



±5.42 Acres
Columbia, South Carolina

Fernandina Rd & Beatty Rd

Patrick Palmer, CCIM

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Bobby Balboni, CCIM

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PROPERTY SUMMARY

- \pm 5.42 acre site adjacent to recently opened Floor & Decor
- Excellent development with visibility from I-26 and proximity to the Harbison trade corridor
- Site is cleared and rough-graded with all utilities available to the site.
- Access from Fernandina Road as well as Beatty Road
- Opportunity for signage that is visible from I-26
- 2022 Traffic Count: 118,800 VPD on I-26
- Zoning: ID, Lexington County
- Sales Price: \$3,300,000.00

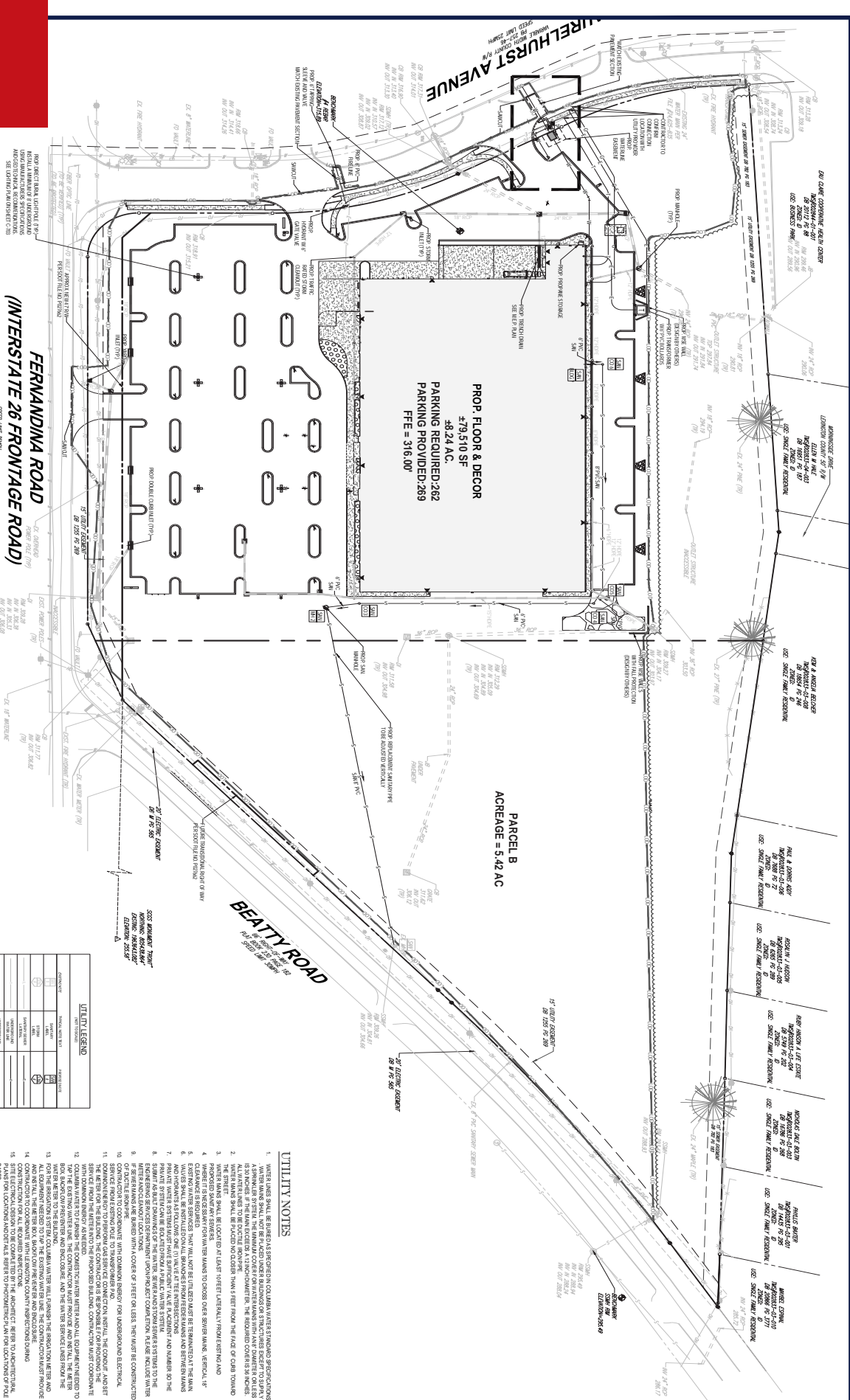


Map Updated: Tuesday, May 20, 2020. This information is not guaranteed. Although obtained from reliable sources, all information should be confirmed before use.

Property Photos



FERNANDINA ROAD
 (INTERSTATE 26 FRONTAGE ROAD)



UTILITY RECORD		UNIT NUMBER	
COMPONENT		TECHNICAL DATA	
	GENERAL INFORMATION		
	NAME		
	DESIGNATION		
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UTILITY NOTES

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ISSUED FOR PERMIT

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

CONSTRUCTION DOCUMENTS

**CENTERPOINT
INTERGRADED
SOLUTIONS**

PROPOSED
FLOOR & DECOR

3700 FERRANDINA RD
COLUMBIA, SC

BOHLER
BOHLER ENGINEERING INC. PLLC
SE COAS 4899
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

UTILITY PLAN

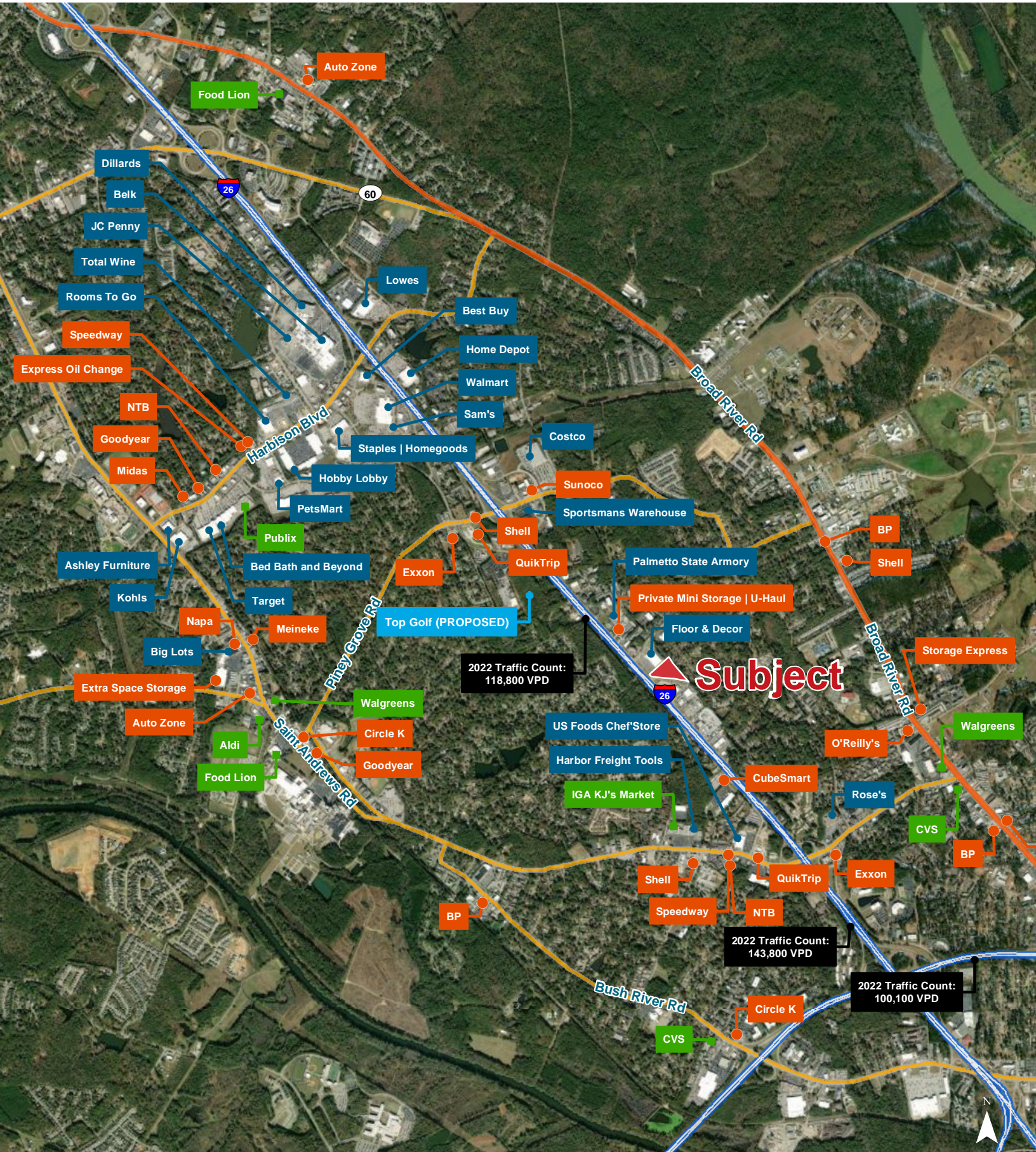
C-501

REVISION 2 - 11/19/20

BOHLER  TM
BOHLER ENGINEERING NC, PLLC

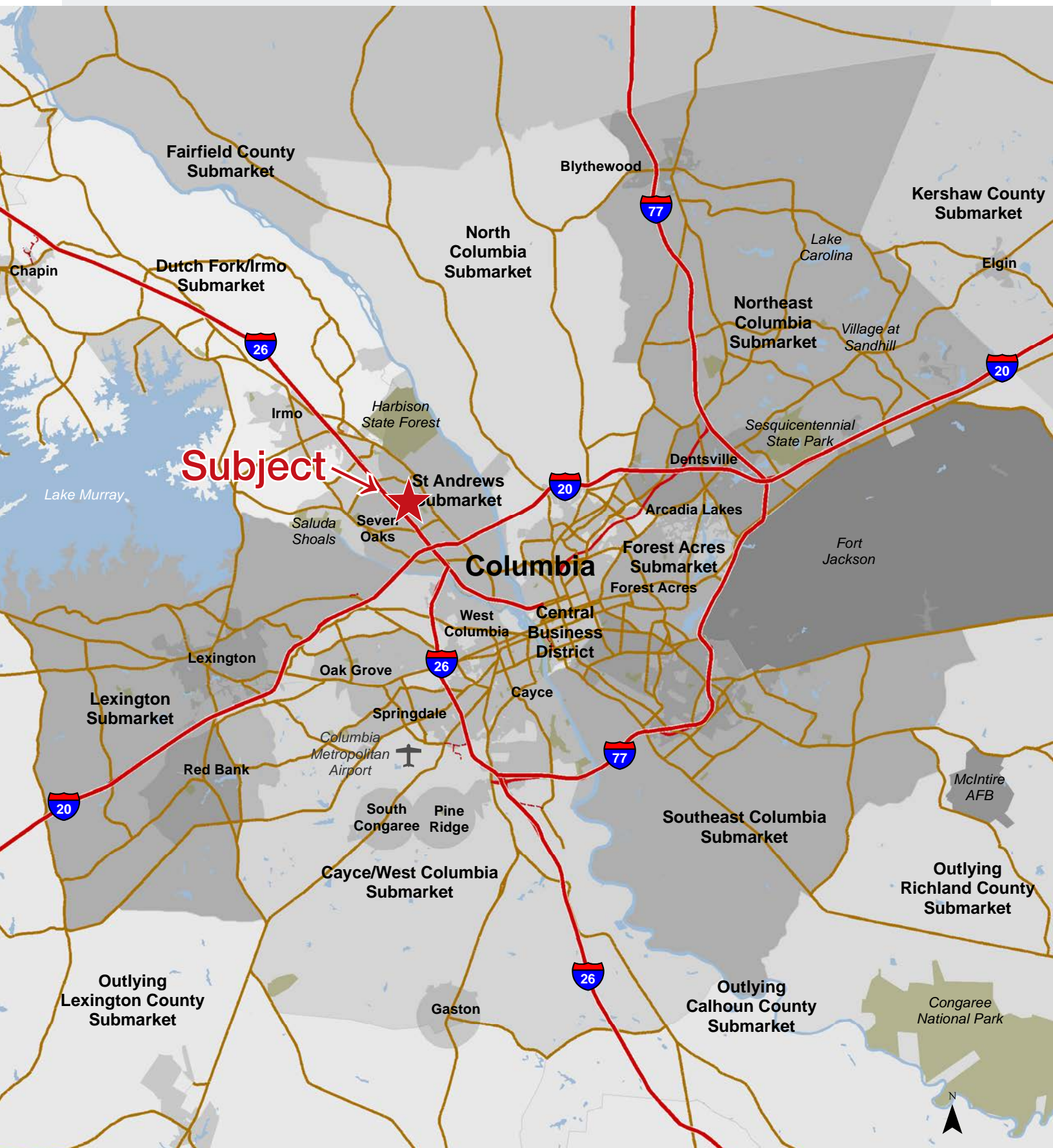
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

Points of Interest



Map Updated: Tuesday, May 23, 2023. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

Location Map



Map Updated: 8/15/14. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

Demographic Profile

3700 Fernandina Road | Columbia, South Carolina

	5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes
Population				Median Household Income			
2020 Census	4,560	45,477	157,122	2022 Estimate	\$41,273	\$47,831	\$54,306
2022 Estimate	4,751	45,808	159,391	2027 Projection	\$44,179	\$51,442	\$60,914
2027 Projection	4,823	45,982	161,503				
% Chg. 2022-2027	1.5%	0.4%	1.3%	Average Household Income			
				2022 Estimate	\$56,099	\$67,348	\$80,444
Households				2027 Projection	\$63,044	\$76,484	\$92,254
2020 Census	2,043	20,429	68,648				
2022 Estimate	2,077	20,604	69,793	Per Capita Household Income			
2027 Projection	2,114	20,743	71,030	2022 Estimate	\$25,232	\$30,626	\$35,142
				2027 Projection	\$28,417	\$34,872	\$40,464
Families							
2010 Census	1,118	10,943	35,897	2022 Household Income Dist.			
2022 Estimate	960	10,589	37,476	Less than \$15,000	11.0%	8.7%	10.4%
2027 Projection	965	10,569	37,758	\$15,000 - \$24,999	12.7%	11.6%	9.8%
				\$25,000 - \$34,999	15.9%	12.3%	10.2%
2022 Age Dist.				\$35,000 - \$49,999	20.3%	19.4%	15.7%
0 - 4	7.0%	5.9%	5.70%	\$50,000 - \$74,999	20.8%	18.1%	16.7%
5 - 9	6.6%	5.3%	5.50%	\$75,000 - \$99,999	8.4%	11.6%	12.6%
10 - 14	6.3%	5.3%	5.50%	\$100,000 - \$149,999	7.3%	11.8%	13.4%
15 - 19	5.7%	5.3%	6.00%	\$150,000 - \$199,999	2.5%	4.4%	6.2%
20 - 24	8.8%	8.1%	8.80%	\$200,000 and Up	1.2%	2.0%	5.0%
25 - 34	18.9%	17.5%	16.00%				
35 - 44	15.6%	13.5%	13.00%	2022 Housing Data			
45 - 54	10.5%	11.0%	11.40%	Owner Occ. Housing Units	749	9,366	37,475
55 - 64	8.9%	11.5%	11.90%	Renter Occ. Housing Units	1,324	11,238	32,318
65 - 74	7.5%	9.7%	9.40%				
75 - 84	3.2%	5.0%	4.80%	2022 Business Data			
85+	0.9%	1.8%	1.90%	Total Businesses:	258	2,915	8,857
				Total Employees:	3,154	41,600	124,952
Median Age							
2010 Census	30.0	34.4	34.7	Average Household Size			
2022 Estimate	33.2	36.8	36.8	2020 Census	2.23	2.18	2.23
2027 Projection	32.5	37.3	37.6	2022 Estimate	2.29	2.17	2.22
				2027 Projection	2.28	2.17	2.21



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