

FOR SALE: 0.64 ACRE
SIGNALIZED CORNER

NAI Columbia



3321 N Main Street

Columbia, SC



John Gregory, P.E., CCIM

jgregory@naicolumbia.com

803.873.1883



Bill Lamar

blamar@naicolumbia.com

803.960.6090



Tristan Lee

tlee@naicolumbia.com

803.336.870.8928

Property Features

3321 N Main Street

LOCATION DESCRIPTION: The 0.64± acre lot is in the heart of Columbia's revitalization zone. High visibility property located at the signalized corner of N Main Street and Sunset Drive.

ZONING: CAC (Community Activity Center)
OV-NMC (North Main Corridor Design Overlay District)

2020 TRAFFIC COUNTS: 10,100 VPD (N Main Street)
19,500 VPD (Sunset Drive)

FRONTAGE: ±163 FT

SEWER/WATER: City of Columbia

DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
POPULATION:	5,646	43,547	108,474
HOUSEHOLDS:	2,497	18,633	44,762
AVG HOUSEHOLD INCOME:	\$90,827	\$97,791	\$101,756

SALES PRICE: \$395,000

Article 3: Zoning Districts

Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts

(f) CAC: Community Activity Center/Corridor District

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(1) Purpose

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development. Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments.



(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

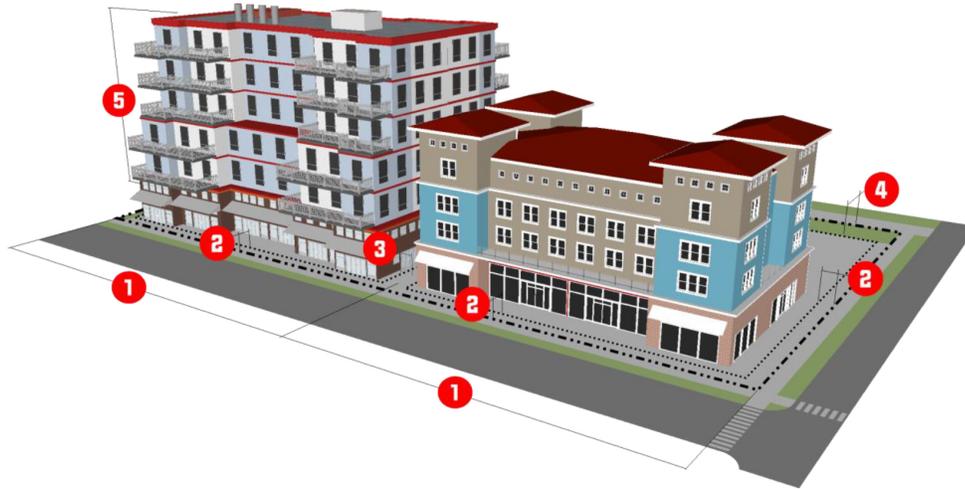
Standard	Multi-family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)	10,000	5,000
1 Lot Width, min. (ft.)	75	50
Lot Coverage, max. (% of site area)		N/A
Density, max. (du/acre)		N/A
2 Front Yard Setback, (ft.)	Min.	5 [1]
	Max.	15 [1]
3 Side Yard Setback, min. (ft.)		0 to 5
4 Rear Yard Setback, min. (ft.)		20
5 Building Height, max. (ft.)		75

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] In lieu of this standard, the Zoning Administrator may approve a front yard setback that is within 90 percent and 110 percent of the average front yard setback for properties on the same block face, if more than 50 percent of the lots on the block face have buildings.

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(1) Reference to Other Standards

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement

Article 3: Zoning Districts

Sec. 17-3.7. Overlay Districts

(h) OV-NMC: North Main Corridor Design Overlay District

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(1) Purpose

The purpose of the North Main Corridor Design Overlay (OV-NMC) District is to support the transition of the North Main Corridor to a pedestrian-oriented, mixed-use corridor that is compatible with surrounding residential development. District standards and guidelines promote transition from a low-intensity commercial development pattern to a walkable, mixed-use corridor that supports multiple modes of travel.

(2) Applicability

The standards and requirements in this section apply to development located in the OV-NMC District, in addition to base zoning district standards. In instances where there is a conflict between the standards in this district and the base district, the standards in the OV-NMC District shall control.

(3) Design Guidelines

Development in the OV-NMC District shall comply with the *North Main Corridor Design Guidelines*, which are incorporated herein by reference.

(4) Modifications of Otherwise Applicable Development Standards

a. Building Height

1. Maximum building height shall be 35 feet for buildings located with 30 feet of a residential zoning district.
2. If at least 60 percent of a building is occupied by a residential use, the maximum building height shall be 60 feet.

b. Minimum Off-street Parking

Required off-street parking (see Sec. 17-5.2(d)(1), Minimum Number of Off-Street Parking Spaces) shall be reduced by 20 percent.

c. Nonconforming Structures

Nonconforming structures containing manufacturing or wholesale uses that were conforming as of January 2010 may be expanded one time, by a maximum of 20 percent of the gross floor area.



Map Updated: Monday, February 7, 2022. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

Demographic Profile

N Main St & Sunset Dr | Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2020 Census	5,604	42,119	104,830	2023 Estimate	\$63,042	\$62,632	\$63,420
2023 Estimate	5,627	43,023	107,129	2028 Projection	\$67,314	\$68,557	\$69,165
2028 Projection	5,646	43,547	108,474	Average Household Income			
% Chg. 2022-2027	0.3%	1.2%	1.3%	2023 Estimate	\$82,339	\$87,752	\$91,107
Households				2028 Projection	\$90,827	\$97,791	\$101,756
2020 Census	2,433	17,797	42,551	Per Capita Household Income			
2023 Estimate	2,469	18,256	43,794	2023 Estimate	\$36,165	\$37,662	\$37,397
2028 Projection	2,497	18,633	44,762	2028 Projection	\$40,222	\$42,329	\$42,125
Families				2023 Household Income Dist.			
2010 Census	1,581	10,980	25,051	Less than \$15,000	6.7%	6.3%	7.3%
2023 Estimate	1,592	11,241	26,978	\$15,000 - \$24,999	6.2%	6.7%	6.6%
2028 Projection	1,599	11,401	27,421	\$25,000 - \$34,999	6.1%	8.1%	7.8%
2023 Age Dist.				\$35,000 - \$49,999	14.6%	16.1%	15.1%
0 - 4	5.7%	5.4%	5.50%	\$50,000 - \$74,999	25.9%	21.0%	20.9%
5 - 9	5.3%	5.6%	5.60%	\$75,000 - \$99,999	14.8%	13.6%	13.0%
10 - 14	6.0%	6.0%	5.90%	\$100,000 - \$149,999	17.7%	16.4%	16.0%
15 - 19	4.8%	5.6%	5.80%	\$150,000 - \$199,999	4.6%	6.5%	6.9%
20 - 24	4.5%	5.6%	6.40%	\$200,000 and Up	3.4%	5.3%	6.4%
25 - 34	12.8%	13.9%	15.20%	2023 Housing Data			
35 - 44	12.5%	13.7%	14.30%	Owner Occ. Housing Units	1,875	11,903	28,543
45 - 54	11.7%	11.8%	12.20%	Renter Occ. Housing Units	572	6,353	15,251
55 - 64	13.8%	13.1%	12.40%	2023 Business Data			
65 - 74	14.4%	12.0%	10.30%	Total Businesses:	441	2,071	4,076
75 - 84	6.9%	5.7%	4.70%	Total Employees:	6,251	25,647	60,701
85+	1.6%	1.6%	1.50%	Average Household Size			
Median Age				2020 Census	2.29	2.35	2.35
2010 Census	41.1	38.3	36.1	2023 Estimate	2.27	2.34	2.33
2023 Estimate	43.7	40.7	38.7	2028 Projection	2.25	2.32	2.31
2028 Projection	44.2	41.5	39.6				