



2339 TWO NOTCH ROAD

AVAILABLE FOR LEASE OR GROUND LEASE
2339 TWO NOTCH ROAD, COLUMBIA SC 29204

THE SPACE

Location	2339 Two Notch Road Columbia, SC 29204
County	Richland
APN	R11510-03-02
Square Feet	5,700
Rent/Month	\$6,250.00
Lease Type	NNN

Notes \$75,000 per year

HIGHLIGHTS

- 1.04 acre parcel available for Ground Lease
- Convenient location off Two Notch Road with 23,000 Vehicles per Day Springs Road NE. 15,500 Vehicles per Day
- Tenant may take take the current building (5,700sf) As IS or redevelop the property
- 2.7 Miles from the University of South Carolina, 2 Miles to Five Points neighborhood

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	10,121	88,142	173,935

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$56,224	\$90,479	\$83,287

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	4,088	37,561	75,343



PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	5,700
LAND ACRES	1.04
YEAR BUILT	1965
ZONING TYPE	CAC
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

TENANT INFORMATION

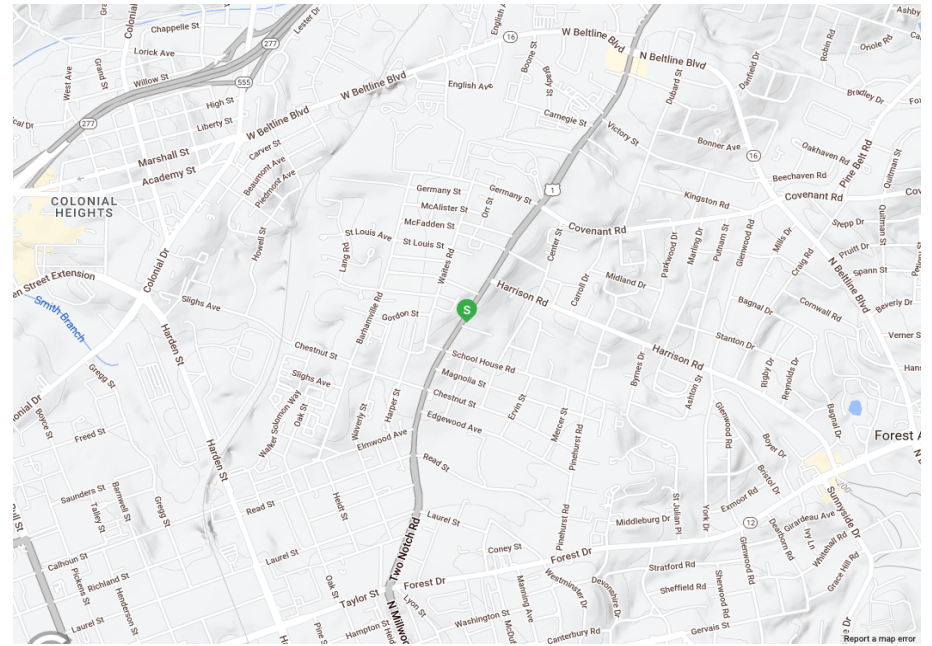
LEASE TYPE	NNN
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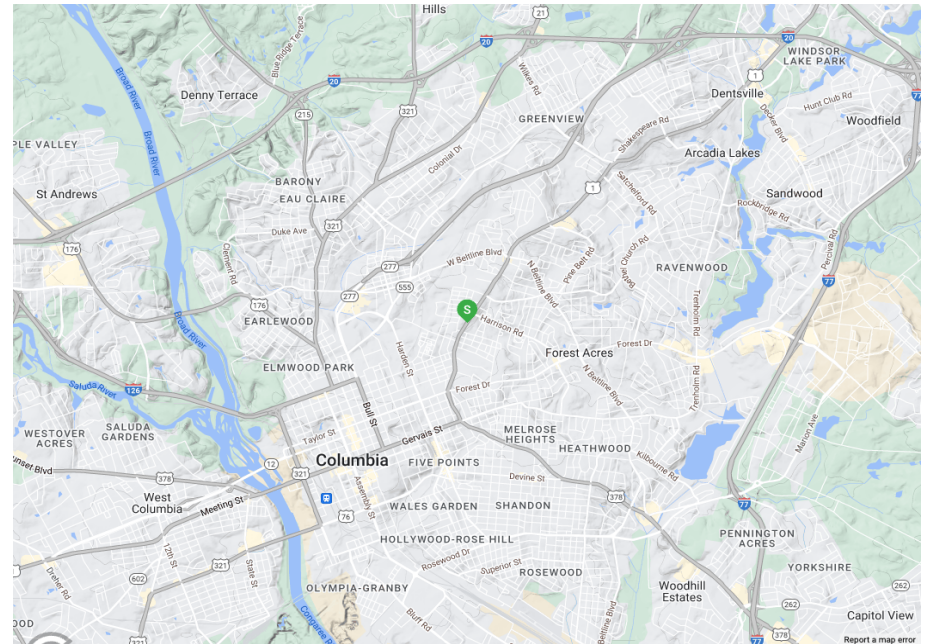
About Columbia, SC

- As the state capital, Columbia is the center of South Carolina's government, housing the South Carolina State House and various state agencies. Columbia is often referred to as "The Capital City" because it serves as the political and administrative heart of South Carolina.
- Columbia has a diverse economy with key sectors in education, healthcare, manufacturing, government, and technology. It is home to major employers like Palmetto Health, SCANA (a utility company), and the University of South Carolina.
- As of the 2020 census, Columbia's population is around 133,000, while the metropolitan area has over 800,000 residents, making it the largest metro area in the state.
- Columbia is home to the University of South Carolina, the state's flagship public university, which was founded in 1801. USC is a major educational, cultural, and research institution in the city.
- Columbia is located at the confluence of the Saluda and Broad Rivers, which together form the Congaree River. This location played a key role in its early development, particularly in trade and transportation.
- In recent years, Columbia has experienced growth in its tech sector, with several tech startups and companies calling the city home.
- The city's location along the rivers makes it an excellent spot for outdoor activities like kayaking, fishing, and hiking. The nearby Congaree National Park offers miles of trails and rich wildlife.
- The USC Gamecocks are a major source of pride in the city, particularly in college football and women's basketball. Williams-Brice Stadium, home to the Gamecocks football team, can hold over 80,000 fans.

Locator Map



Regional Map

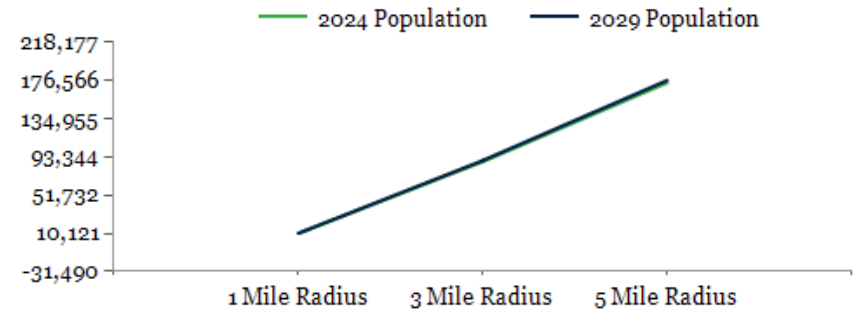




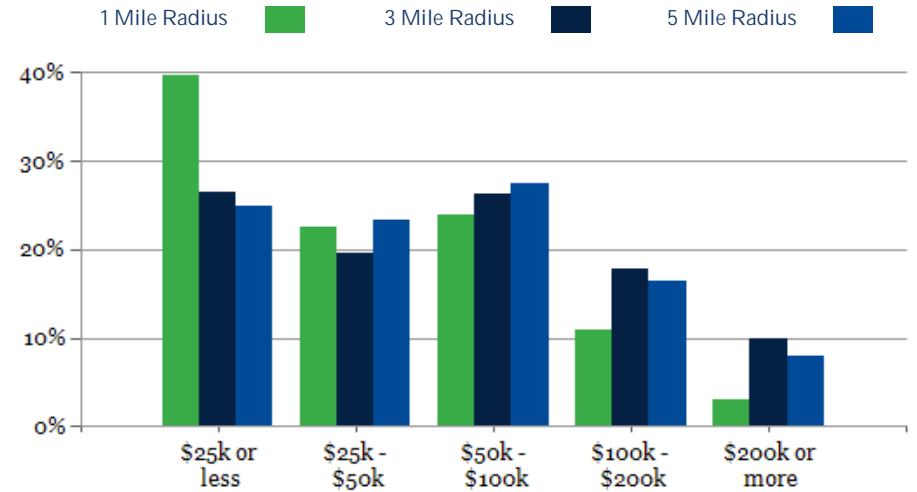
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,035	87,081	165,046
2010 Population	12,174	82,799	168,945
2024 Population	10,121	88,142	173,935
2029 Population	10,214	89,344	176,566
2024-2029: Population: Growth Rate	0.90%	1.35%	1.50%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,044	6,170	11,198
\$15,000-\$24,999	576	3,748	7,620
\$25,000-\$34,999	370	3,023	6,971
\$35,000-\$49,999	550	4,335	10,583
\$50,000-\$74,999	588	6,029	12,445
\$75,000-\$99,999	388	3,828	8,197
\$100,000-\$149,999	342	4,584	8,520
\$150,000-\$199,999	103	2,128	3,841
\$200,000 or greater	122	3,707	5,957
Median HH Income	\$36,035	\$54,616	\$51,812
Average HH Income	\$56,224	\$90,479	\$83,287

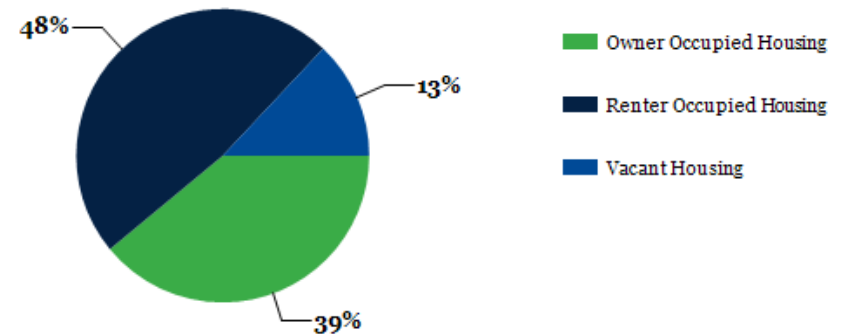
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,709	37,927	72,627
2010 Total Households	4,490	33,373	67,223
2024 Total Households	4,088	37,561	75,343
2029 Total Households	4,206	38,899	78,106
2024 Average Household Size	2.00	2.06	2.07
2024-2029: Households: Growth Rate	2.85%	3.50%	3.60%



2024 Household Income

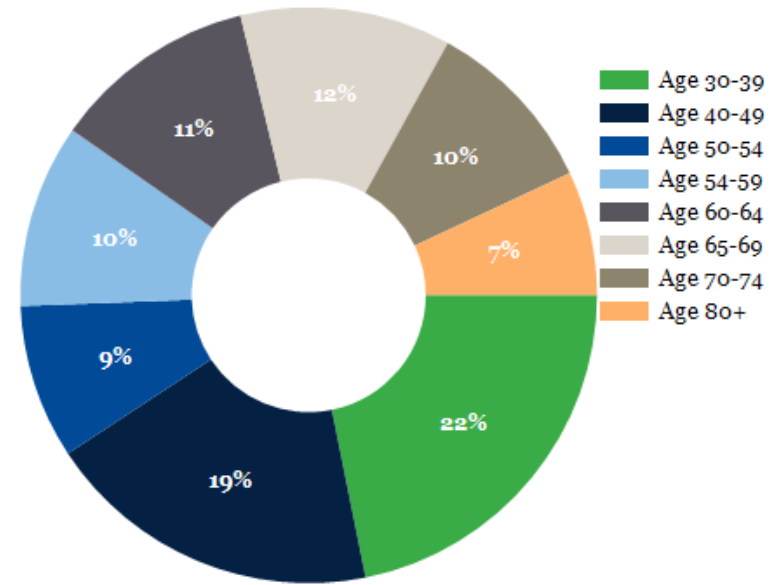


2024 Own vs. Rent - 1 Mile Radius

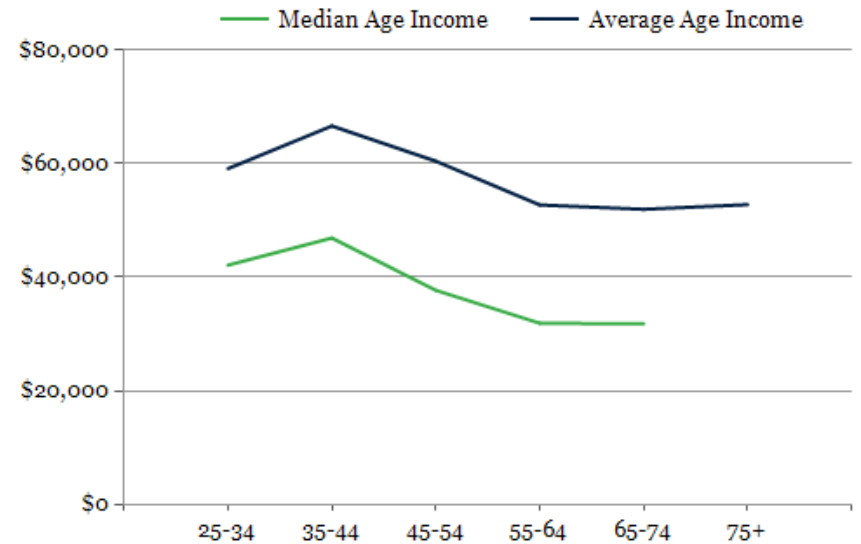


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	653	6,126	12,936
2024 Population Age 35-39	519	4,920	10,387
2024 Population Age 40-44	513	4,453	9,308
2024 Population Age 45-49	501	3,798	7,790
2024 Population Age 50-54	465	3,803	7,990
2024 Population Age 55-59	553	4,063	8,230
2024 Population Age 60-64	616	4,622	9,093
2024 Population Age 65-69	635	4,558	8,590
2024 Population Age 70-74	537	3,997	7,434
2024 Population Age 75-79	374	2,772	5,276
2024 Population Age 80-84	226	1,530	3,121
2024 Population Age 85+	271	1,494	3,239
2024 Population Age 18+	8,466	74,442	144,667
2024 Median Age	36	32	33
2029 Median Age	38	33	34



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$42,105	\$60,943	\$54,857
Average Household Income 25-34	\$59,117	\$87,993	\$78,542
Median Household Income 35-44	\$46,892	\$76,572	\$65,933
Average Household Income 35-44	\$66,645	\$114,482	\$102,030
Median Household Income 45-54	\$37,688	\$75,827	\$66,476
Average Household Income 45-54	\$60,439	\$119,149	\$106,056
Median Household Income 55-64	\$31,882	\$58,510	\$55,594
Average Household Income 55-64	\$52,729	\$100,261	\$93,054
Median Household Income 65-74	\$31,796	\$47,140	\$48,441
Average Household Income 65-74	\$51,964	\$86,284	\$82,399
Average Household Income 75+	\$52,787	\$69,680	\$68,559



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