

For Sale

Exclusively Listed By: **NAI Columbia**



±11.32 AC | Multi-Family or Commercial Site

9850 Two Notch Road

Columbia, South Carolina 29223

For more Information:

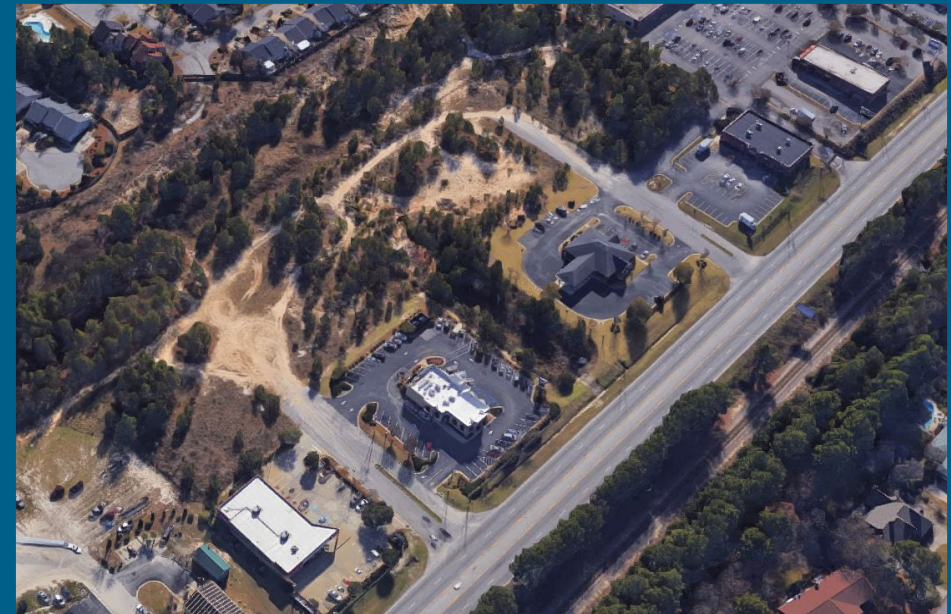
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9850 Two Notch

Property Features

- ± 11.32 acres prime for retail, office, multifamily or restaurant development
- 35,400 VPD on US-1 Two Notch Road
- Autozone, Zaxby's & First Community Bank located on outparcels
- Zoned GC—General Commercial (intense commercial and up to 16 unit per acre for multi-family)
- Adjacent to popular Wildewood neighborhood (median listing home price approximately \$400,000)
- Located in award-winning Richland Two School District
- Water & sewer available
- Will consider subdividing
- Three potential full access points on to Two Notch Rd
- Price- \$2,200,000 (~\$4.50 per square foot)

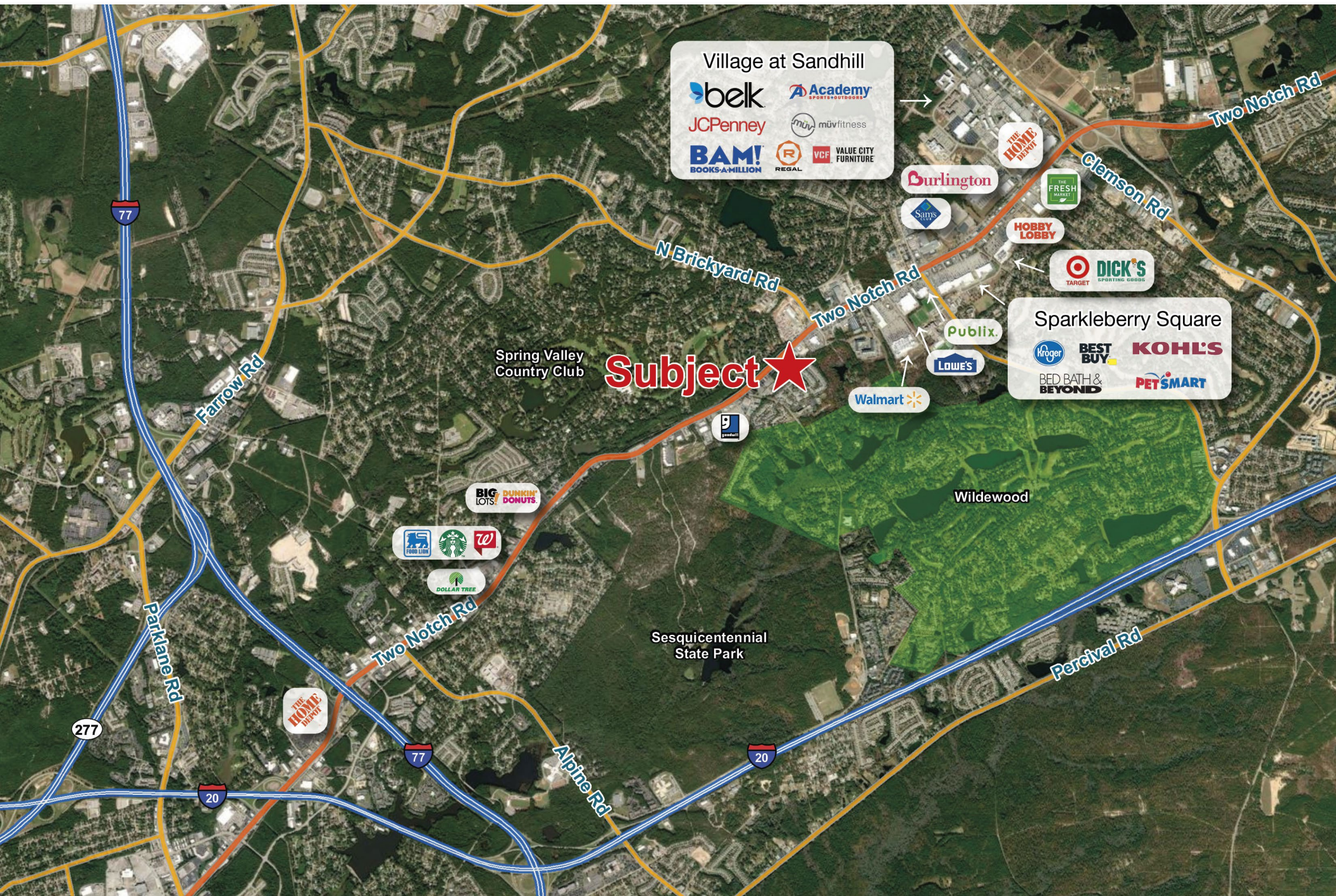


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NAIColumbia

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Points of Interest



NAI Columbia

Demographic Profile

Demographic Profile

Two Notch & Polo Road | Columbia, South Carolina

	5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes
Population				2022 Age Dist.				Median Household Income			
2020 Census	15,428	76,044	178,430	0 - 4	4.8%	6.0%	6.2%	2023 Estimate	\$69,599	\$60,601	\$59,103
2023 Estimate	15,772	79,388	183,206	5 - 9	5.3%	6.3%	6.3%	2028 Projection	\$79,604	\$69,280	\$67,012
2028 Projection	15,904	80,527	186,899	10 - 14	5.8%	6.4%	6.4%				
% Chg. 2022-2027	0.8%	1.4%	2.0%	15 - 19	5.9%	6.0%	6.7%	Average Household Income			
				20 - 24	5.1%	6.3%	7.7%	2023 Estimate	\$108,050	\$89,162	\$86,195
Households				25 - 34	11.9%	14.9%	14.2%	2028 Projection	\$123,078	\$101,840	\$98,008
2020 Census	6,614	31,341	69,686	35 - 44	13.1%	14.6%	13.7%				
2023 Estimate	6,762	32,825	72,168	45 - 54	11.7%	11.7%	11.7%	Per Capita Household Income			
2028 Projection	6,905	33,673	74,458	55 - 64	13.7%	11.8%	11.6%	2023 Estimate	\$46,504	\$36,882	\$34,504
				65 - 74	13.3%	10.0%	9.4%	2028 Projection	\$53,576	\$42,579	\$39,571
Families				75 - 84	7.2%	4.6%	4.4%				
2010 Census	3,990	18,443	41,076	85+	2.2%	1.5%	1.6%	2023 Household Income Dist.			
2023 Estimate	4,421	21,273	47,034					Less than \$15,000	10.8%	11.6%	13.2%
2028 Projection	4,499	21,755	48,359	Median Age				\$15,000 - \$24,999	5.1%	5.9%	6.5%
				2010 Census	40.1	35.1	33.6	\$25,000 - \$34,999	8.0%	8.4%	8.2%
2023 Housing Data				2023 Estimate	43.5	37.7	36.8	\$35,000 - \$49,999	11.8%	14.3%	14.1%
Owner Occ. Housing Units	4,943	20,537	45,829	2028 Projection	44.2	38.1	36.9	\$50,000 - \$74,999	17.0%	18.6%	17.6%
Renter Occ. Housing Units	1,760	12,288	26,339					\$75,000 - \$99,999	13.5%	12.7%	12.5%
				Average Household Size				\$100,000 - \$149,999	14.5%	15.0%	15.5%
2023 Business Data				2020 Census	0.00	0.00	0.00	\$150,000 - \$199,999	7.7%	6.9%	6.5%
Total Businesses:	793	2,535	5,133	2023 Estimate	2.30	2.39	2.43	\$200,000 and Up	11.6%	6.5%	5.9%
Total Employees:	8,810	32,261	72,740	2028 Projection	2.27	2.37	2.41				