

FOR LEASE

±1,750 SF | Turn-Key Office Space



FOR LEASE

452 Killian Road

Columbia, SC

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NAIColumbia

PROPERTY FEATURES

452 KILLIAN ROAD

LOCATION DESCRIPTION: This retail shopping center is situated on Killian Road between I-77 and Farrow Road. Killian Road/Clemson Road is a major east/west connector between I-77 and I-20, serving the Northeast Richland submarket in Columbia, SC. MÜV Fitness is located directly behind the retail center with McDaniel's Automotive on the west side and fast food restaurants to the east. Cross access is shared with all adjoining uses.

AVAILABLE SPACE: ±1,750 SF

PARKING: 49 parking spaces provided

TRAFFIC COUNT: Station 448 (Killian Road at Clemson Road) 38,300 VPD

ZONING: GC - General Commercial, Richland County

DEMOGRAPHICS: 1-Mile 3-Mile 5-Mile

Population: 4,079 42,876 108,038

Households: 1,691 16,514 41,791

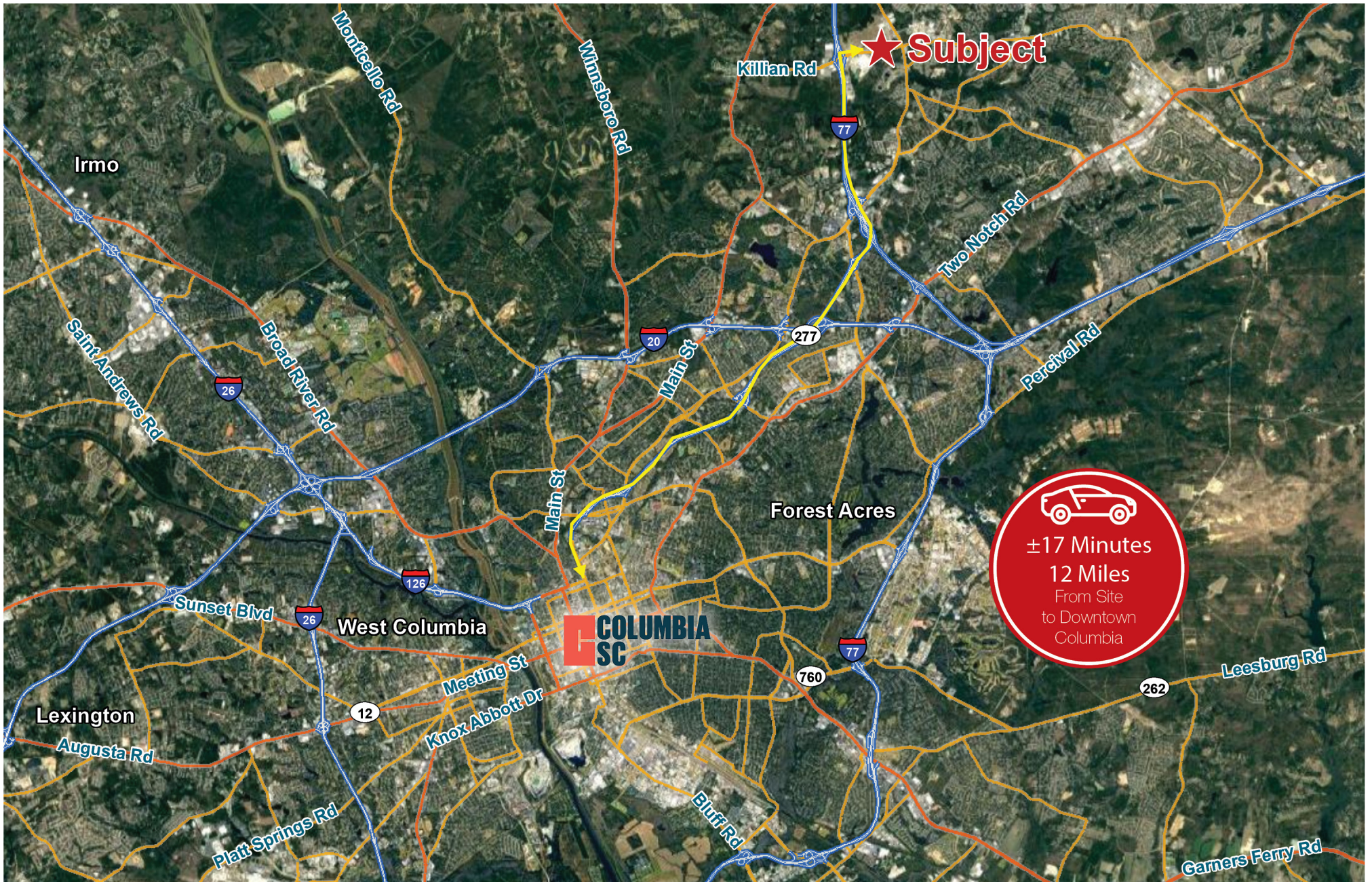
Average Household Income: \$79,369 \$86,178 \$91,021

PROPERTY DESCRIPTION: The retail center is located on the rapidly growing Killian Road/Clemson Road corridor; currently the fastest growing area in the Columbia MSA with continued plans for future development. The center is located at a future signalized intersection across from Killian's Crossing, a ±400 acre mixed use development currently underway; Kroger Marketplace, Applebee's, Panda Express, Chick-Fil-A, McDonald's, Hardee's, Starbucks, Panera Bread and many others have recently opened.

LEASE PRICE: \$26.00/SF NNN

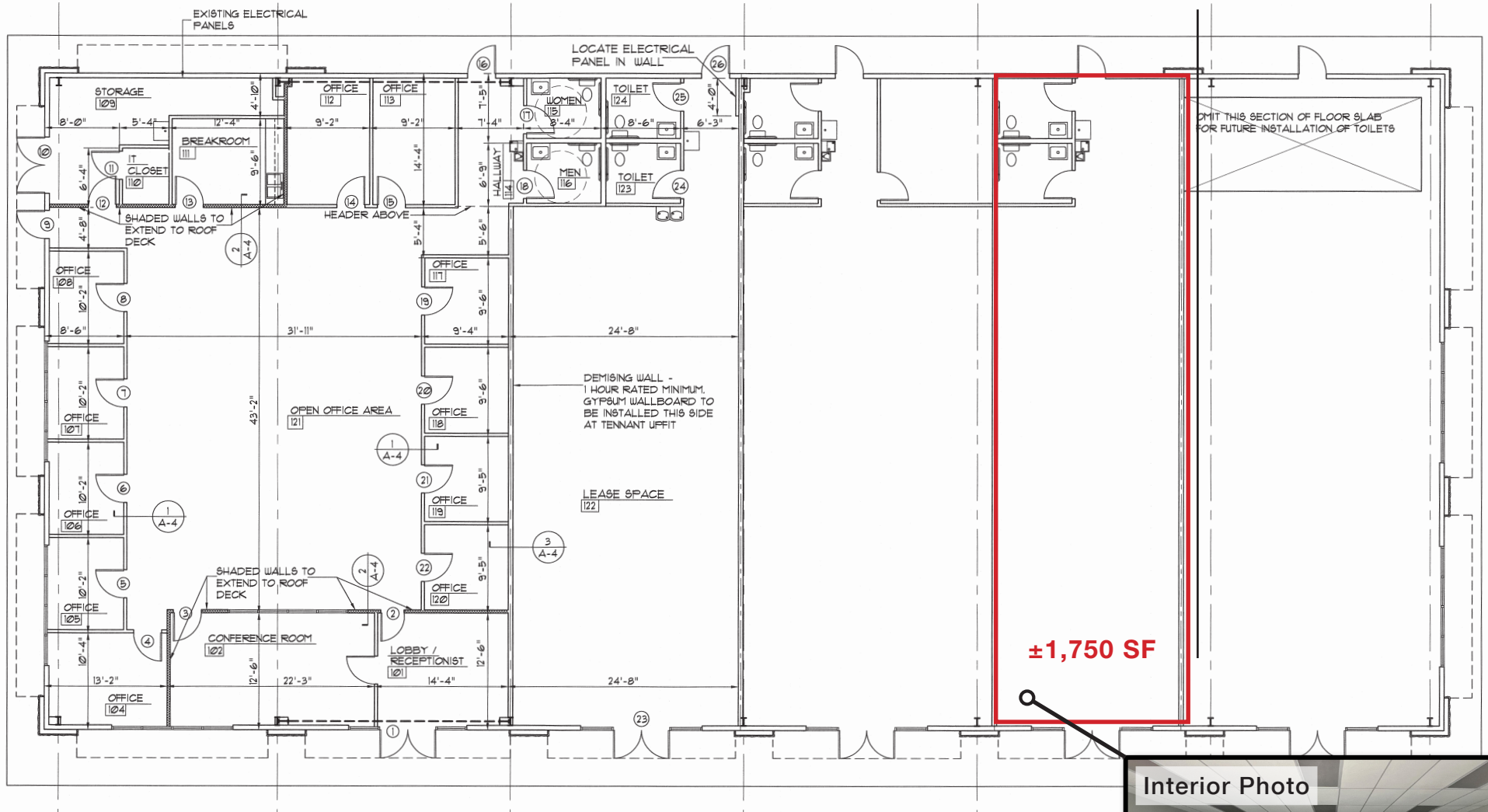
PROPERTY OVERVIEW

Proximity Map



PROPERTY OVERVIEW

Floor Plan



PROPERTY OVERVIEW

Property Photos



PROPERTY OVERVIEW

Property Photos

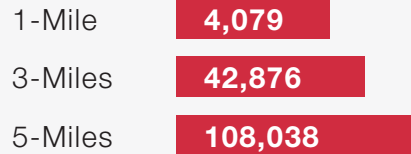


MARKET OVERVIEW

Demographics

POPULATION

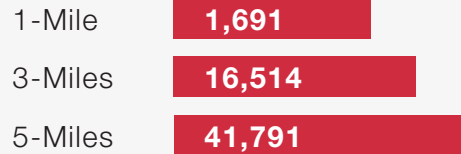
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2023 (Richland County)

HOUSEHOLDS

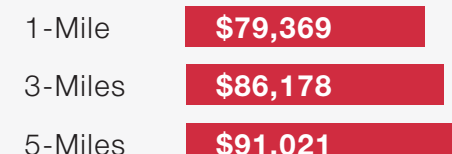
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AVERAGE HOUSEHOLD INCOME

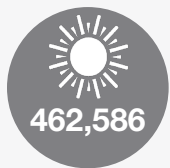
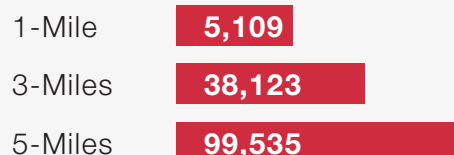
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DAYTIME POPULATION

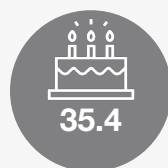
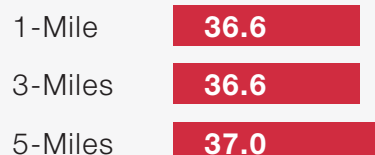
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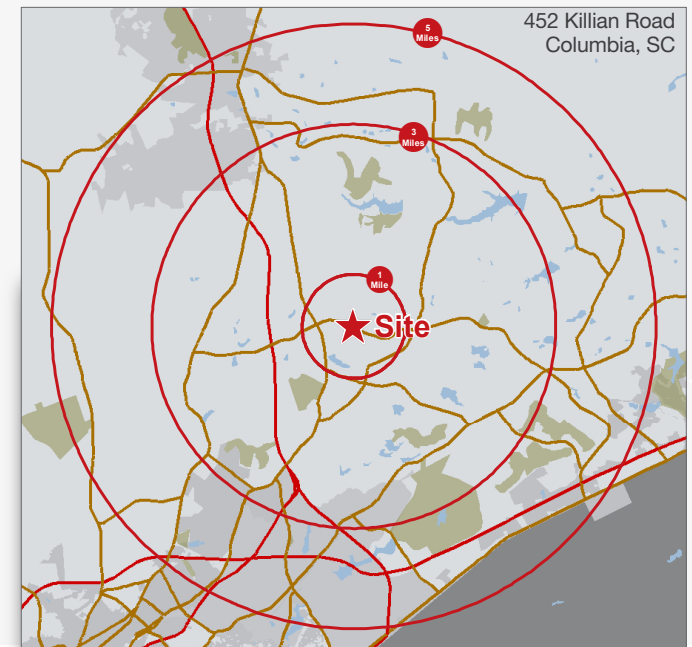
2023 (Richland County)

MEDIAN AGE

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