



9800 Two Notch Road

COLUMBIA, SOUTH CAROLINA 29223

DEVELOPMENT OPPORTUNITY IN NE COLUMBIA

TRINITY
PARTNERS

Property Details

FOR SALE: \$1,250,000



BUILDING OVERVIEW

Located on a hard corner with a signalized intersection along one of Columbia's busiest thoroughfares.

Two points of ingress and egress

Building has enough economic life remaining that it can be upfitted and repurposed, or the site can be redeveloped.

Building SF: $\pm 1,975$

Retired bank branch with drive through

Building constructed in 1986 and renovated in 2006

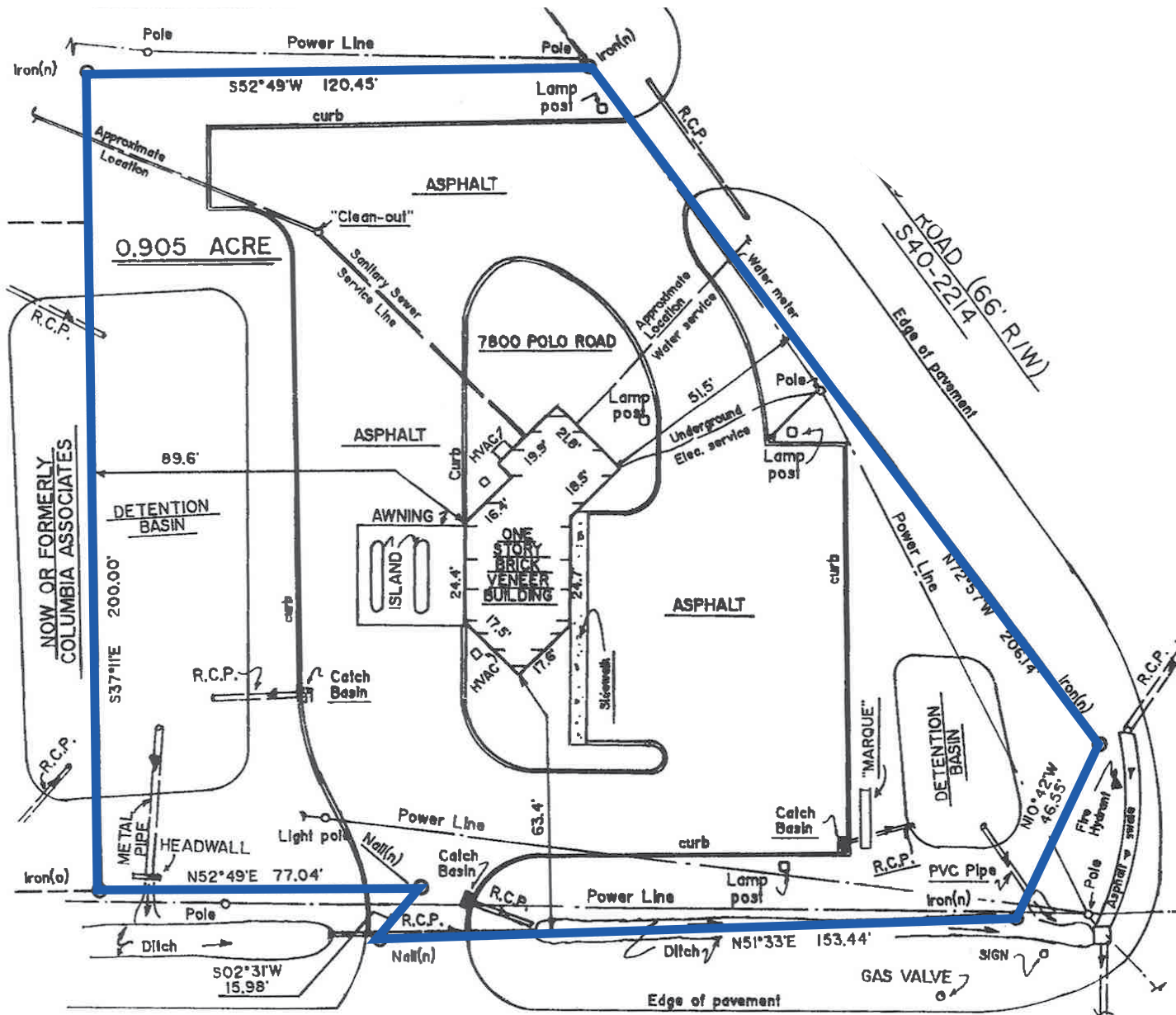
21 Parking Spaces

Zoning: General Commercial

Zoning Jurisdiction: Richland County

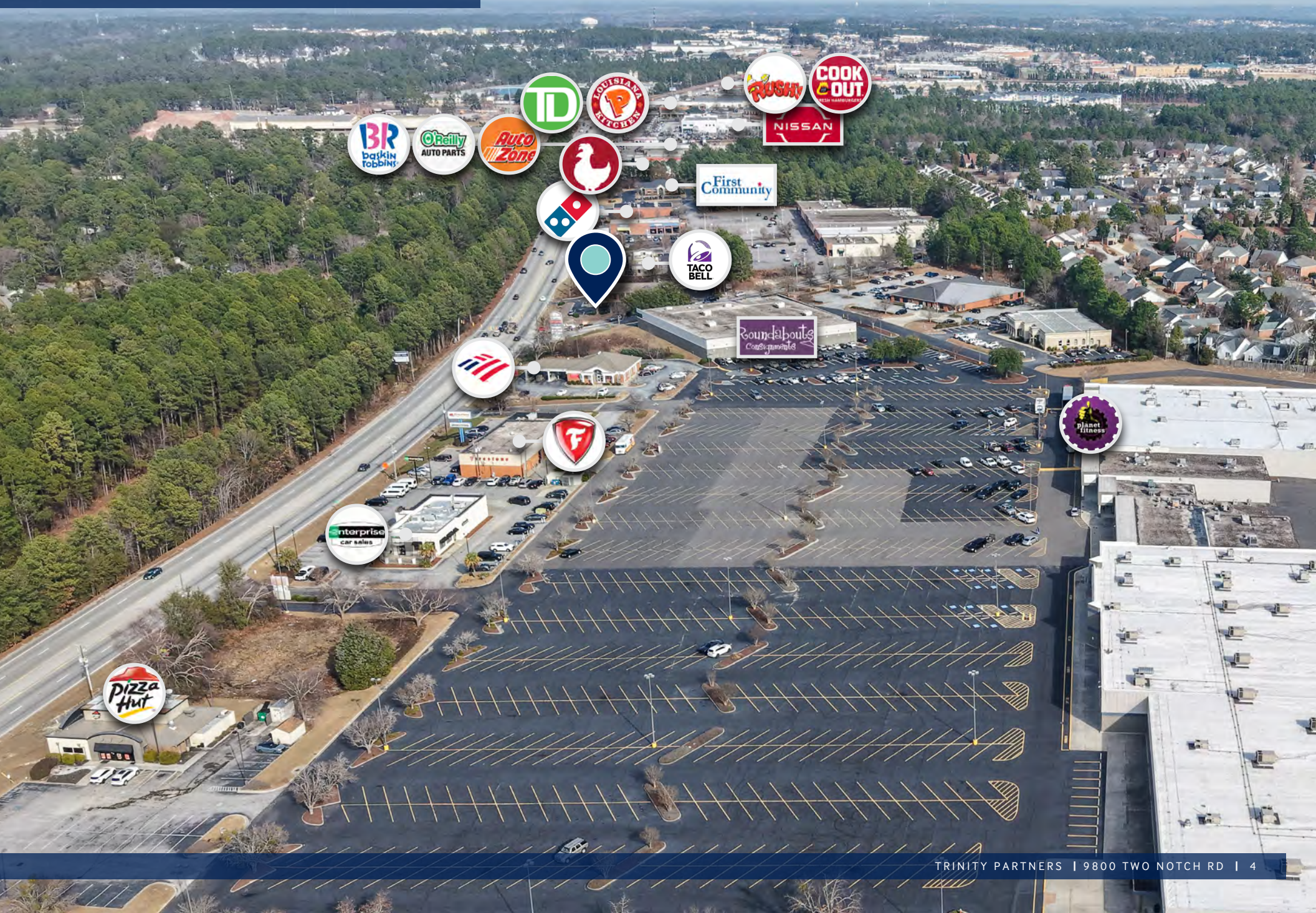
Traffic VPD: Two Notch Road – 32,100 VPD; Polo Road – 9,500 VPD

Property Plat



TWO NOTCH ROAD (R/W VARIES)
U. S. HWY. NO. 1

Location Aerial



An aerial map of the Spring Valley area, centered around the intersection of Two Notch Road and Sandhills Road. The map is overlaid with numerous circular logos of local businesses and services. A blue location pin is placed at the intersection. Labels in red boxes identify specific locations: 'NORTHEAST COLUMBIA FAMILY DENTISTRY', 'ORTHODONTIC CENTER', 'NORTHEAST ANIMAL CLINIC', 'MASON FAMILY VISION', '32 DENTAL', 'DICK SMITH NISSAN', 'TWO NOTCH RD. ANIMAL CLINIC', and 'SPRING VALLEY HIGH SCHOOL'. The map also shows 'TWO NOTCH RD.' and 'SANDHILLS' in white text. A dark blue header at the top left contains the title 'Area Overview' in white. A dark blue footer at the bottom right contains the text 'TRINITY PARTNERS | 9800 TWO NOTCH RD | 5'. The map includes logos for a wide variety of businesses such as restaurants (McDonald's, Burger King, etc.), retail stores (Target, Walmart, etc.), and service providers (dentists, animal clinics, etc.).

CONTACT



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