

FOR SALE

±2.3-Acre Commercial Opportunity with I-77 and Forest Drive Visibility

5640 Old Forest Drive, Columbia, SC

CONTACT

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360° AERIAL TOUR



Downtown
Columbia

Fort
Jackson

±102,300 VPD

EXIT 12



Forest Drive ±25,200 VPD





5640 Old Forest Drive

Property Overview

- Located along the major retail corridor of the Forest Acres submarket
- Excellent visibility from Forest Drive and Interstate 77
- Convenient signalized access via Forest Drive and Dellwood Drive
- Adjacent to major retailers Walmart, Chick-fil-A, Starbucks, Chipotle, Clean Eatz, Petco, Panda Express, Sam's Club and more
- Minutes from Trenholm Plaza, a Publix-anchored shopping center which includes retailers like Anthropologie, Home Goods, The Fresh Market, LOFT and Chicken Salad Chick
- Short drive times from the area's nicest neighborhoods, including: Forest Acres, Lake Katherine, Old Woodland, Rosewood, Kings Grant, Downtown, Heathwood & Shandon
- Ideally suited for hotel, medical office and general commercial uses

HOTEL SITE PLAN

- Potential four-story hotel layout for 98 doors



Address	5640 Old Forest Dr Columbia, SC 29206	
County	Richland	
TMS	R16710-01-02 <i>portion</i>	
Acres	±2.3 acres	
Zoning	General Commercial <i>City of Columbia</i>	
Utilities	City of Columbia	
Traffic Counts	Forest Drive:	25,200 VPD
	I-77:	102,300 VPD

Sale Price: \$1,350,000

5640 Old Forest Drive

Location Overview

Forest Acres

Forest Acres' success stems from attractive demographics, strong incomes and high-traffic corridors, enabling it to support both national and local businesses and remain Columbia's leading shopping and dining destination. Ongoing residential growth, a built-in consumer base of military personnel and families, and connectivity to downtown Columbia further enhance the market's appeal.

FORT JACKSON

Fort Jackson, the U.S. Army's largest training installation, spans about 80.8 square miles, trains 44,000+ soldiers annually, supports 3,500 active-duty soldiers and 12,000 family members, and graduates roughly 48,000-60,000 basic trainees each year.

44,000

Trainees annually

3,500

Civilian employees

3,500

Active-duty soldiers with **±12,000 family members** stationed year-round

1,000+

Graduates per weekly ceremony totaling **48,000 - 60,000 graduates per year.**

50%

Of all new Army soldiers train at Fort Jackson

Largest

Army training installation in the US



Population

1 mile: 6,443
3 miles: 50,128
5 miles: 146,760



Avg. HH Income

1 mile: \$144,140
3 miles: \$126,431
5 miles: \$95,924



Daytime Population

1 mile: 10,339
3 miles: 51,058
5 miles: 173,039



Households

1 mile: 2,267
3 miles: 19,380
5 miles: 62,260



CONSUMER SPENDING

Food & Beverage

1 mile: \$32,343,035
3 miles: \$245,479,272
5 miles: \$617,406,608



CONSUMER SPENDING

Recreation

1 mile: \$11,231,636
3 miles: \$86,732,788
5 miles: \$211,316,761



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 3,500 active-duty
 1,000+ graduates weekly