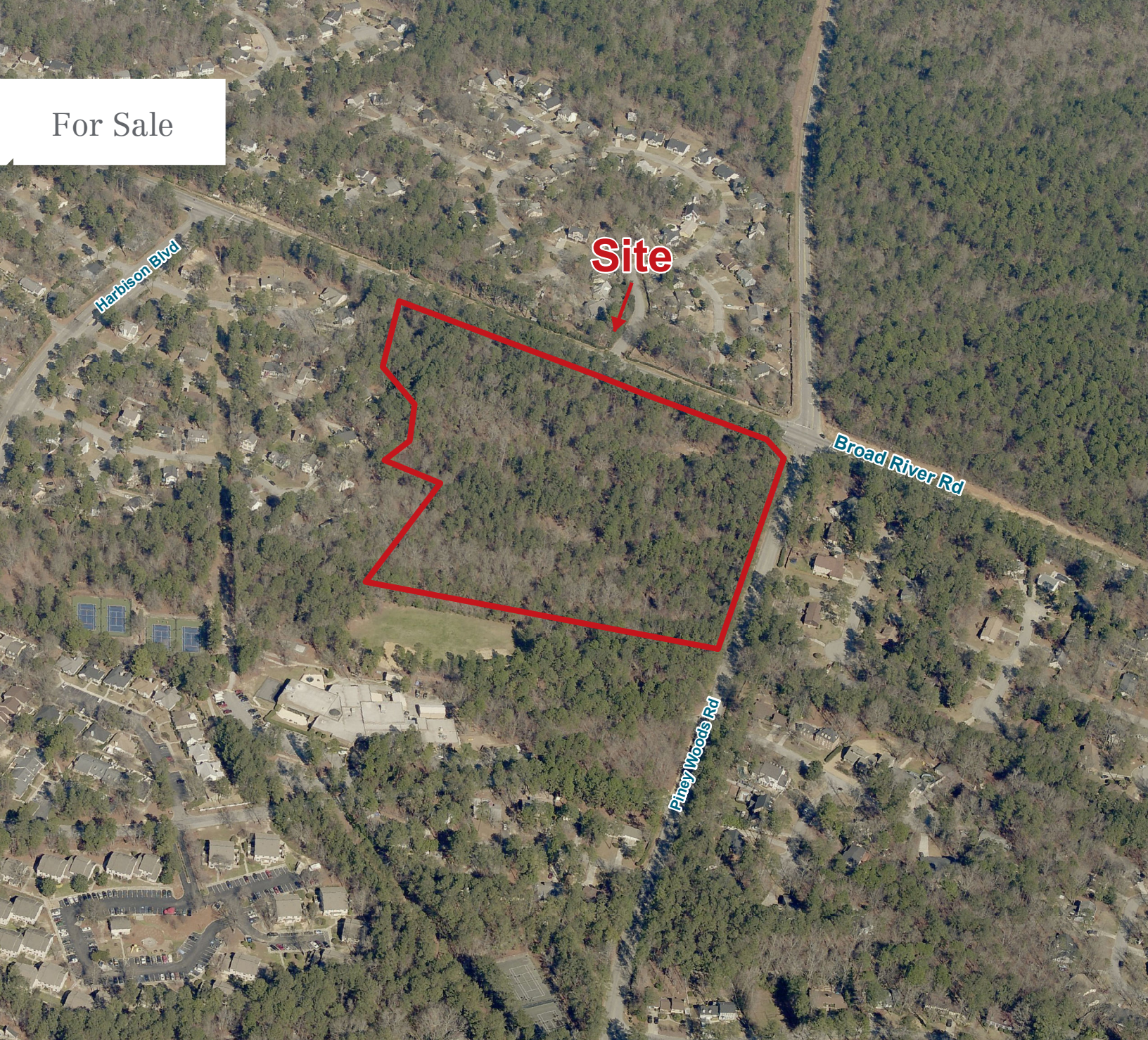


For Sale



±14.4 Acres

Broad River Road
at Piney Woods Road
Columbia, South Carolina

NAIColumbia

Ben Kelly, CCIM

Senior Broker
+1 803 744 9830

bkelly@naicolumbia.com

Patrick Chambers

Senior Broker
+1 803 744 9857

pchambers@naicolumbia.com

PROPERTY SUMMARY

Broad River Road at Piney Woods Road Columbia, South Carolina

LOCATION

The property is located at the intersection of Broad River Road and Piney Woods Road in the Harbison area of Columbia, SC. Piney Woods Road is used as a connector from Piney Grove Road to Broad River Road and the property lies less than 1 mile from Piney Grove Road at the I-26 interchange.

SITE SIZE

±14.4 Acres

ZONING

Harbison PUD - City of Columbia
RG-3 (Reserved)
Rezoning process with City of Columbia is required prior to any use of the property.

UTILITIES

Water: City of Columbia
Sewer: City of Columbia

TRAFFIC COUNTS

17,500 VPD (Station 190) Broad River Road

DEMOGRAPHICS

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	5,612	49,066	103,971
Households	2,040	19,513	42,257
Average Household Income	\$54,862	\$61,239	\$68,813

ROAD FRONTAGE

Broad River Road: ±939 LF
Piney Woods Road: ±657 LF

PROPERTY DESCRIPTION

The property is in the Harbison area in close proximity to both residential and commercial uses. The intersection of Piney Woods Road is signalized at ±0.4 miles from Lake Murray Blvd, near the new Palmetto Heath Baptist Parkridge Hospital. The property is well located and suited for a wide range of commercial and residential use types.

SALE PRICE

\$775,000
\$53,819 per acre

Demographic Profile

Broad River Road and Lake Murray Boulevard - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	5,509	47,124	98,481	2018 Estimate	\$40,276	\$46,313	\$52,571
2018 Estimate	5,612	49,066	103,971	2023 Projection	\$44,101	\$51,584	\$57,812
2023 Projection	5,728	50,664	108,210	Average Household Income			
% Chg. 2018-2023	2.1%	3.3%	4.1%	2018 Estimate	\$54,862	\$61,239	\$68,813
Households				Per Capita Household Income			
2010 Census	1,973	18,670	39,897	2023 Projection	\$63,907	\$69,335	\$77,351
2018 Estimate	2,040	19,513	42,257	2018 Household Income Dist.			
2023 Projection	2,097	20,207	44,057	Less than \$15,000	12.7%	10.6%	10.5%
Families				\$15,000 - \$24,999	10.9%	10.2%	9.2%
2010 Census	1,046	10,112	23,558	\$25,000 - \$34,999	14.5%	12.8%	10.9%
2018 Estimate	1,038	10,257	24,361	\$35,000 - \$49,999	25.9%	20.1%	16.5%
2023 Projection	1,050	10,505	25,173	\$50,000 - \$74,999	11.8%	20.0%	19.9%
2018 Age Dist.				\$75,000 - \$99,999	13.6%	11.4%	13.2%
0 - 4	5.6%	5.7%	5.8%	\$100,000 - \$149,999	6.8%	10.0%	13.0%
5 - 9	5.6%	5.1%	5.5%	\$150,000 - \$199,999	2.2%	2.8%	4.0%
10 - 14	5.1%	4.9%	5.5%	\$200,000 and Up	1.6%	2.0%	2.8%
15 - 19	6.4%	6.2%	5.9%	2018 Dist. by Race & Ethnicity			
20 - 24	8.3%	9.3%	8.1%	White Alone	28.1%	40.1%	49.0%
25 - 34	19.8%	19.6%	16.9%	Black Alone	66.3%	52.2%	44.0%
35 - 44	15.9%	14.3%	13.5%	American Indian Alone	0.2%	0.3%	0.3%
45 - 54	12.2%	11.8%	12.2%	Asian Alone	1.3%	2.9%	2.6%
55 - 64	9.7%	10.7%	12.1%	Pacific Islander Alone	0.0%	0.2%	0.1%
65 - 74	7.4%	7.6%	9.0%	Some Other Race Alone	1.4%	1.6%	1.4%
75 - 84	3.0%	3.5%	4.0%	Two or More Races	2.5%	2.8%	2.6%
85+	1.0%	1.4%	1.7%	Hispanic Origin (Any Race)	3.6%	3.6%	3.8%
Median Age				2018 Housing Data			
2010 Census	33.3	33.2	35.2	Owner Occ. Housing Units	1,021	8,596	23,724
2018 Estimate	34.6	34.6	36.7	Renter Occ. Housing Units	1,019	10,917	18,533
2023 Projection	35.2	35.2	37.6	2018 Business Data			
Average Household Size				Total Businesses:			
2010 Census	2.19	2.17	2.29		117	2,112	4,135
2018 Estimate	2.18	2.18	2.29	Total Employees:			
2023 Projection	2.18	2.19	2.29		4,321	32,593	64,622