

Wilson Kibler
COMMERCIAL REAL ESTATE



**4029 Fernandina Rd,
Columbia, SC 29212**

±2.09 Acres for Sale

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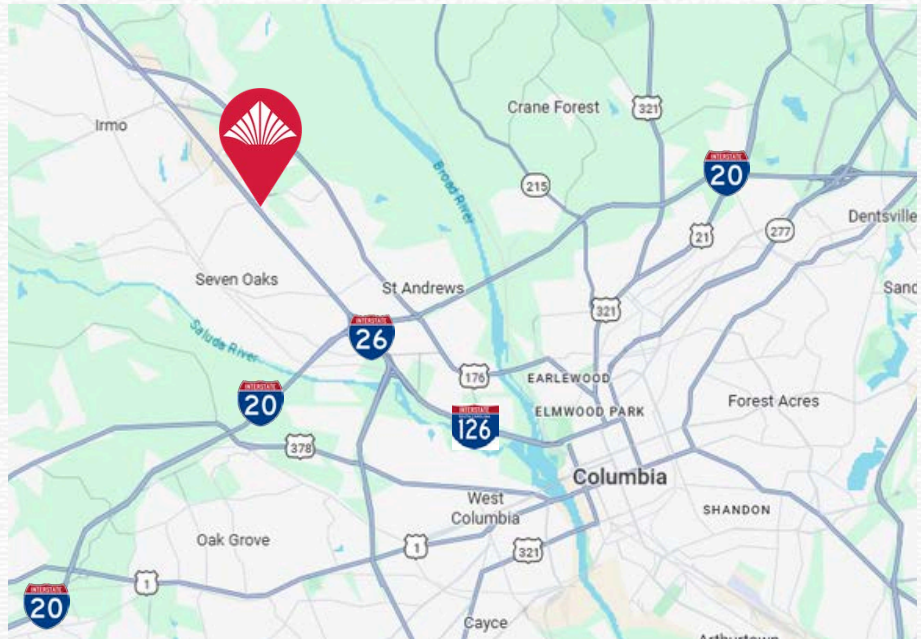


Investment Overview

\$675,000

Sales Price

- **TMS #:**
 - 002898-03-027 (Lexington County)
 - R04909-01-01 (Richland County)
 - R04909-01-04 (Richland County)
- **Zoning:**
 - ID - Intensive Development (Lexington County)
 - M1 - Light Industrial (Richland County)
- **Site Improvements:**
 - Stormwater detention system installed
 - Rough Graded
 - Utilities on site
- **Traffic Counts**
 - Fernandina Rd: ±6,000
 - Piney Grove Rd: ±12,400 VPD
 - I-26: ±104,000 VPD
- ±600' of frontage



Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	7,436	50,249	103,391
Median Age	39	38.7	38.7
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,538	20,649	43,030
# of Persons Per HH	2	2.2	2.3
Average HH Income	\$65,152	\$76,214	\$88,103

Retail Map



Retail Map

Columbiana Station

- TARGET
- Publix
- crumbl
- West Marine
- SIERRA
- Old Navy
- tj-max

DICK'S

TRADER JOE'S

belk

- DAVE & BUSTERS
- verizon
- TEXAS
- OLD FASHION
- MALLETTS
- Dillard's

LOWE'S

Harbison Court

- HOBBY LOBBY
- rack
- petco
- Marshalls
- ROSS

Sams

Walmart

THE HOME DEPOT

COUNTRY

INTERSTATE 26

LL Flooring

QT

Shell

2

Red teardrop marker

GREEN'S

COSTCO WHOLESALE

Starbucks

RODEWAY INN

INTERSTATE 26

WAFFLE HOUSE

SPINX

SPORTSMANS

Hardee's

SPINX

TIDAL WAVE