



Colliers



Flex space available  
for lease along  
bustling commercial  
corridor

FLEX SPACE | FOR LEASE

ASKING PRICE:  
Contact Broker for pricing

4046 FERNANDINA RD  
COLUMBIA, SC 29212



Proximity to  
vibrant Harbison  
retail district



±4,210 SF of flex  
space in  
St. Andrews  
submarket



Excellent  
visibility and  
access to I-26

Accelerating success.

# Property Overview



For Lease | 4046 Fernandina Rd

**Address** 4046 Fernandina Rd, Columbia, SC 29212

**Area** Two suites available for lease

## **Suite G - ±4,210 SF**

<b>Spaces</b>	• Two (2) conference rooms	• ±750-SF warehouse
	• Seven (7) private offices	• Reception desk
	• Three (3) storage rooms	• Two (2) restrooms
	• Large kitchen and break room	• One (1) dock-high door
		• One (1) drive in door

**Traffic** I-26 ±115,800 VPD  
Piney Grover Road ±10,700 VPD

## **Demographics 2024**



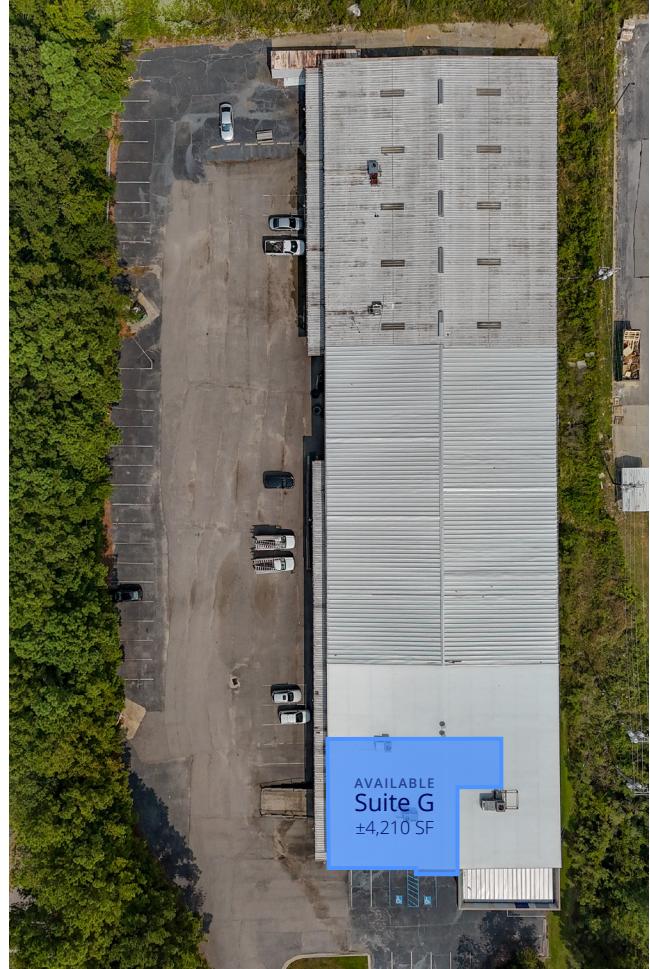
**Households**  
1 mile: ±3,459  
3 miles: ±21,179  
5 miles: ±42,996



**Population**  
1 mile: ±7,106  
3 miles: ±51,440  
5 miles: ±102,748



**Avg. Household Income**  
1 mile: \$72,497  
3 miles: \$81,206  
5 miles: \$91,430



# Location Details

## Area Highlights

The area surrounding 4046 Fernandina Road is home to numerous restaurants, specialty stores and service-based businesses, making it a popular shopping and commercial hub.

- Situated off Fernandina Road in Piney Grove Park near Costco, with convenient access to I-26 via the Harbison Boulevard and Piney Grove Road interchanges (Exit 104)
- Conveniently close to numerous popular retailers, including Costco, Green's Beverage Warehouse and Sportsman's Warehouse

## Travel Distances

Columbia, SC  $\pm 9.0$  miles

Irmo, SC  $\pm 3.4$  miles

I-26  $<1.0$  mile

Columbiana Centre  $\pm 1.7$  miles

CAE Airport  $\pm 15.9$  miles





View Online

## Contact



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