

Retail Building For Sale

6830 Two Notch Road
Columbia, SC 29223



ASKING PRICE:

\$575,000

EXCLUSIVE BROKER:

Coleman Davis
Senior Brokerage Associate
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Property Highlights

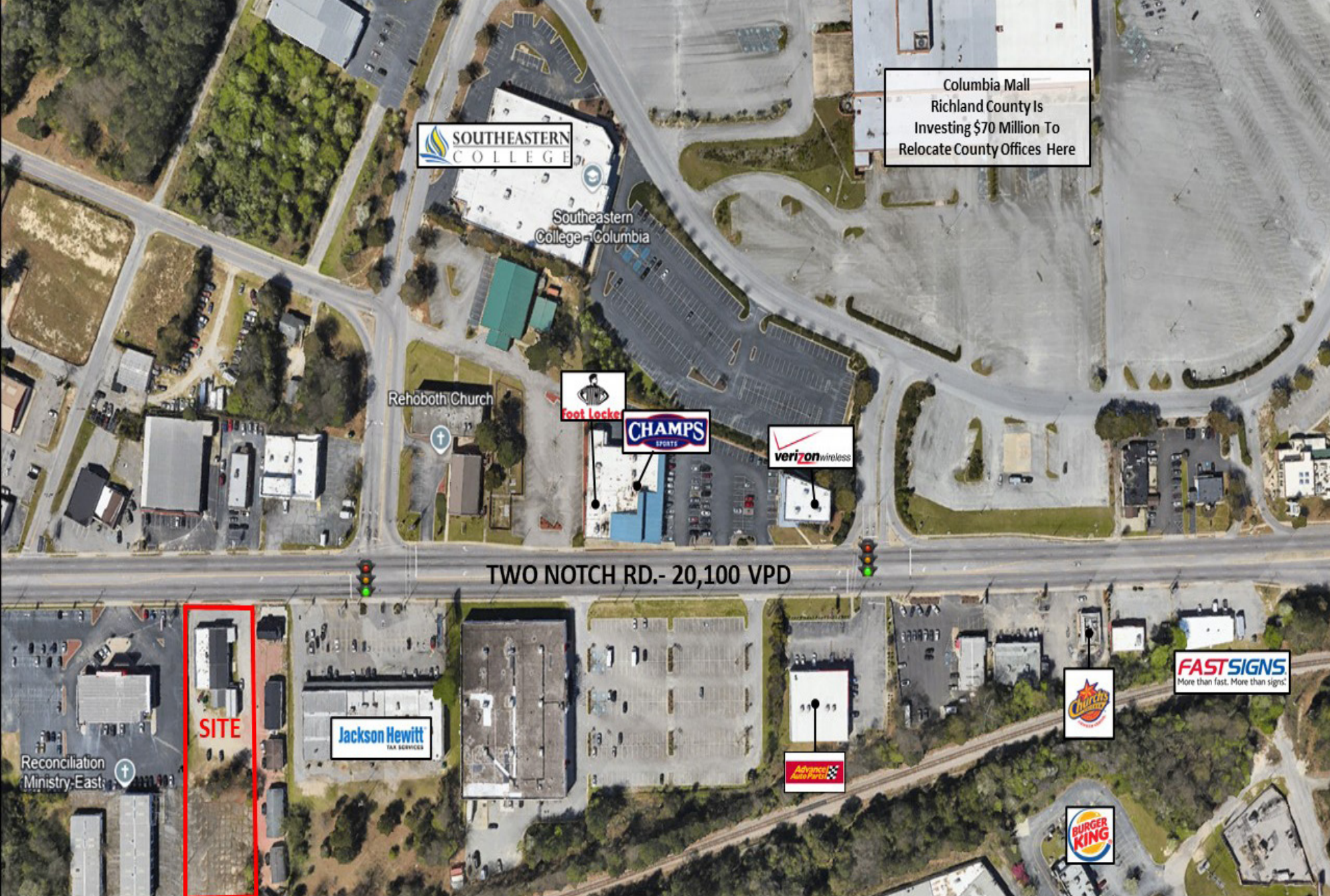
- +/- 4,675 SF Retail/Showroom and Storage Building
- +/- 1.28 Acres
- Facade Renovation Completed in 2023
- Ideal Uses Include General Retail, Service Uses (potential lay down yard in rear), or General Office
- \$70 Million Invested in Columbia Mall to Relocate Government Offices
- Large Parcel Offers Expanded Parking Area
- High Traffic Count: 20,100 VPD on Two Notch Rd.



Location Overview

	20,100 VPD on Two Notch Rd.		0.5 miles to Interstates 20 & 77		1.28+/- Acres
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	6,577	52,535	124,008
Med HH Income	\$44,265	\$53,298	\$55,277
Avg HH Income	\$74,332	\$81,832	88,181
2024 Total Daytime Population	8,364	58,374	150,308



Columbia Mall
Richland County Is
Investing \$70 Million To
Relocate County Offices Here

SOUTHEASTERN
COLLEGE

Southeastern
College - Columbia

Rehoboth Church

Foot Locker

CHAMPS
SPORTS

verizon
wireless

TWO NOTCH RD.- 20,100 VPD

SITE

Jackson Hewitt
TAX SERVICES

Advance
Auto Parts

FAST SIGNS
More than fast. More than signs.

Champs
Sports

BURGER
KING

Reconciliation
Ministry-East

