

DEVELOPMENT SITE FOR
GROUND LEASE



FRONT OF BUILDING

8500 Two Notch Road
Columbia, SC

GROUND LEASE @ \$108,000 annually (\$7,142.86/Acre/MO)
+/- 1.26 ACRES HIGH GROWTH SIGNALIZED CORNER

Company Overview

At Southern Visions, our leadership team and dedicated staff bring decades of experience and expertise to the table, ensuring that we meet the unique needs of every client. For over 35 years, under the direction of The Robert P. Wilkins Family, we have been a trusted name in real estate development and marketing. Throughout this time, we've successfully developed 28 residential subdivisions and five commercial office parks, consistently delivering high-quality projects.

Development Overview

Southern Visions is unwavering in our commitment to setting the highest standards in commercial development. We work with only the most qualified professionals to ensure exceptional results in every project. Our approach combines expertise in land planning, surveying, engineering, and design, along with thorough market research, to create developments that are both innovative and community-oriented. With a focus on precision and attention to detail, we elevate every community we build, enhancing both livability and value. Our core values of integrity, loyalty, and transparency form the foundation of our business, allowing us to foster long-lasting relationships with clients and partners alike.

DISCLAIMER

The prospective purchaser is solely responsible for conducting their own due diligence. The information contained in this Offering Memorandum is provided for informational purposes only and is not intended to be all-inclusive or to contain every detail a potential purchaser may require. Additional information and opportunities to inspect the property will be made available to interested and qualified parties upon request.

Southern Visions Real Estate, acting as the Seller's representative in this transaction, makes no representation or warranty, expressed or implied, regarding the accuracy or completeness of the information contained herein. The Owner reserves the right, at its sole discretion, to reject any and all offers or expressions of interest at any time, with or without notice. No legal obligation or commitment shall be created by the delivery of this Offering Memorandum, and a binding agreement to sell the property shall only exist if and when a written purchase agreement has been fully executed and approved by all parties.



Property Overview

HIGHLIGHTS

- +/- 1.26 Total Acres (2 Parcels)
- Perfect location for convenience store with high traffic count
- Strategic corner assembly with excellent visibility and Accessibility to I-77
- Long-term lease opportunity with strong income potential
- Surrounded by national retailers, ensuring sustained demand and tenant interest. Landlord retains ownership of land and improvements upon lease expiration.
- +/- 32,800 VPD Two Notch Rd.
- Interstate 77 VPD: +/- 62,700



Property Highlights

PROPERTY

+/-1.26 Acres of Land (2 Parcels)

LOCATION

The site is situated at a highly traveled signalized intersection at the corner of Two Notch Road and Alpine Road. This corridor has recently seen significant redevelopment and growth. The property is ± 0.25 miles from Interstate 77 and ± 1 Mile from Interstate 20.

ZONING

General Commercial (Richland County)

INFORMATION

This property has been a ground leased convenience store since 1978 and most recently tenanted by Circle K. Circle K recently built a new concept store less than ± 0.5 miles away resulting in this store closure. Circle K is obligated to remove tanks and pumps.



46,865

3 Mile Day Time Population



1.26

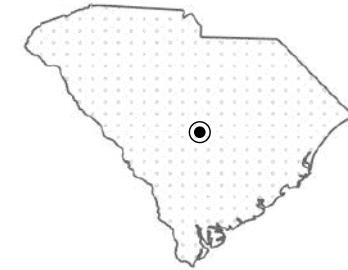
+/-1.26 Acres



41,100

+/- VPD

Prime Location: Situated at a signalized hard corner en route to major neighborhoods, retail, and jobs.



AREA PHOTOS



Employment Drivers & Economic Anchors

The broader 6-10 mile trade area surrounding 8500 Two Notch Road includes several of Columbia's largest economic engines, supporting strong incomes, workforce stability, and sustained retail demand.

- Fort Jackson – The largest U.S. Army basic training center in the nation, generating major employment and economic impact within the region.
- Downtown Columbia Employment Core – State government agencies, the University of South Carolina, financial/legal services, and Prisma Health hospitals collectively employ tens of thousands.
- BlueCross BlueShield of South Carolina – Multiple Columbia campuses with more than 7,000 employees drawing from Northeast Columbia neighborhoods.
- Prisma Health & MUSC Outpatient Networks – Medical employers across the Columbia region that contribute to strong daytime population.
- Richland School District Two – One of the region's largest educational employers, sustaining year-round workforce demand.
- Village at Sandhill (regional influence) – Major retail and service center serving the entire Northeast Columbia market.

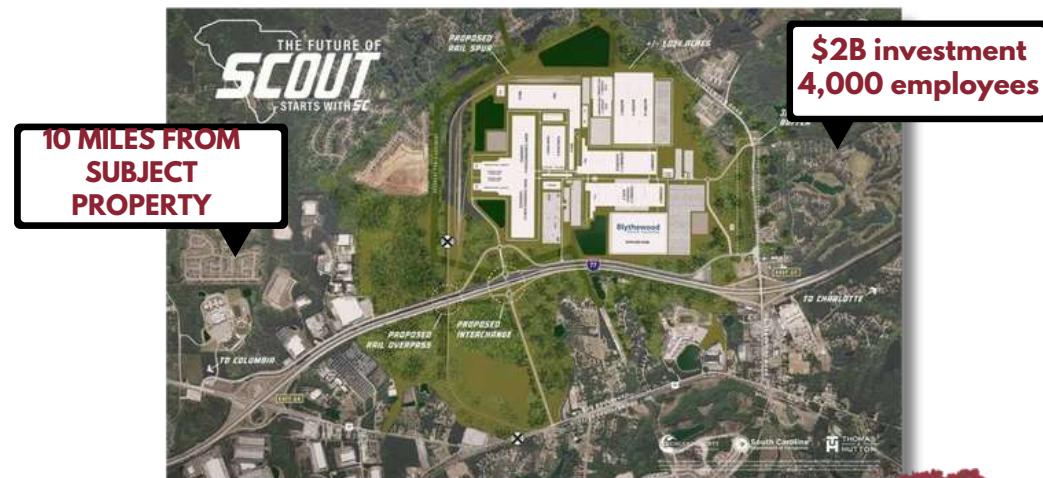
These employment hubs create consistent commuter traffic and economic activity, supporting household stability and the strong commercial performance of the Two Notch corridor.

Two Notch Road Area Overview

Two Notch Road is one of Northeast Columbia's most established and heavily traveled commercial corridors, connecting Spring Valley, Dentsville, and the growing 29223/29229 trade areas. With direct access to **I-20, I-77, Clemson Road, and Killian Road**, the corridor benefits from consistent commuter flow and long-term commercial stability.

The site is located minutes from **Village at Sandhill**, the dominant retail destination for the region, and is supported by surrounding residential density, established neighborhoods, and strong daytime activity. Corridors including **Killian Road** to the north and **Clemson Road** to the south continue to expand with new housing, schools, and medical uses, reinforcing Two Notch Road's position as a key economic artery.

Nearby anchors such as **Midlands Technical College (Northeast Campus)**, **Richland School District Two**, and multiple **Prisma Health** outpatient centers contribute to a steady daytime workforce population that supports consistent retail and service demand.





Local Area Overview

Columbia's strategic central location places it within 24 hours of two-thirds of the U.S. market, making it a prime hub for commerce and distribution. The area is served by a robust interstate network that includes I-20, I-26, I-77, and I-95, providing seamless regional and national connectivity.

Columbia is less than two hours from one of the nation's busiest deepwater ports, offers exceptional air cargo service via Columbia Metropolitan Airport, and has dual rail access through both CSX and Norfolk Southern.

Key employers and logistics operators in the Columbia metro area include:

- Amazon, operating a 1-million-square-foot distribution hub with plans to expand.
- UPS, which bases its Southeast regional air hub at Columbia Metropolitan Airport, serving nine states.
- Sysco, the global leader in foodservice distribution, operates its only South Carolina distribution center from Columbia.
- Southern Glazer's Wine and Spirits, North America's largest alcohol distributor, manages South Carolina operations from its Columbia office near I-77.
- Sentinel Transport, a veteran-owned business, provides non-emergency medical transportation across the region.

Columbia continues to attract investment from advanced logistics, distribution, and service-driven companies thanks to its location, infrastructure, and skilled workforce.

Interstate Network



Major Employers



PRISMA
HEALTH.



UNIVERSITY OF
SOUTH CAROLINA



nephron
pharmaceuticals
corporation



KraftHeinz

Walmart

Husqvarna

MICHELIN

TRANE

Scout



Economy & Labor Market

Columbia's ease of accessibility is a major factor in site selection for both businesses and residents. Its central location draws many to the area for its convenience and connectivity.

The Columbia, SC Metropolitan Statistical Area (MSA) consists of six counties strategically located in the heart of South Carolina—positioned halfway between the Port of Charleston and the South Carolina Inland Port in the Upstate.

Three major interstates run directly through the Columbia region, offering short drive-time access to Charlotte, NC; Atlanta, GA; Charleston, SC; and Greenville, SC, among others.

Columbia also benefits from South Carolina's strong statewide import/export infrastructure. The region is experiencing increased activity from new companies supporting the growing automotive sector and a wide range of advanced manufacturing industries.



Population	1-Mile	3-Mile
Estimated Population (2024)	6,442	46,865
Projected Population (2029)	6,572	47,372



Households	1-Mile	3-Mile
Estimated Households (2024)	2,912	19,812
Projected Households (2028)	3,005	20,252



Income	1-Mile	3-Mile
Avg. Household Income (2024)	\$64,209	\$73,947
Projected Household Income (2028)	\$72,051	\$84,182

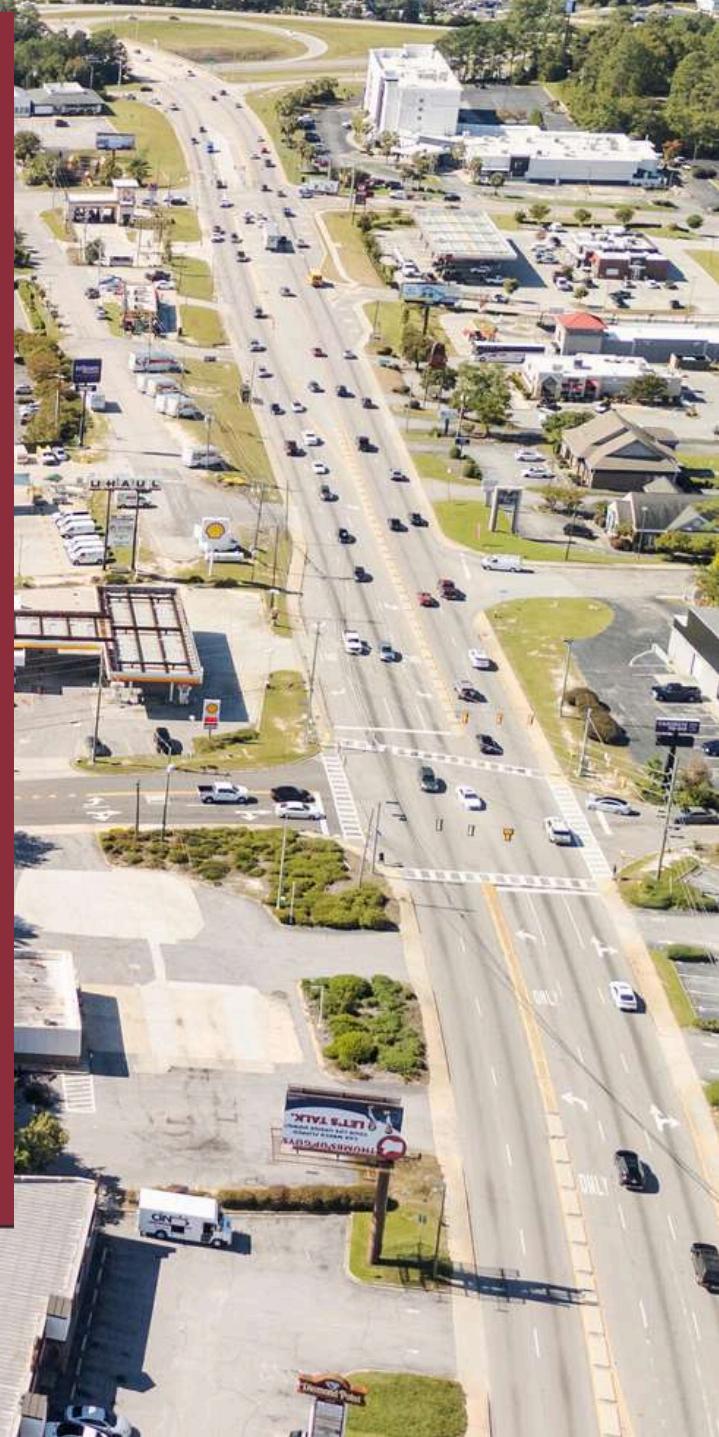
EXPLOSIVE RESIDENTIAL GROWTH

PROJECT NAME / SITE	STATUS		
Luxury Apartments	Actively Building	+/-	0.4 mi
Muli-Family	Proposed	37 acres	0.4 mi
Travers Park	Actively Building	+/- 259	0.8 mi
Hayes Park	Actively Building	+/- 359	1.0 mi
Hayes Park	Phase 2	+/- 550	1.0 mi



WITHIN A 1 MILE
RADIUS FROM
SUBJECT PROPERTY





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