

Retail Building For Sale

6830 Two Notch Road
Columbia, SC 29223



ASKING PRICE:

\$495,000

EXCLUSIVE BROKER:

Coleman Davis
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Property Highlights

- +/- 4,675 SF Retail/Showroom and Storage Building
- +/- 1.28 Acres
- Facade Renovation Completed in 2023
- Ideal Uses Include General Retail, Service Uses (potential lay down yard in rear), or General Office
- \$70 Million Invested in Columbia Mall to Relocate Government Offices
- Large Parcel Offers Expanded Parking Area
- High Traffic Count: 20,100 VPD on Two Notch Rd.



Location Overview



20,100 VPD on
Two Notch Rd.



0.5 miles to
Interstates 20
& 77



1.28+/- Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	6,577	52,535	124,008
Med HH Income	\$44,265	\$53,298	\$55,277
Avg HH Income	\$74,332	\$81,832	88,181
2024 Total Daytime Population	8,364	58,374	150,308







