



±1.12 AC E. COLUMBIA, SC

7701 Two Notch Rd., Columbia, SC 29223

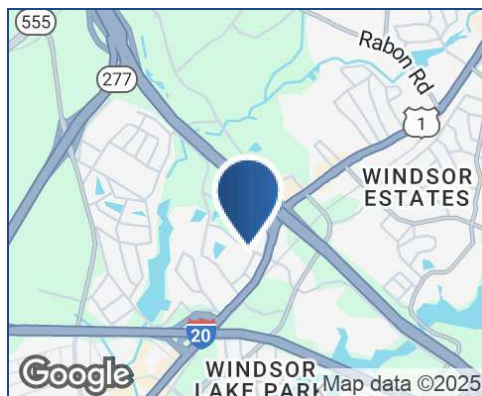
Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	32,279
STREET	Two Notch Rd.

* Figures shown represent estimates



DEMOGRAPHICS - 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	8,621	45,262	113,684
Average HH Income	\$65,082	\$81,774	\$91,394
Estimated Households	3,950	18,555	44,952

PROPERTY HIGHLIGHTS

- ±1.12 AC available adjacent to The Home Depot
- Located between I-77 and I-20
- One lot from traffic signal
- Regional area retailers include The Home Depot, Macy's, Lowe's, Harbor Freight, Food Lion, La Herradura Western Wear, Mattress Firm, Valvoline and more
- Area restaurants include Outback Steakhouse, Chili's, Texas Roadhouse, Starbucks, Chick-fil-A, IHOP, Longhorn Steakhouse, among many others
- Area hotels include Microtel, Hampton Inn, Comfort Suites, Holiday Inn, La Quinta, Wyndham Garden, and Fairfield Inn



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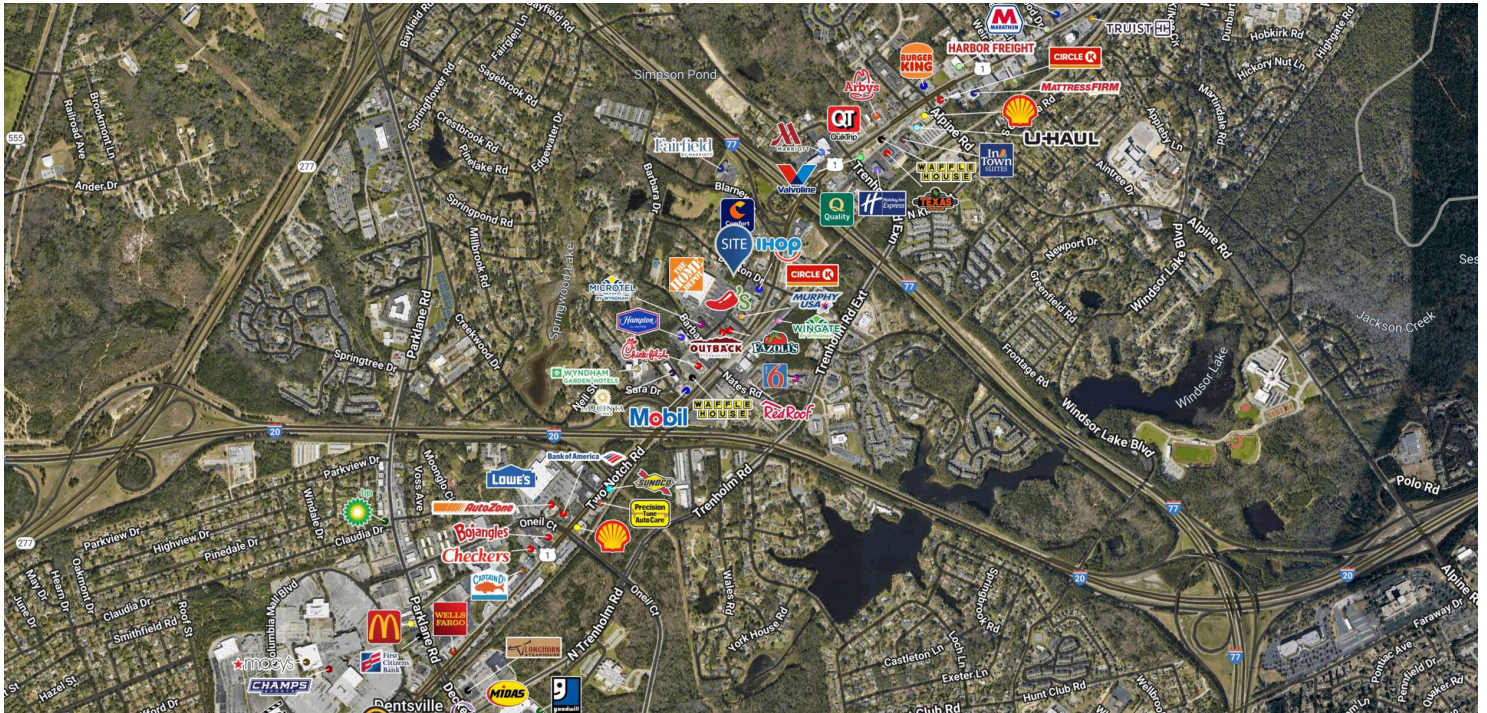
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Location Maps



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