

2101 GERVAIS STREET, COLUMBIA, SC 29204

AVAILABLE FOR GROUND LEASE



CONTACT

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PROPERTY HIGHLIGHTS

- » **0.41 AC development site at the signalized intersection of Gervais and Harden.**
- » **Significant exposure and strong access to 5-points and Downtown Columbia**
- » **Traffic Count:**
 - Gervais (30,800 VPD)**
 - Harden (20,100 VPD)**
- » **Zoning: MU-1 (City of Columbia)**
- » **Utilities:**
 - Water - City of Columbia**
 - Sewer - City of Columbia**
- » **Existing 2,650 SF office building on site**

CONTACT BROKERS FOR PRICING

± 0.41 ACRES



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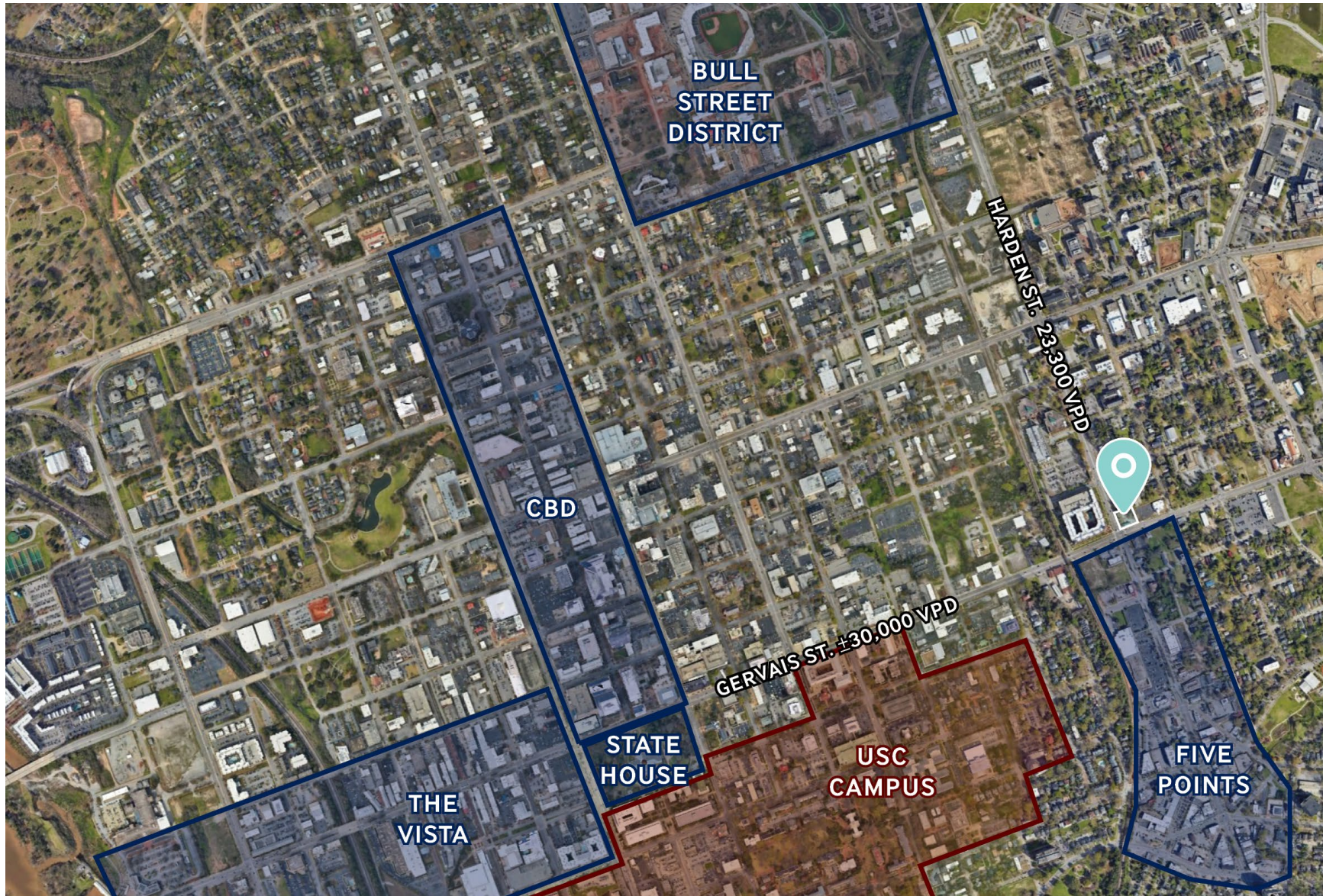


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LOCATION OVERVIEW



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AREA DEMOGRAPHICS (2024 ESRI)



Total Households

- » **1 mile:** 5,912
- » **3 miles:** 39,929
- » **5 miles:** 75,289

2028 Projected

- » **1 mile:** 4,918
- » **3 miles:** 38,705
- » **5 miles:** 78,646



Total Population

- » **1 mile:** 16,889
- » **3 miles:** 89,504
- » **5 miles:** 171,466

2028 Projected

- » **1 mile:** 10,763
- » **3 miles:** 86,141
- » **5 miles:** 180,512



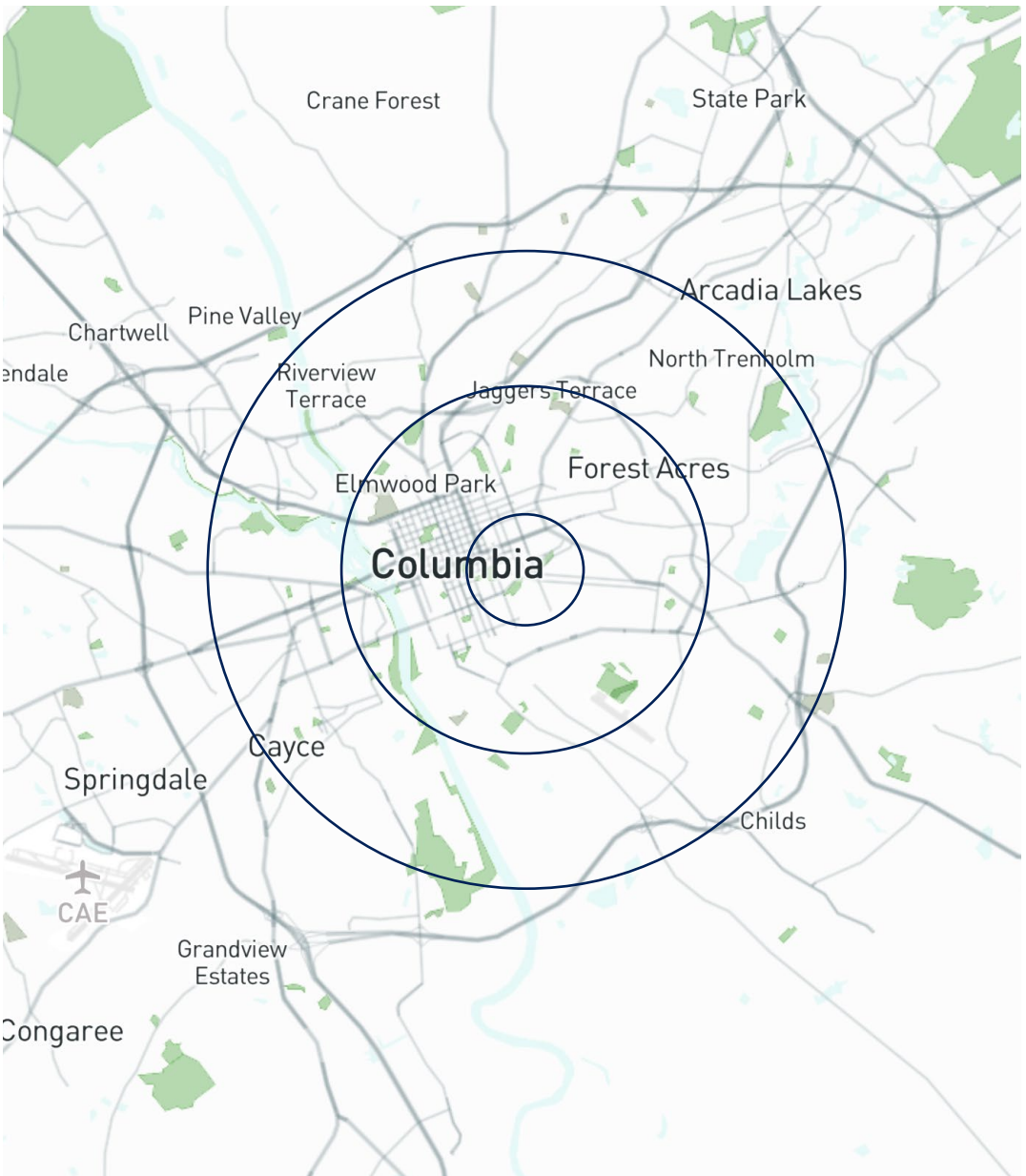
Average Household Income

- » **1 mile:** \$36,267
- » **3 miles:** \$53,255
- » **5 miles:** \$53,351

2028 Projected

- » **1 mile:** \$78,436
- » **3 miles:** \$63,406
- » **5 miles:** \$62,949

2024 Demographic Data	1 Mile	3 Miles	5 Miles
Population	16,889	89,504	171,466
Households	5,912	39,929	75,289
Families	1,529	15,677	34,492
Average Household Size	1.89	1.95	2.07
Owner Occupied Housing Units	1,775	17,577	37,273
Renter Occupied Housing Units	4,137	22,352	38,016
Median Age	23.5	29.3	32.7
Median Household Income	\$36,267	\$53,255	\$53,351
Average Household Income	\$70,629	\$86,299	\$84,961



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