

Retail Building For Sale

6830 Two Notch Road
Columbia, SC 29223



ASKING PRICE:

\$495,000

EXCLUSIVE BROKER:

Coleman Davis
Senior Brokerage Associate
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Property Highlights

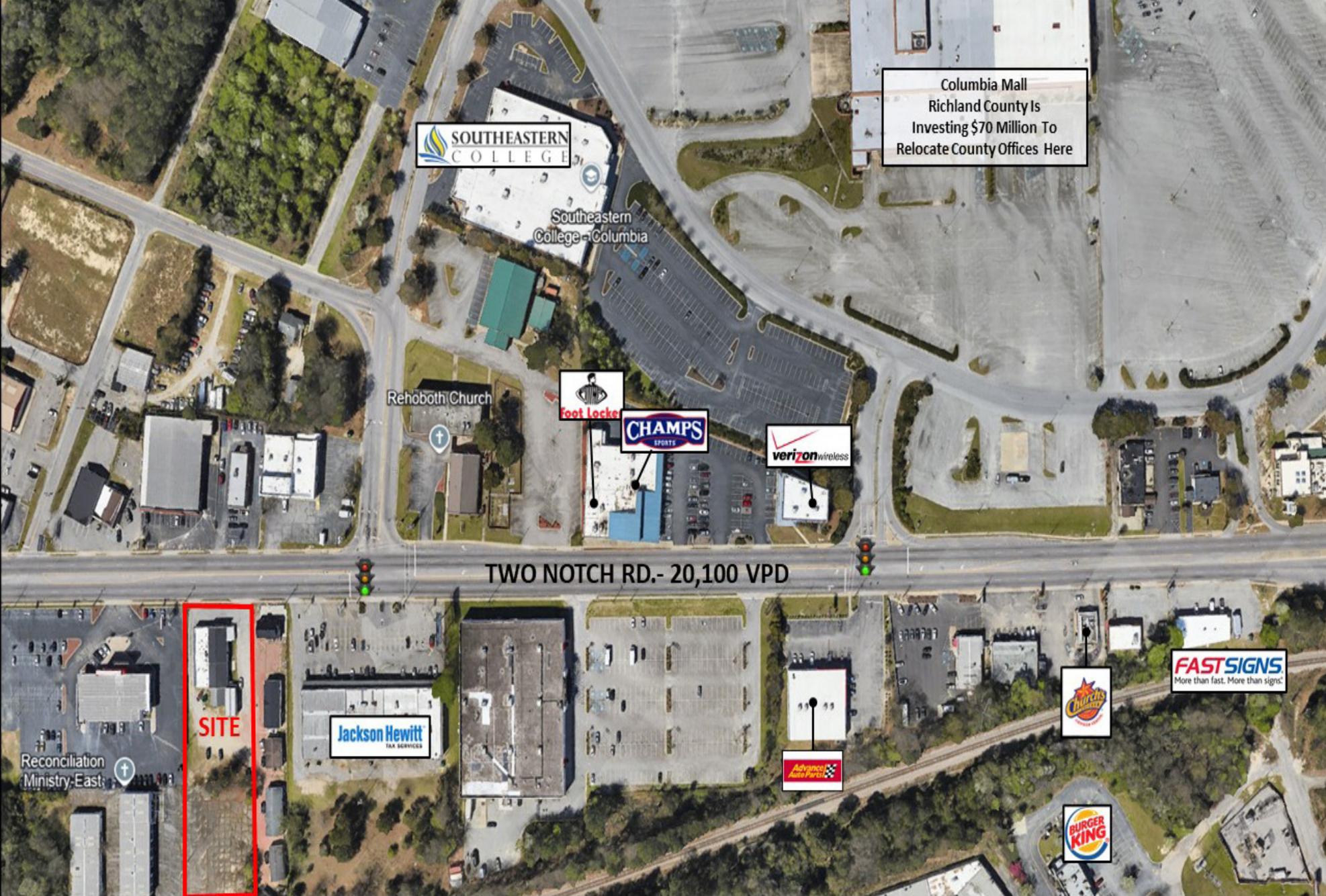
- +/- 4,675 SF Retail/Showroom and Storage Building
- +/- 1.28 Acres
- Facade Renovation Completed in 2023
- Ideal Uses Include General Retail, Service Uses (potential lay down yard in rear), or General Office
- \$70 Million Invested in Columbia Mall to Relocate Government Offices
- Large Parcel Offers Expanded Parking Area
- High Traffic Count: 20,100 VPD on Two Notch Rd.



Location Overview

	20,100 VPD on Two Notch Rd.		0.5 miles to Interstates 20 & 77		1.28+/- Acres
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population	5,225	52,622	124,013
2025 Med HH Income	\$63,030	\$55,058	\$58,047
2025 Avg HH Income	\$88,717	\$83,167	\$91,003
2025 Total Daytime Population	10,348	59,679	150,579



Columbia Mall
Richland County Is
Investing \$70 Million To
Relocate County Offices Here

SOUTHEASTERN
COLLEGE

Southeastern
College - Columbia

Rehoboth Church

Foot Locker

CHAMPS
SPORTS

verizon
wireless

TWO NOTCH RD.- 20,100 VPD

SITE

Reconciliation
Ministry-East

Jackson Hewitt
TAX SERVICES

Advocoil
Auto Parts

Church's
Chicken

FAST SIGNS
More than fast. More than signs.

BURGER
KING

