Millennial Movers (SmartAsset)

Location Map



Horseshoe Cir.

Two Notch Rd.



Investment Overview



HARBOR FREIGHT

QUALITY TOOLS LOWEST PRICES

Harbor Freight Tools is a privately held, family-owned company and one of the nation's largest tool retailers. Since 1977, it has grown through a direct-to-consumer model, focusing on efficiency, innovation, and value while expanding its nationwide presence in the tools and equipment industry.

Tenant Information

DBA	Harbor Freight Tools
Product/Service	Tool & Equipment
Executive Management	Eric Smidt - CEO & Chairman
Founded	1977
Number of Locations	1,500
Website	harborfreight.com

*Harbor Freight holds a right of first refusal on the property.



Columbia

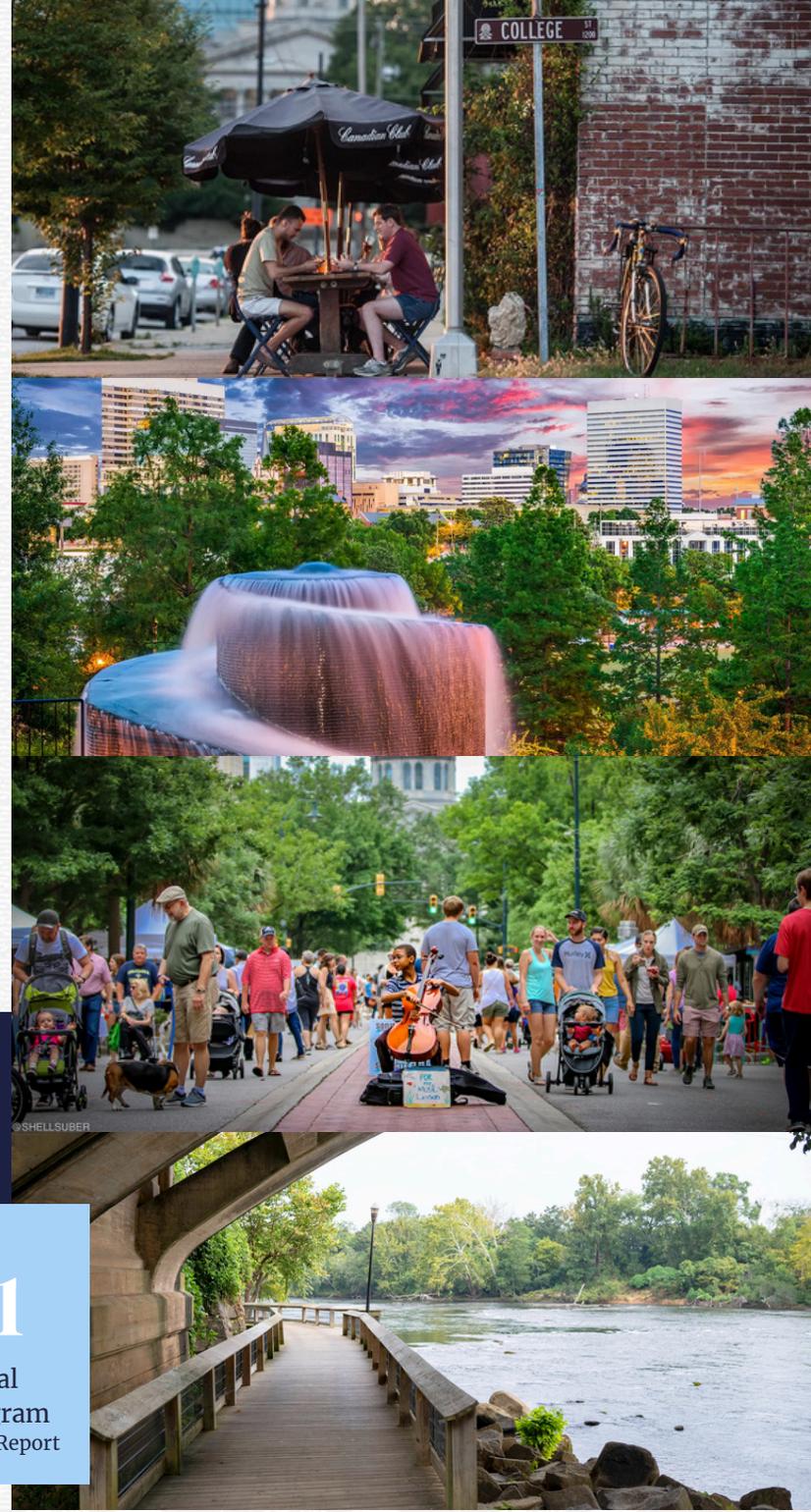


Columbia, South Carolina is at the center of a dynamic and growing region, with a richly diverse network of walkable neighborhoods, historic charm, the lush riverfront and plenty of outdoor recreation. You'll find great food, a lively nightlife, festivals, and outdoor adventure — something to enjoy every day of the year.

We're home to the University of South Carolina and five other colleges and universities; together our annual student population exceeds 50,000. Our talent pool is deep and driven—innovative entrepreneurs, creative makers, global brands, and a robust community of millennial and Gen Z professionals all thrive here.

Key Indicators of Growth

- **Population Growth:** ~430K+ residents with steady long-term growth
- **Strong Employment Base:** Government, healthcare, and education anchor the economy
- **Rising Incomes:** Median household income in the mid-\$60K range and increasing
- **Educated Workforce:** Anchored by the University of South Carolina talent pipeline
- **Active Development:** Ongoing residential and commercial growth across key corridors



±861,576

Columbia Metro Population

±102,169

Daytime Population

\$16.4 M

Annual Visitors

\$2.8 B

Total Economic Impact

Top 10

Greatest Places to Live
Kiplinger's

No. 1

School in first year experience
U.S. News & World Report

No. 2

City for Millennial Movers
SmartAsset

No. 1

International Business Program
U.S. News & World Report