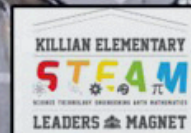


LAND AVAILABLE  
FOR SALE



**DOLLAR  
GENERAL**



Clemson Road- 26,300 VPD

**HARRISON**  
CAPITAL ADVISORS

# COMMERCIAL LAND FOR SALE

Clemson Road  
Columbia, South Carolina (NE Submarket)

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# HARRISON

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# COMPANY OVERVIEW

## About Harrison Capital Advisors

Harrison Capital Advisors is an independent commercial real estate investment advisory firm specializing in assisting buyers and sellers in the acquisition and disposition of income producing properties throughout the Carolinas and Southeastern United States. Founded by two experienced partners with a combined track record exceeding \$800 million in closed transactions, the firm delivers institutional level expertise with direct partner access on every engagement.

Our team combines deep market expertise with detailed property analysis to guide clients through sophisticated investment property decisions across all asset classes including single-tenant net leased and multi-tenant properties. We specialize in advising on 1031 exchanges, all cash acquisitions, debt placement and investment property analysis.

## Our Approach

We built this firm on a straightforward belief: that every client deserves direct access to experienced partners who know the market, understand their goals and are committed to helping our clients achieve maximum returns on their commercial real estate investments.

[harrisoncapitaladvisors.com](http://harrisoncapitaladvisors.com)

# HARRISON

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## CAPITAL ADVISORS

# 42+ YEARS

## COMBINED COMMERCIAL REAL ESTATE EXPERIENCE

# \$850M+

## IN CLOSED TRANSACTIONS

# 75+

## NATIONAL TENANT BRANDS REPRESENTED

# INVESTMENT OVERVIEW

LOCATION	CLEMSON ROAD
COUNTY	RICHLAND
ZONING	PUD (COMMERCIAL)
UTILITIES	AVAILABLE TO SITE

## HIGHLIGHTS

- Existing curb cut in place by entrance to Killian Station Drive
- Ideal for general retail, single-tenant or strip center
- Excellent location near Killian Elementary School and Columbia NE Lexington Medical Center
- All utilities available to site
- High Traffic Counts on Clemson Rd.-26,300 VPD
- PUD approved for up to 28,000 SF Building Size
- Surrounding Tenants: Kroger Marketplace, Lowe's, CVS, Walgreens, Aldi & Arby's

**FOR PRICING:**  
**CONTACT BROKER**

# PROPERTY HIGHLIGHTS

**2.68%**  
1 MILE GROWTH  
RATE

**3.29 +-**  
Total Acreage

**26,300 +-**  
TRAFFIC COUNT



## INFORMATION

The site sits directly adjacent to Killian Elementary STEAM Magnet School and within close proximity to Lexington Medical Center's 225,000 SF Community Medical Center — a natural draw for medical, dental, childcare, or service retail users. The surrounding retail corridor is anchored by Kroger Marketplace, Lowe's, CVS, Walgreens, Aldi, Arby's, and Zaxby's to the west, with Village at Sandhills just 4 miles east. The 5-mile population of 109,790 with an average household income of \$95,635 reflects a dense, established consumer base with continued residential growth underway.

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# REGIONAL MAP



# LOCAL AERIAL MAP

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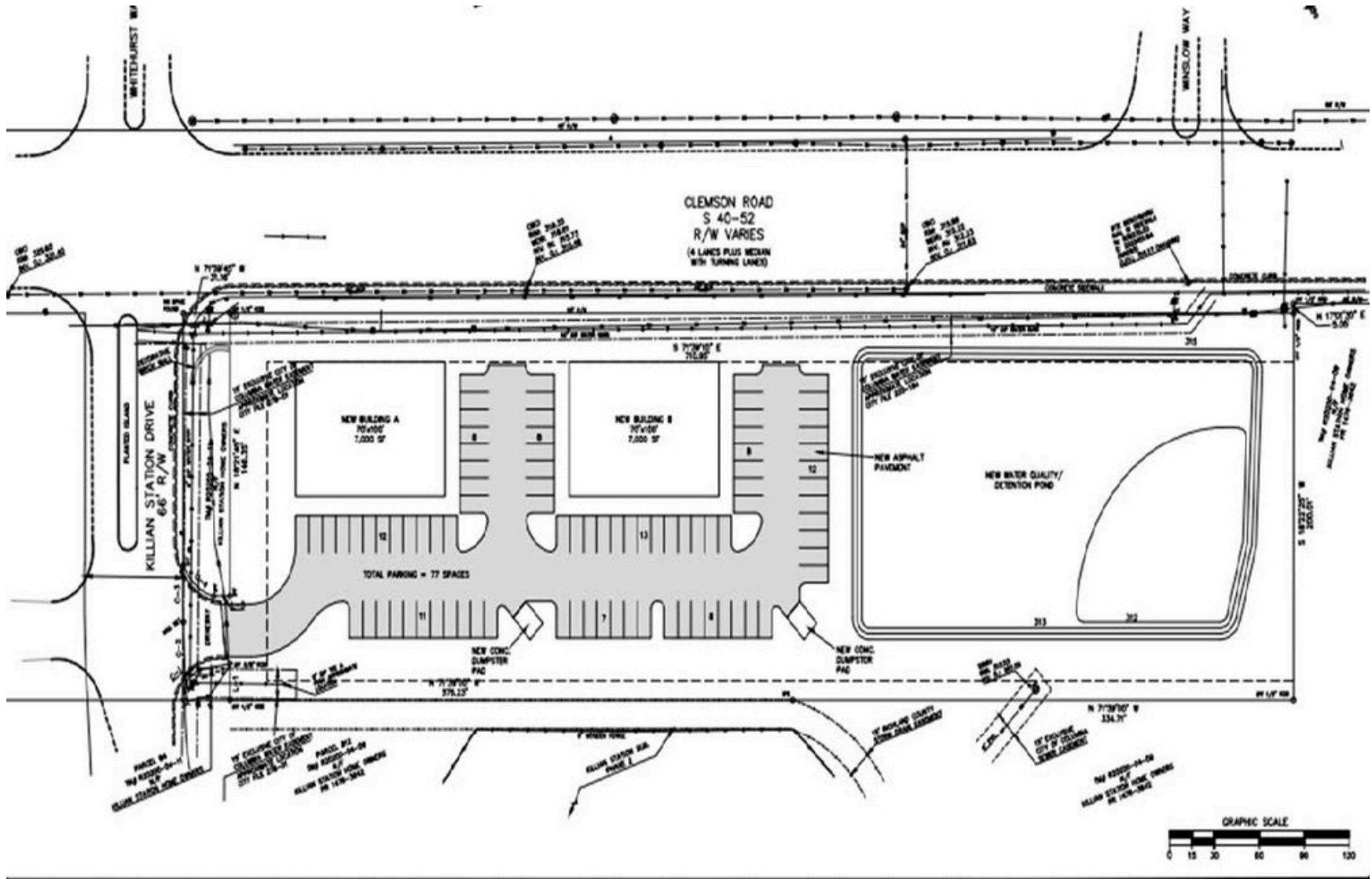
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# SITE AERIAL



# PROPOSED SITE PLAN



# COLUMBIA, SOUTH CAROLINA

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Columbia is the state capital and second most populated city in South Carolina with an MSA population of roughly 832,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (34,000 students).

## Transportation and Connectivity

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has



CONVENIENT LOCATION



FAMILY FRIENDLY

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# DEMOGRAPHICS

## POPULATION

POPULATION	1 MILES	3 MILES	5 MILES
2027 PROJECTION	6,519	51,160	114,520
2022 POPULATION	5,711	47,484	109,790
2020 POPULATION	4,006	44,621	105,904
2010 POPULATION	2,619	35,916	88,096
GROWTH RATE 2010-2020	4.34%	2.19%	1.86%
GROWTH RATE 2020-2022	17.07%	2.80%	1.61%
GROWTH RATE 2022-2027	2.68%	1.50%	0.85%

## HOUSEHOLDS

2022 TOTAL HOUSEHOLDS	2,263	18,197	42,187
2027 PROJECTED TOTAL HOUSEHOLDS	2,596	19,653	44,140
2010-2020 ANNUAL RATE	5.51%	2.54%	2.09%
2020-2022 ANNUAL RATE	14.25%	2.86%	1.70%
2022-2027 ANNUAL RATE	2.78%	1.55%	0.91%

## AVERAGE INCOME

2022 MEDIAN HOUSEHOLD INCOME	\$80,855	\$75,731	\$74,681
2022 AVERAGE HOUSEHOLD INCOME	\$100,932	\$94,109	\$95,635

# DISCLAIMER

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The information contained in this Offering Memorandum has been obtained from sources deemed reliable but has not been independently verified for accuracy or completeness. Harrison Capital Advisors makes no representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein. All projections, opinions, and estimates are subject to change without notice.

Prospective purchasers are advised to conduct their own independent due diligence and to consult with their legal, financial, and tax advisors prior to making any investment decision. The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the subject property at any time with or without notice.

Harrison Capital Advisors shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered, and approved by the owner.

This Offering Memorandum is the property of Harrison Capital Advisors and is intended solely for the use of the individual or entity to which it has been delivered. Reproduction or distribution of this document without the prior written consent of Harrison Capital Advisors is strictly prohibited.

# EXCLUSIVELY OFFERED BY:

COLEMAN DAVIS

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