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# 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

- Spaces**
- Suite G - ±4,210 SF**
- Two (2) conference rooms
  - Seven (7) private offices
  - Three (3) storage rooms
  - Large kitchen and break room
  - ±750-SF warehouse
  - Reception desk
  - Two (2) restrooms
  - 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



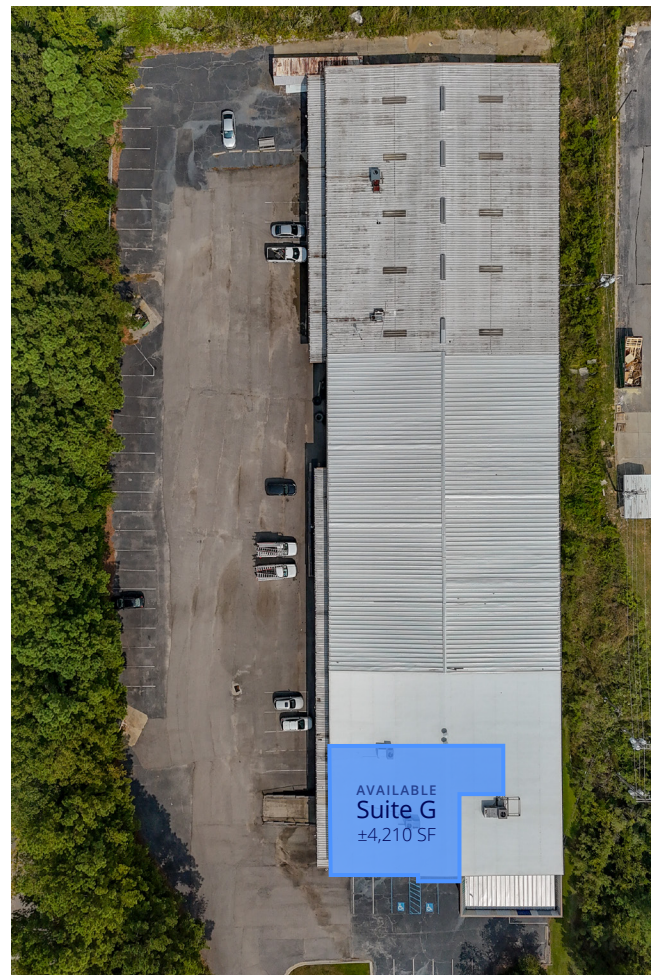
### Population

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	±9.0 miles
Irmo, SC	±3.4 miles
I-26	<1.0 mile
Columbiana Centre	±1.7 miles
CAE Airport	±15.9 miles







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## Contact



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