

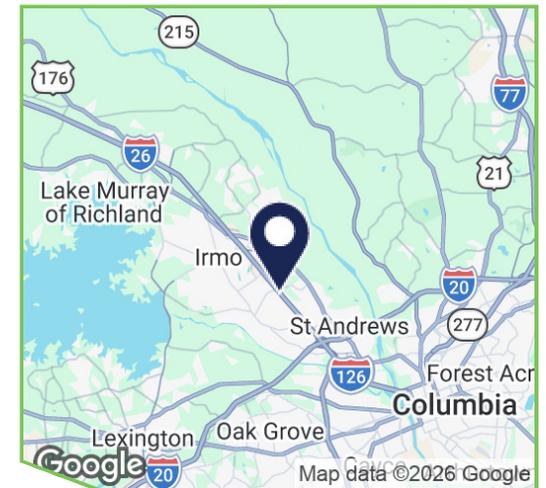
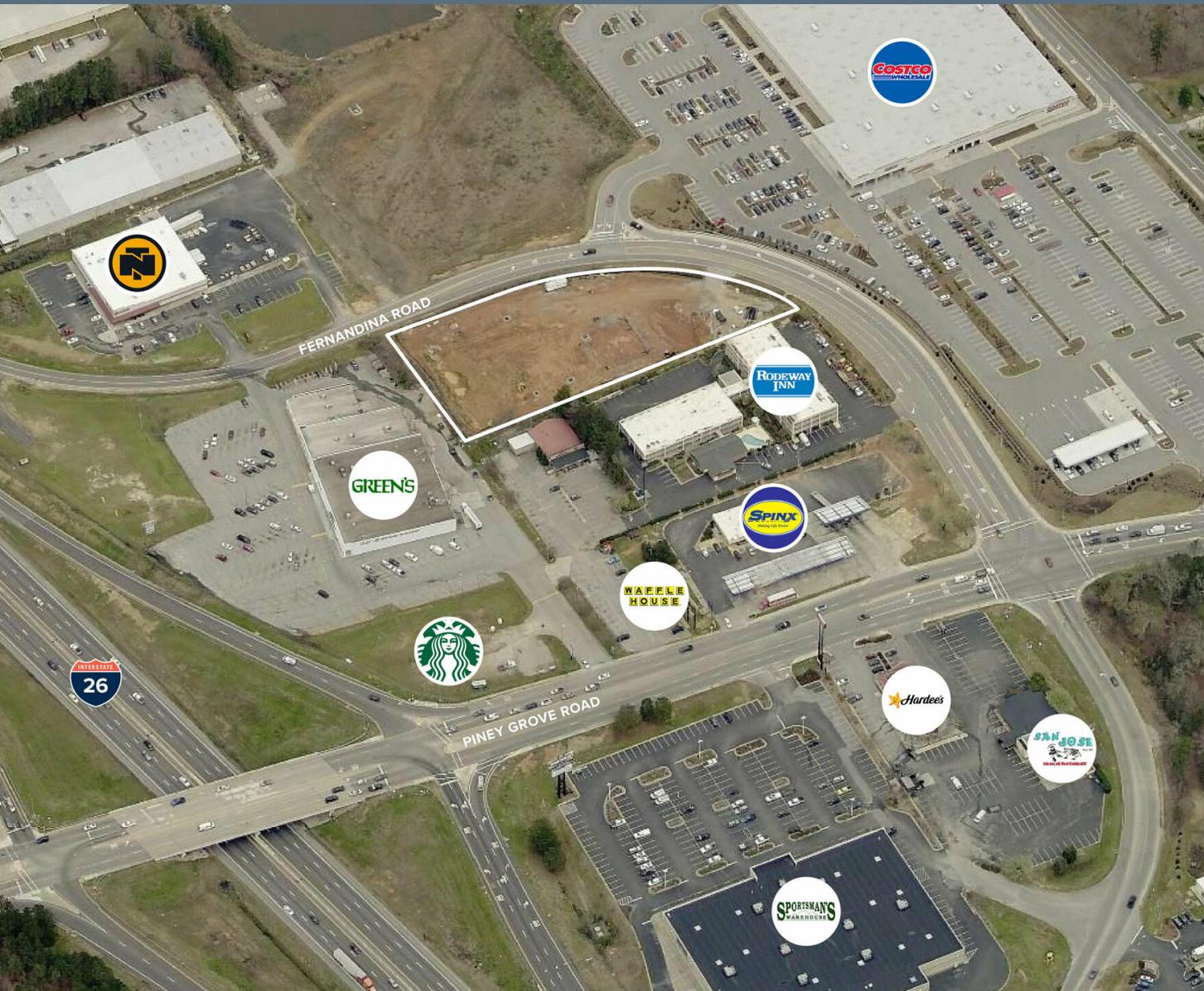
4029 Fernandina Rd, Columbia, SC 29212

For Sale

\$695,000 (\$332,535/AC)

±2.09 AC Development Site

- In close proximity to residential developments, national/regional retailers such as Costco and Starbucks, and the Harbison Blvd Retail Corridor
- 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)
- Rough graded
- Utilities available to site
- ±600' of frontage
- Traffic Counts: ±6,000 VPD (Fernandina Rd)



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1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201
TRINITY-PARTNERS.COM

4029 Fernandina Rd, Columbia, SC 29212

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Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

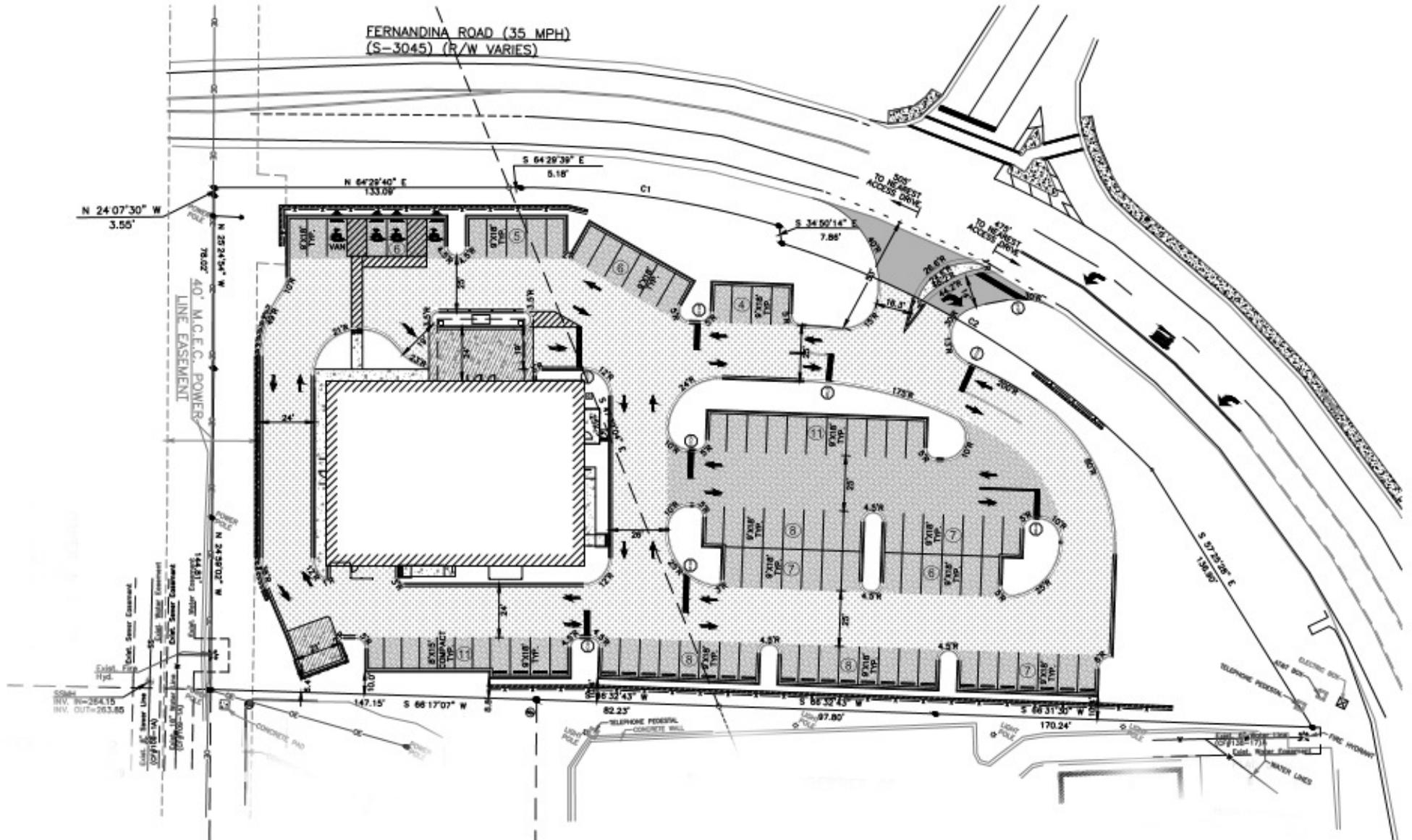
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Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 6,952 | 51,302 | 108,769 |
| Average Age | 43 | 41 | 41 |
| Average Age (Male) | 41 | 39 | 39 |
| Average Age (Female) | 45 | 42 | 42 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,236 | 21,191 | 45,415 |
| # of Persons per HH | 2.1 | 2.4 | 2.4 |
| Average HH Income | \$69,122 | \$73,698 | \$88,471 |
| Average House Value | \$179,116 | \$202,517 | \$244,645 |

Traffic Counts

| | 1 Mile | 3 Miles | 5 Miles |
|-----------|--------|---------|---------|
| 6,000 VPD | /day | | |

Demographics data derived from AlphaMap

