

5017 Two Notch Road

Columbia, SC

FOR LEASE OR SALE

FEATURES

- 4,071 +/- SF
- Major renovation/addition (2015)
- 160,000 population in 5 mile radius
- 22,000 VPD estimated
- Major thoroughfare into downtown Columbia, SC
- 2 existing automotive bays – potential for up to 5
- Call Broker for Rates

Potential
Additional
Bays

A diagram consisting of three white arrows pointing from the text 'Potential Additional Bays' to the red-roofed extension of the building on the right side of the main structure.

FOR MORE INFORMATION PLEASE CONTACT

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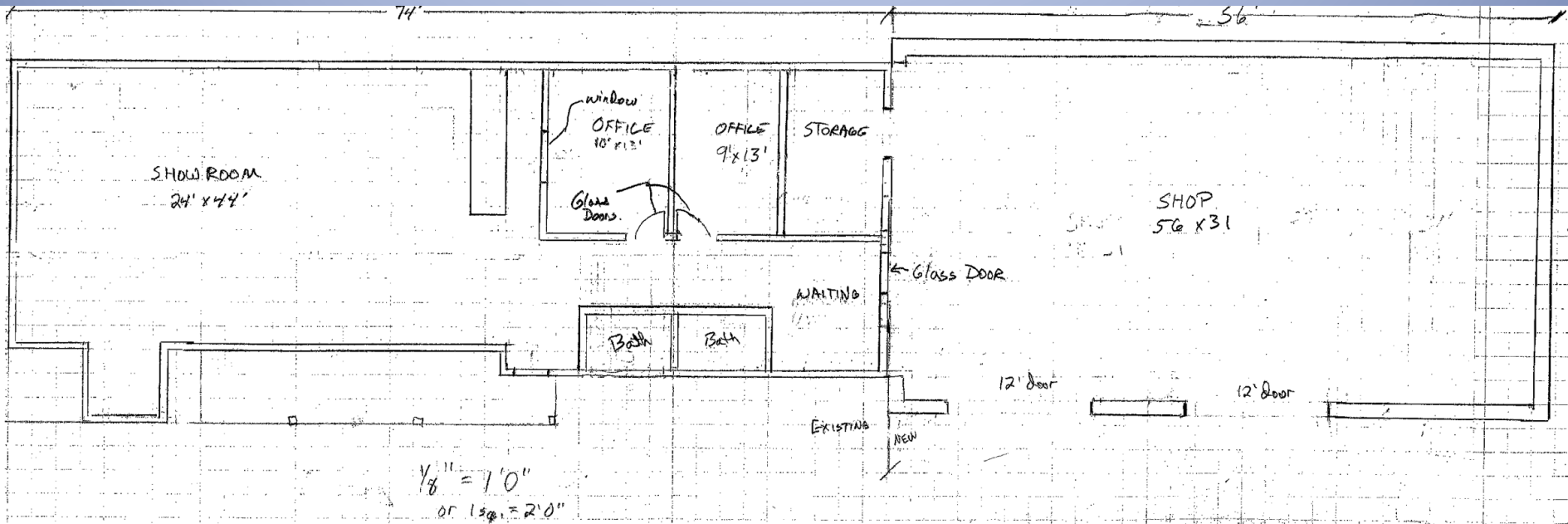
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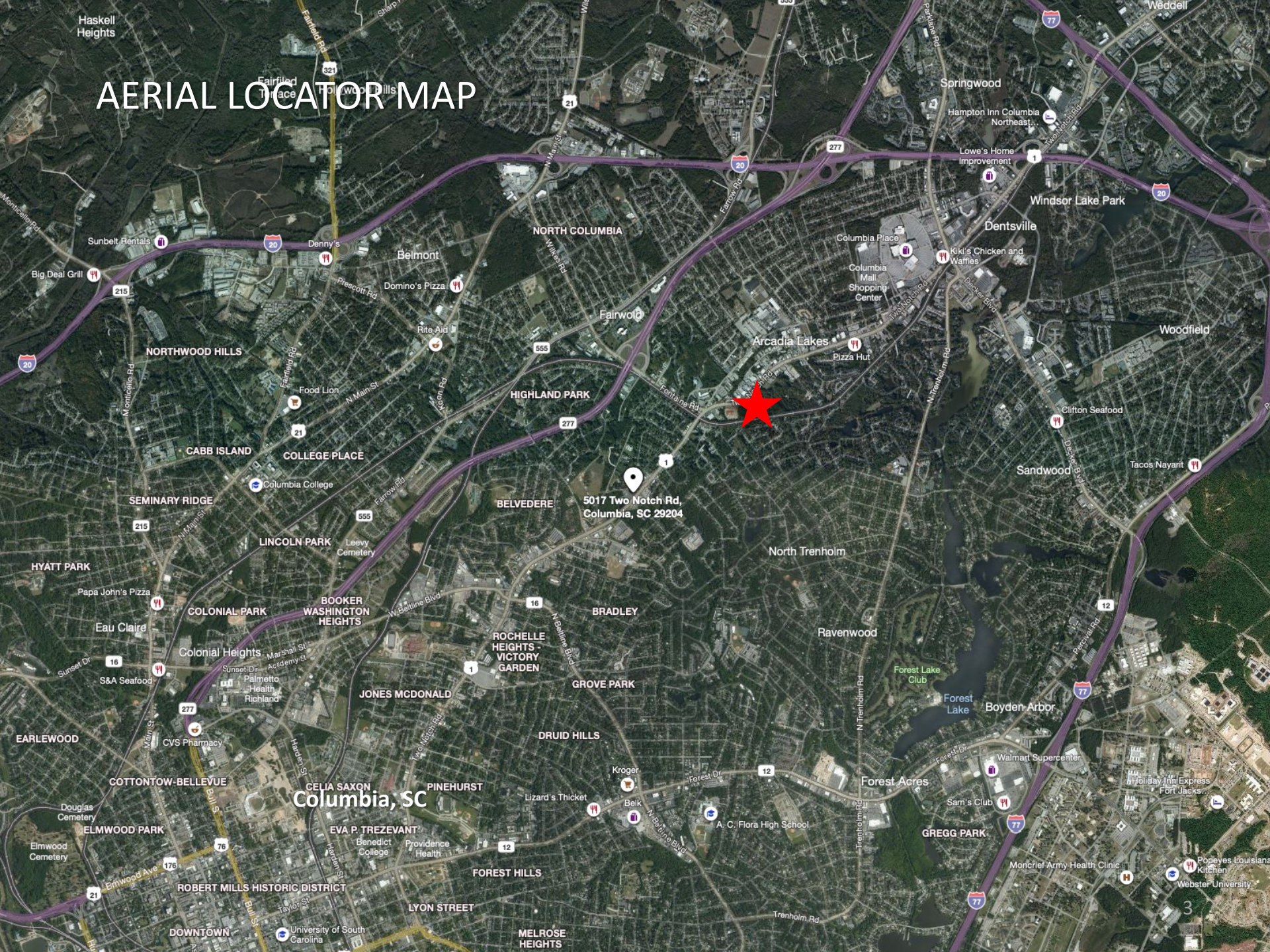


Carolinas Retail Partners | 701 Gervais Street | Suite 150-151 | Columbia, SC 29201

Interior Floor Plan



AERIAL LOCATOR MAP



5017 Two Notch Rd,
Columbia, SC 29204

Columbia, SC

Demographic Detail Report

5017 Two Notch Rd, Columbia, SC 29204				
Building Type: Flex	Warehse Avail: -			
RBA: 4,071 SF	Office Avail: -			
Typical Floor: 4,071 SF	% Leased: 100%			
Total 0 SF	Rent/SF/Yr: -			
Radius	3 Mile	5 Mile	10 Mile	
Population				
2028 Projection	69,558	155,300	382,445	
2023 Estimate	69,363	154,272	379,044	
2010 Census	66,569	145,549	352,281	
Growth 2023 - 2028	0.28%	0.67%	0.90%	
Growth 2010 - 2023	4.20%	5.99%	7.60%	
2023 Population by Age	69,363	154,272	379,044	
Age 0 - 4	4,063 5.86%	9,947 6.45%	23,663 6.24%	
Age 5 - 9	3,942 5.68%	9,169 5.94%	22,540 5.95%	
Age 10 - 14	4,213 6.07%	9,014 5.84%	22,949 6.05%	
Age 15 - 19	5,096 7.35%	10,339 6.70%	25,885 6.83%	
Age 20 - 24	6,354 9.16%	13,819 8.96%	32,160 8.48%	
Age 25 - 29	5,376 7.75%	13,410 8.69%	30,428 8.03%	
Age 30 - 34	4,475 6.45%	12,176 7.89%	28,410 7.50%	
Age 35 - 39	4,049 5.84%	11,044 7.16%	26,785 7.07%	
Age 40 - 44	3,741 5.39%	9,632 6.24%	24,397 6.44%	
Age 45 - 49	3,477 5.01%	8,203 5.32%	21,715 5.73%	
Age 50 - 54	3,531 5.09%	7,641 4.95%	20,716 5.47%	
Age 55 - 59	3,853 5.55%	7,813 5.06%	20,834 5.50%	
Age 60 - 64	4,107 5.92%	8,010 5.19%	20,624 5.44%	
Age 65 - 69	3,902 5.63%	7,452 4.83%	18,600 4.91%	
Age 70 - 74	3,414 4.92%	6,416 4.16%	15,641 4.13%	
Age 75 - 79	2,493 3.59%	4,544 2.95%	10,901 2.88%	
Age 80 - 84	1,602 2.31%	2,818 1.83%	6,590 1.74%	
Age 85+	1,676 2.42%	2,826 1.83%	6,205 1.64%	
Age 65+	13,087 18.87%	24,056 15.59%	57,937 15.29%	
Median Age	36.40	34.70	35.70	
Average Age	39.10	37.30	37.60	



Demographic Detail Report

5017 Two Notch Rd, Columbia, SC 29204				
Radius	3 Mile	5 Mile	10 Mile	
2023 Population By Race	69,363	154,272	379,044	
White	23,538 33.93%	66,374 43.02%	170,203 44.90%	
Black	43,591 62.84%	79,644 51.63%	186,064 49.09%	
Am. Indian & Alaskan	263 0.38%	656 0.43%	1,697 0.45%	
Asian	758 1.09%	3,944 2.56%	11,159 2.94%	
Hawaiian & Pacific Island	40 0.06%	196 0.13%	607 0.16%	
Other	1,173 1.69%	3,457 2.24%	9,314 2.46%	
Population by Hispanic Origin	69,363	154,272	379,044	
Non-Hispanic Origin	66,330 95.63%	145,268 94.16%	353,653 93.30%	
Hispanic Origin	3,033 4.37%	9,004 5.84%	25,391 6.70%	
2023 Median Age, Male	33.40	33.10	34.10	
2023 Average Age, Male	37.00	35.90	36.30	
2023 Median Age, Female	39.00	36.30	37.20	
2023 Average Age, Female	40.80	38.70	38.80	
2023 Population by Occupation Classification	56,127	124,076	304,723	
Civilian Employed	31,975 56.97%	73,519 59.25%	185,942 61.02%	
Civilian Unemployed	1,622 2.89%	2,637 2.13%	6,488 2.13%	
Civilian Non-Labor Force	22,237 39.62%	44,626 35.97%	107,029 35.12%	
Armed Forces	293 0.52%	3,294 2.65%	5,264 1.73%	
Households by Marital Status				
Married	8,681	18,288	54,343	
Married No Children	5,753	11,796	32,893	
Married w/Children	2,929	6,492	21,450	
2023 Population by Education	50,440	111,519	272,969	
Some High School, No Diploma	6,405 12.70%	11,328 10.16%	24,440 8.95%	
High School Grad (Incl Equivalency)	11,273 22.35%	22,460 20.14%	59,215 21.69%	
Some College, No Degree	12,615 25.01%	27,422 24.59%	73,857 27.06%	
Associate Degree	4,745 9.41%	9,536 8.55%	21,124 7.74%	
Bachelor Degree	9,077 18.00%	23,116 20.73%	55,948 20.50%	
Advanced Degree	6,325 12.54%	17,657 15.83%	38,385 14.06%	



Demographic Detail Report

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Radius	3 Mile	5 Mile	10 Mile	
2023 Population by Occupation	59,007	135,933	343,948	
Real Estate & Finance	2,621 4.44%	5,680 4.18%	15,024 4.37%	
Professional & Management	15,369 26.05%	37,657 27.70%	90,509 26.31%	
Public Administration	1,860 3.15%	4,781 3.52%	13,268 3.86%	
Education & Health	7,859 13.32%	19,131 14.07%	46,809 13.61%	
Services	7,584 12.85%	15,337 11.28%	35,188 10.23%	
Information	563 0.95%	1,254 0.92%	3,388 0.99%	
Sales	7,495 12.70%	16,726 12.30%	44,230 12.86%	
Transportation	1,277 2.16%	1,797 1.32%	2,584 0.75%	
Retail	3,653 6.19%	8,134 5.98%	21,888 6.36%	
Wholesale	633 1.07%	1,590 1.17%	3,895 1.13%	
Manufacturing	1,867 3.16%	4,417 3.25%	12,612 3.67%	
Production	3,543 6.00%	8,366 6.15%	22,905 6.66%	
Construction	1,773 3.00%	3,928 2.89%	11,515 3.35%	
Utilities	1,174 1.99%	2,788 2.05%	9,215 2.68%	
Agriculture & Mining	108 0.18%	239 0.18%	617 0.18%	
Farming, Fishing, Forestry	7 0.01%	88 0.06%	225 0.07%	
Other Services	1,621 2.75%	4,020 2.96%	10,076 2.93%	
2023 Worker Travel Time to Job	31,082	74,050	184,601	
<30 Minutes	25,521 82.11%	60,825 82.14%	141,007 76.38%	
30-60 Minutes	4,250 13.67%	10,249 13.84%	35,736 19.36%	
60+ Minutes	1,311 4.22%	2,976 4.02%	7,858 4.26%	
2010 Households by HH Size	27,272	59,346	141,130	
1-Person Households	9,351 34.29%	21,938 36.97%	46,257 32.78%	
2-Person Households	8,636 31.67%	18,989 32.00%	45,574 32.29%	
3-Person Households	4,225 15.49%	8,751 14.75%	22,623 16.03%	
4-Person Households	2,819 10.34%	5,507 9.28%	15,758 11.17%	
5-Person Households	1,345 4.93%	2,500 4.21%	6,815 4.83%	
6-Person Households	505 1.85%	982 1.65%	2,522 1.79%	
7 or more Person Households	391 1.43%	679 1.14%	1,581 1.12%	
2023 Average Household Size	2.30	2.20	2.30	
Households				
2028 Projection	28,537	64,378	155,543	
2023 Estimate	28,459	63,880	154,017	
2010 Census	27,271	59,345	141,129	
Growth 2023 - 2028	0.27%	0.78%	0.99%	
Growth 2010 - 2023	4.36%	7.64%	9.13%	



Demographic Detail Report

5017 Two Notch Rd, Columbia, SC 29204				
Radius	3 Mile	5 Mile	10 Mile	
2023 Households by HH Income	28,460	63,878	154,018	
<\$25,000	9,096 31.96%	18,863 29.53%	38,643 25.09%	
\$25,000 - \$50,000	7,529 26.45%	15,880 24.86%	39,209 25.46%	
\$50,000 - \$75,000	3,681 12.93%	9,522 14.91%	24,512 15.92%	
\$75,000 - \$100,000	2,262 7.95%	5,980 9.36%	17,401 11.30%	
\$100,000 - \$125,000	1,496 5.26%	3,517 5.51%	10,242 6.65%	
\$125,000 - \$150,000	1,204 4.23%	3,197 5.00%	7,920 5.14%	
\$150,000 - \$200,000	1,350 4.74%	3,062 4.79%	8,898 5.78%	
\$200,000+	1,842 6.47%	3,857 6.04%	7,193 4.67%	
2023 Avg Household Income	\$68,770	\$70,402	\$71,665	
2023 Med Household Income	\$40,522	\$44,534	\$49,354	
2023 Occupied Housing	28,459	63,880	154,017	
Owner Occupied	15,364 53.99%	30,488 47.73%	84,712 55.00%	
Renter Occupied	13,095 46.01%	33,392 52.27%	69,305 45.00%	
2010 Housing Units	32,977	74,476	172,975	
1 Unit	22,444 68.06%	44,673 59.98%	111,945 64.72%	
2 - 4 Units	3,391 10.28%	8,821 11.84%	15,457 8.94%	
5 - 19 Units	5,126 15.54%	11,764 15.80%	28,010 16.19%	
20+ Units	2,016 6.11%	9,218 12.38%	17,563 10.15%	
2023 Housing Value	15,365	30,489	84,711	
<\$100,000	4,847 31.55%	8,595 28.19%	19,240 22.71%	
\$100,000 - \$200,000	4,249 27.65%	8,762 28.74%	34,346 40.54%	
\$200,000 - \$300,000	2,500 16.27%	5,157 16.91%	15,331 18.10%	
\$300,000 - \$400,000	1,318 8.58%	2,774 9.10%	6,746 7.96%	
\$400,000 - \$500,000	728 4.74%	1,733 5.68%	3,612 4.26%	
\$500,000 - \$1,000,000	1,523 9.91%	3,007 9.86%	4,660 5.50%	
\$1,000,000+	200 1.30%	461 1.51%	776 0.92%	
2023 Median Home Value	\$166,733	\$175,889	\$167,301	
2023 Housing Units by Yr Built	33,819	75,960	180,259	
Built 2010+	2,879 8.51%	8,167 10.75%	22,039 12.23%	
Built 2000 - 2010	593 1.75%	5,005 6.59%	26,709 14.82%	
Built 1990 - 1999	2,362 6.98%	6,398 8.42%	22,052 12.23%	
Built 1980 - 1989	2,892 8.55%	7,384 9.72%	23,204 12.87%	
Built 1970 - 1979	6,022 17.81%	12,200 16.06%	29,921 16.60%	
Built 1960 - 1969	7,695 22.75%	13,096 17.24%	23,693 13.14%	
Built 1950 - 1959	7,161 21.17%	12,197 16.06%	17,797 9.87%	
Built <1949	4,215 12.46%	11,513 15.16%	14,844 8.23%	
2023 Median Year Built	1966	1970	1981	

