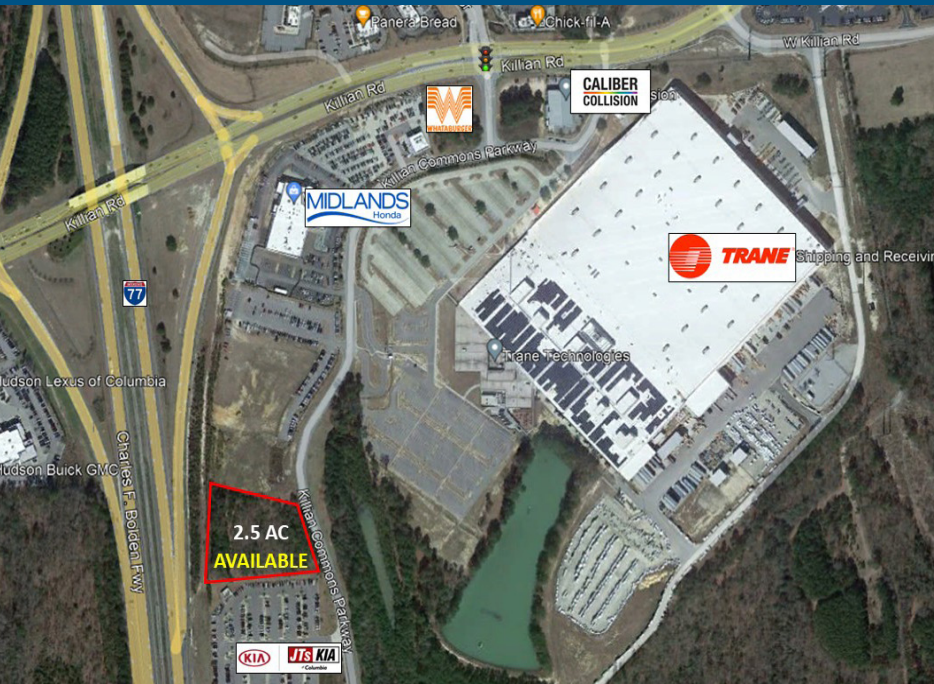


Retail Site- Sale/Ground Lease

I-77 at Killian Road | Columbia, SC



ASKING PRICE:

Contact broker for more info.

EXCLUSIVE BROKER:

James C. Harrison, III, CCIM
Partner/Senior Brokerage Associate
803 834.7014 Ext. 101(o)
803 331.8088 (c)
jharrison@cypresscommercial.com

Property Highlights

- 2.5+/- Acres
- High Growth Interchange- NE Columbia
- Across from Chick-Fil-A, McDonalds, Panera, Whataburger and entrance to Killian Crossing
- 15 Min. to Downtown Columbia
- High Traffic Counts: Killian Rd. 38,300 VPD and I-77 93,200 VPD
- Richland County Zoning: M-1
- Utilities: All Available to Site
- 300+/- ft. of Frontage on I-77 and Killian Commons Pkwy.



Location Overview



38,300 VPD on
Killian Road



Interstate 77



2.5+/- Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	1,487	34,519	98,916
Med HH Income	\$70,259	\$74,123	\$69,585
Avg HH Income	\$75,001	\$89,266	\$93,415





