



# 127 JAMIL ROAD

Columbia, SC

**Land Available with Self-Storage Entitlements**

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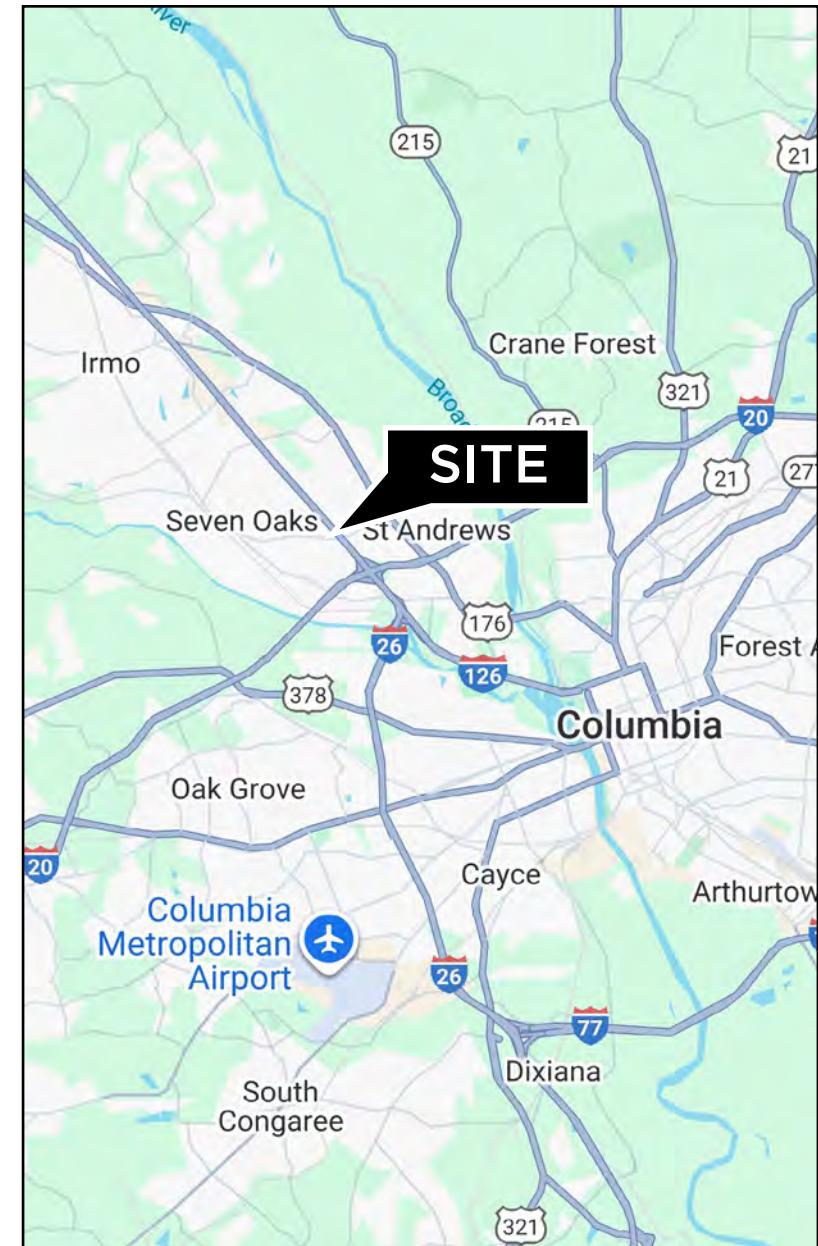
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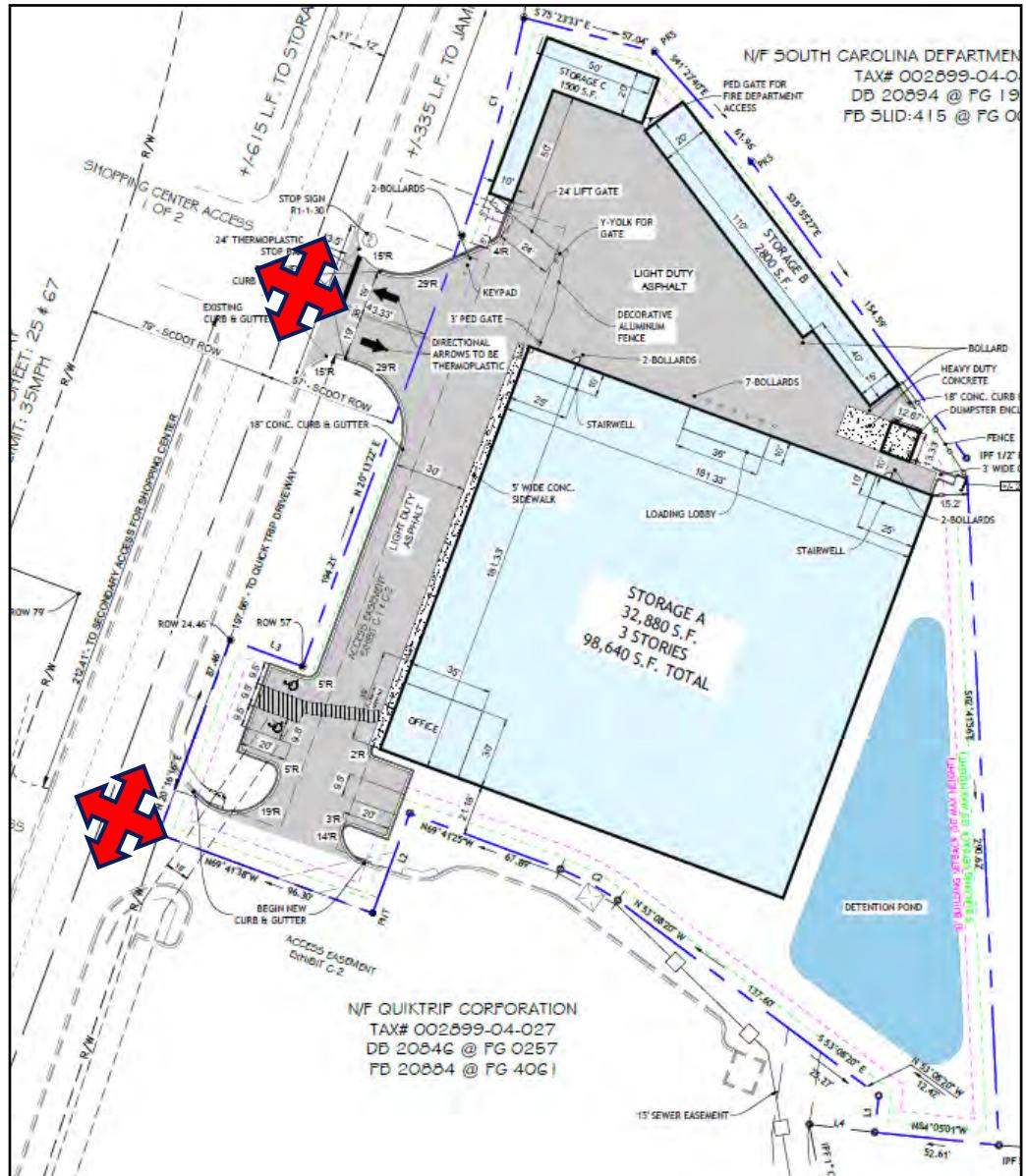
## HIGHLIGHTS

- ▶ 2.2+- acre site located just off I-26 (143k+ VPD)
- ▶ Clean environmental, geotechnical and ALTA survey completed
- ▶ Cross-access easements, etc. completed/in-place with neighboring QuikTrip
- ▶ Access - lighted intersection with full ingress/egress to St Andrews Rd adjacent to I-26 interchange
- ▶ Nearby national brand retailers including Dunkin, Zaxby's, McDonald's, Domino's, QuikTrip, Speedway, and Waffle House
- ▶ I-26 expansion is underway and the visibility of the site from I-26 has been greatly improved due to the heavy removal of previous treeline.
- ▶ Approvals: city water, county stormwater, county zoning, SCDHEC approval, landscape permit; will-serve letters for water, sewer, electric, and phone/internet
- ▶ Building plans are complete; the MEP plans have only minor tweaks to be finalized and submitted for permitting review by the building department
- ▶ Sellers have stamped approved civil engineering plans ready for a site work permit to be pulled
- ▶ **Sale Price: \$1,500,000**



## APPROVED SELF-STORAGE PLAN

- ▶ One 3-story building, two 1-story buildings (102,940 GSF - 75,683 NRSF); 96% Climate-Controlled & 6% Non-Climate-Controlled
- ▶ Newest self-storage facility within a 3-mile radius of site is a 2015 Extra Space; No new builds in lease-up within a 3-mile radius of site
- ▶ Low availability of climate-controlled space in the market (most of the product is old and NCC)
- ▶ Extra Space projections indicate achieving rents of \$21.41 in Year 5.



## STORAGE PROJECT - UNIT MIX

## CLIMATE CONTROLLED UNITS

Unit Size	Unit SF	1st Floor	2nd Floor	3rd Floor	Total Units	NRSF	Percent of Total
5 x 5	25	9	20	20	49	1,225	1.6%
5 x 7	35	0	3	3	6	210	0.3%
5 x 10	50	45	47	47	139	6,950	9.2%
7 x 10	70	0	2	2	4	280	0.4%
7.5 x 10	75	0	48	48	96	7,200	9.5%
5 x 15	75	0	1	1	2	150	0.2%
7 x 12	84	0	1	1	2	168	0.2%
10 x 10	100	52	61	63	176	17,600	23.3%
10 x 15	150	2	33	33	68	10,200	13.5%
10 x 20	200	34	29	29	92	18,400	24.3%
10 x 25	250	24	0	0	24	6,000	7.9%
10 x 30	300	10	0	0	10	3,000	4.0%
		<b>668</b>		<b>71,383</b>		<b>94.3%</b>	

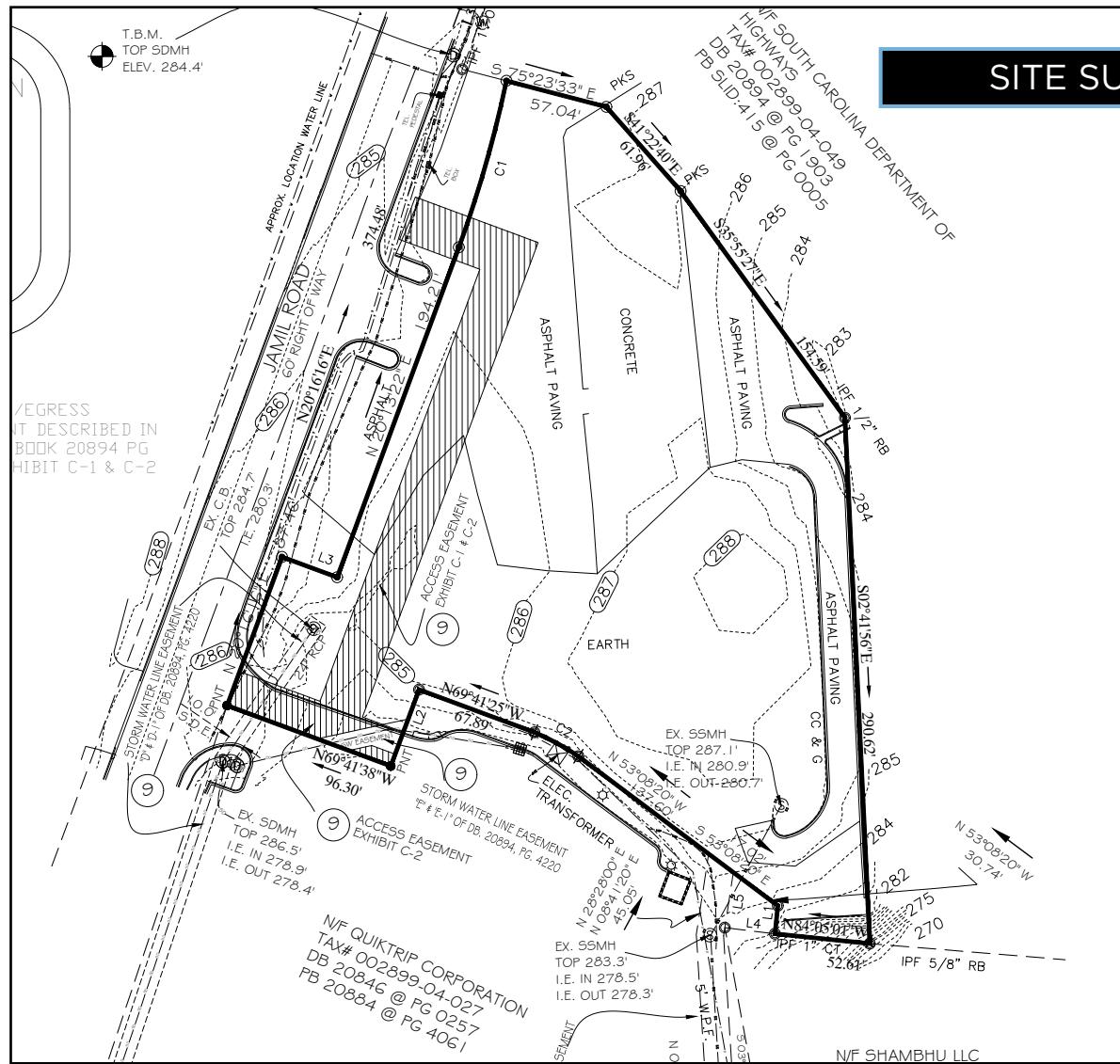
## NON-CLIMATE CONTROLLED UNITS

Unit Size	Unit SF	1st Floor	2nd Floor	3rd Floor	Total Units	NRSF	Percent of Total
10 x 10	100	5	0	0	5	500	0.7%
10 x 15	150	4	0	0	4	600	0.8%
10 x 20	200	14	0	0	14	2,800	3.7%
20 x 20	400	1	0	0	1	400	0.5%
		<b>24</b>		<b>4,300</b>		<b>5.7%</b>	

	UNITS	NRSF	TOTAL
<b>TOTALS*</b>	692	75,683	100.0%

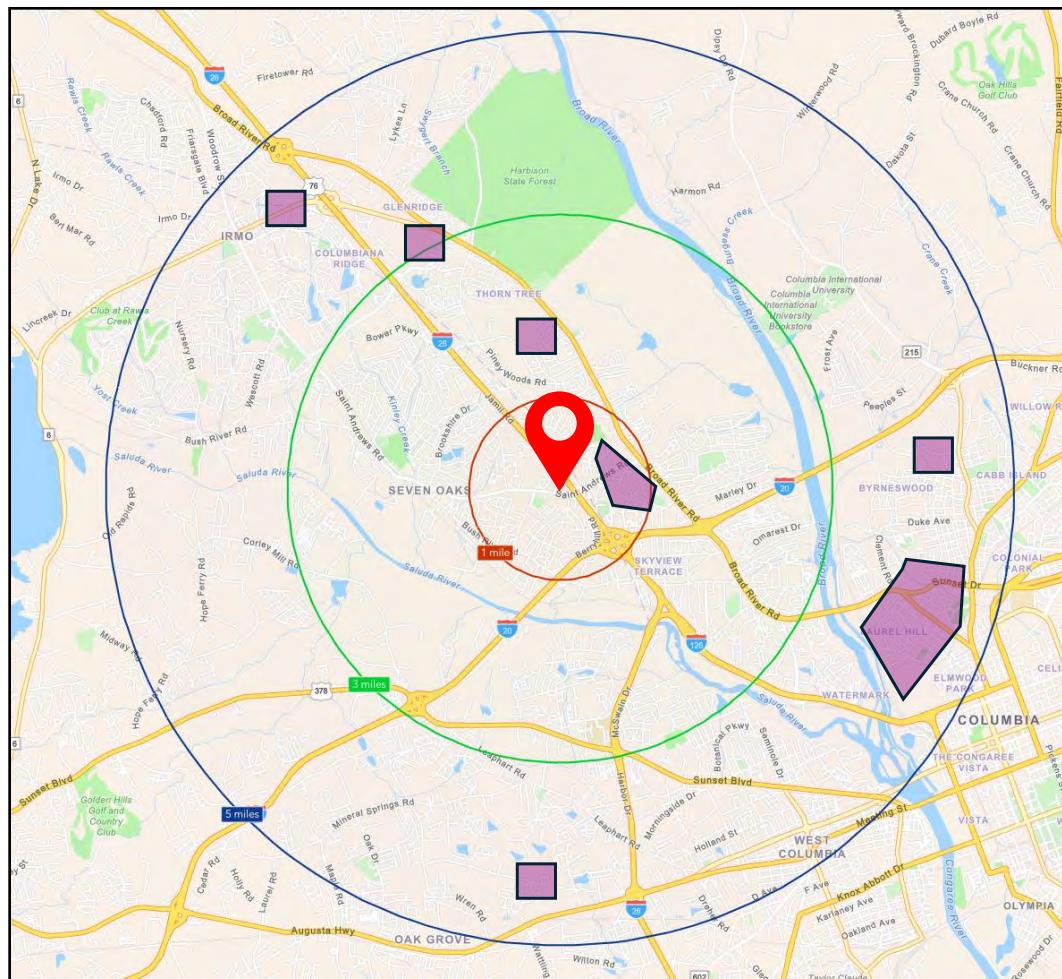


## SITE SURVEY





## DEMOGRAPHICS &amp; GROWTH ANALYSIS



Demos	3-Mile	5-Mile
2025 Pop	50,088	118,449
2030 Pop	51,642 (+3%)	122,482 (+3%)
MHHI	\$54,613	\$62,477

Projected Resi Growth	3-Mile	5-Mile
Total Housing Units	~450	~1,000
% Units of Population	1%	1%
% Renters	52%	43%

**Key**  
■ = areas of residential development