



For Ground Lease  
**±1.07 Acres**

**7374 Two Notch Road  
Columbia, South Carolina**

For more information:

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**NAI Columbia**

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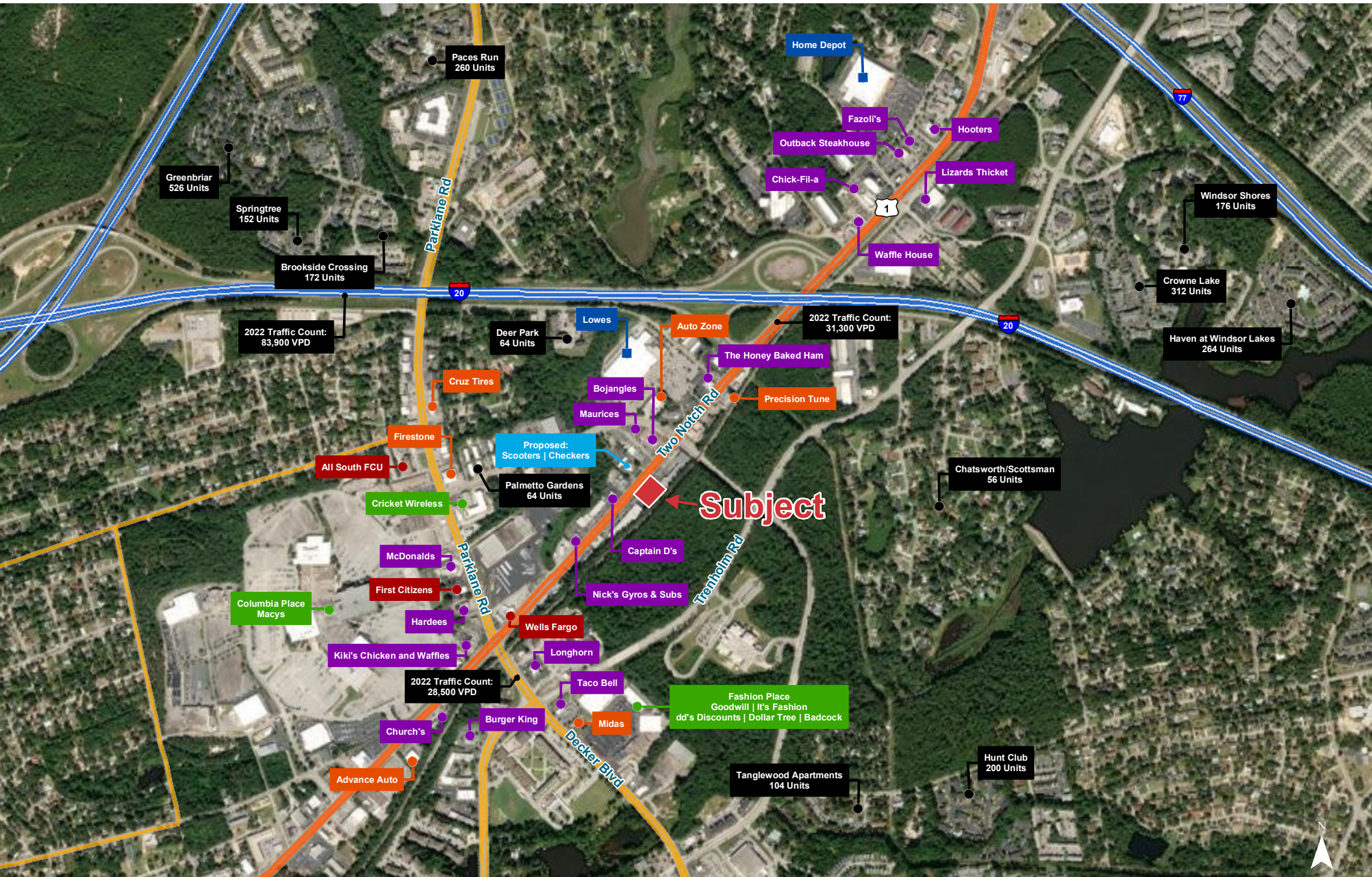


# Property Features

- Rare infill ±1.07 acre site is ideal for QSR, C-Store and Car Wash concepts
- Commercial corridor located on US Highway #1 (Two Notch Road) between I-20 and Columbia Place Mall.
- ±230 feet of frontage on Two Notch Rd
- Access: Two cuts will be granted in the adjacent shopping centers to allow for the utilization of all the frontage of this site.
- 2022 Traffic Count: 20,400 VPD (Station 109)
- Excellent proximity to I-20 and I-77 interchanges
- Asking price for unsubordinated ground lease: \$85,000 per year, NNN



# Points of Interest



Map Updated: Tuesday, July 11, 2023. 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 Avant.





# NAI Columbia

## Demographic Profile

## Demographic Profile

Two Notch Road | Columbia, SC

	5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes
<b>Population</b>				<b>2022 Age Dist.</b>				<b>Median Household Income</b>			
2010 Census	24,058	95,325	232,798	0 - 4	6.3%	6.1%	5.9%	2022 Estimate	\$43,519	\$49,319	\$52,417
2022 Estimate	24,525	100,266	251,886	5 - 9	6.0%	5.8%	5.6%	2027 Projection	\$46,969	\$54,092	\$58,717
2022 Projection	24,816	101,787	258,377	10 - 14	6.0%	5.8%	5.5%				
% Chg. 2022-2027	1.2%	1.5%	2.6%	15 - 19	5.7%	6.4%	6.8%	<b>Average Household Income</b>			
				20 - 24	7.6%	8.3%	9.8%	2022 Estimate	\$67,021	\$80,677	\$84,568
<b>Households</b>				25 - 34	15.9%	14.1%	15.8%	2027 Projection	\$76,390	\$92,623	\$97,367
2010 Census	10,138	37,485	93,259	35 - 44	13.0%	12.6%	12.7%				
2022 Estimate	10,889	41,574	106,256	45 - 54	10.6%	10.6%	10.8%	<b>Per Capita Household Income</b>			
2027 Projection	11,064	42,443	109,447	55 - 64	11.5%	12.1%	11.5%	2022 Estimate	\$29,399	\$34,107	\$36,180
				65 - 74	9.5%	10.1%	9.1%	2027 Projection	\$33,636	\$39,274	\$41,744
<b>Families</b>				75 - 84	5.6%	5.5%	4.6%				
2010 Census	6,256	23,136	53,776	85+	2.4%	2.6%	1.9%	<b>2022 Household Income Dist.</b>			
2022 Estimate	6,339	24,312	57,928					Less than \$15,000	10.5%	12.6%	12.5%
2027 Projection	6,398	24,628	59,364	<b>Median Age</b>				\$15,000 - \$24,999	13.0%	11.0%	9.5%
				2010 Census	35.5	34.7	32.7	\$25,000 - \$34,999	15.0%	10.9%	10.0%
<b>2022 Housing Data</b>				2022 Estimate	36.9	37.7	35.4	\$35,000 - \$49,999	17.7%	16.0%	15.9%
Owner Occ. Housing Units	4,903	22,344	55,752	2027 Projection	37.3	38.2	35.8	\$50,000 - \$74,999	17.0%	14.7%	14.8%
Renter Occ. Housing Units	5,986	19,230	50,504					\$75,000 - \$99,999	9.7%	10.7%	10.7%
				<b>Average Household Size</b>				\$100,000 - \$149,999	10.3%	12.1%	12.7%
<b>2022 Business Data</b>				2010 Census	2.34	2.36	2.32	\$150,000 - \$199,999	3.6%	5.9%	7.6%
Total Businesses:	12,570	52,611	152,603	2022 Estimate	2.22	2.28	2.24	\$200,000 and Up	3.3%	6.0%	6.3%
Total Employees:	24,525	100,266	251,886	2027 Projection	2.22	2.27	2.24				