

FOR SALE 3.29+/-ACRES



Commercial Land For Sale

Columbia, South Carolina

Contents

Company Overview & Disclaimer	3
Investment Overview Property Highlights	4
Regional Map	5
Local Aerial	6
Site Aerial	7
Proposed Site Plan	8
Demographics	9
Columbia, South Carolina	10



PRESENTED BY

R. Coleman Davis
Senior Investment Broker
803 834.7014 Ext. 6 (o)
803 807.6809 (c)
cdavis@cypresscommercial.com

ADDRESS

Cypress Commercial & Investment Real Estate
3101 Devine Street
Columbia, SC 29205
cypresscommercial.com

Company Overview

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States.

With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

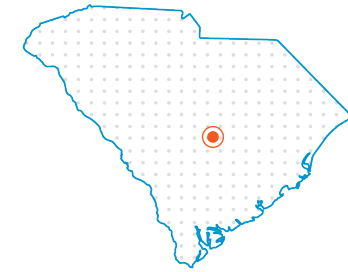
Property Overview

HIGHLIGHTS

- Existing curb cut in place by entrance to Killian Station Drive
- Located at signalized intersection
- Excellent location near Killian Elementary School and Columbia NE Lexington Medical Center
- All utilities available to site
- High Traffic Counts on Clemson Rd.- 26,300 VPD
- Property may be sub divided depending on user

ASKING PRICE:
\$937,000

Property Highlights



PROPERTY

+/-3.29 acres

LOCATION

corner of Clemson Road and Killian Station Drive

COUNTY

Richland

ZONING

PDD

INFORMATION

This property is located in NE Columbia on the highly traveled Clemson Road. Nearby retailers include CVS, Walgreens, Lowes, Aldi, Arby's, Bojangles, amongst others. In close proximity to Lexington Medical's 225,000 square foot Community Medical Center.



109,790

Population
5 mile radius



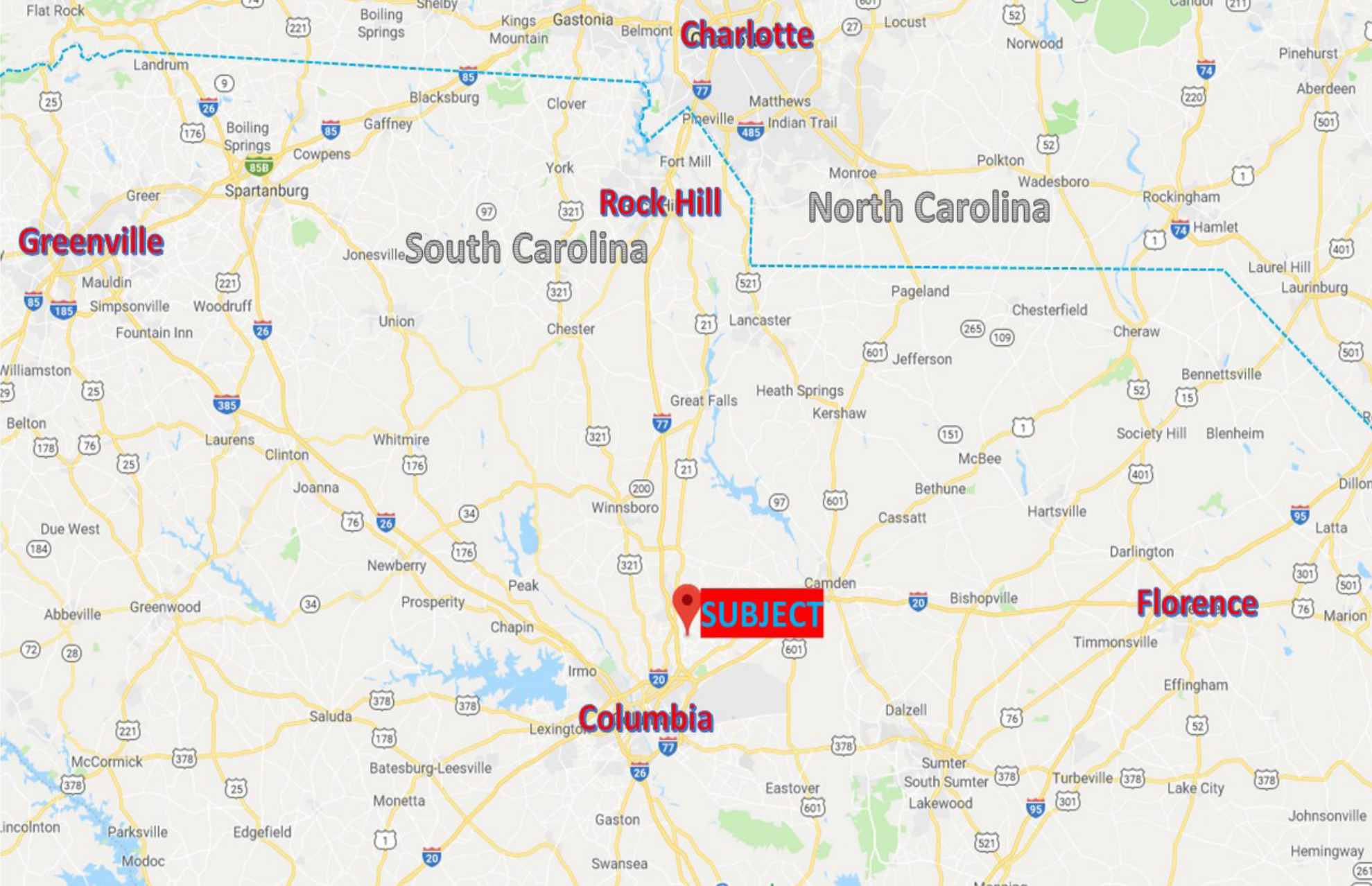
3.29+/-

Acres



26,300

Clemson Road
15,500 VPD









Demographics

Population

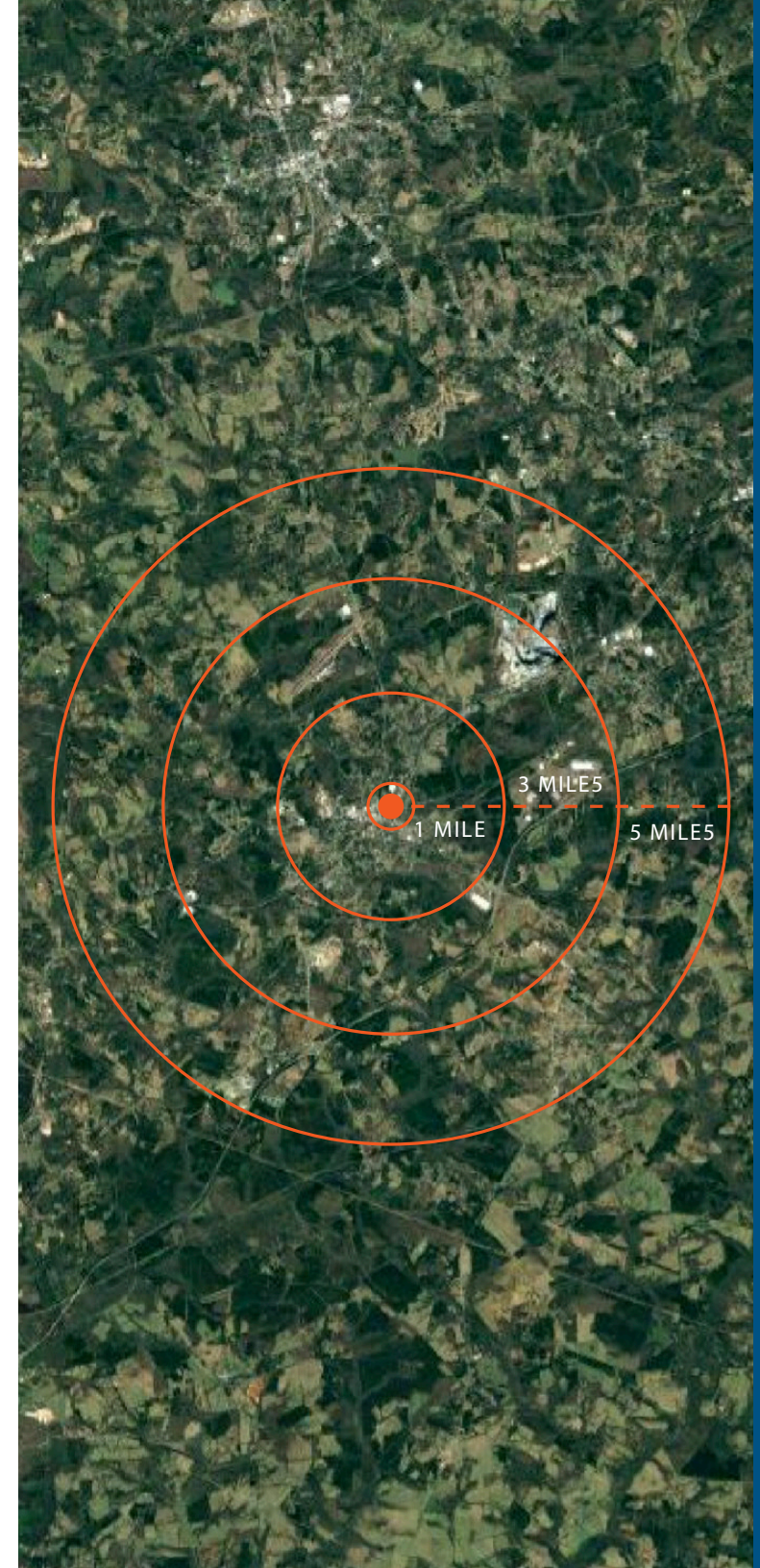
POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	6,519	51,160	114,520
2022 Population	5,711	47,484	109,790
2020 Population	4,006	44,621	105,904
2010 Population	2,619	35,916	88,096
Growth Rate 2010-2020	4.34%	2.19%	1.86%
Growth Rate 2020-2022	17.07%	2.80%	1.61%
Growth Rate 2022-2027	2.68%	1.50%	0.85%

Households

2022 Total Households	2,263	18,197	42,187
2027 Projected Total Households	2,596	19,653	44,140
2010-2020 Annual Rate	5.51%	2.54%	2.09%
2020-2022 Annual Rate	14.25%	2.86%	1.70%
2022-2027 Annual Rate	2.78%	1.55%	0.91%

Average Income

2022 Median Household Income	\$80,855	\$75,731	\$74,681
2022 Average Household Income	\$100,932	\$94,109	\$95,635





Columbia

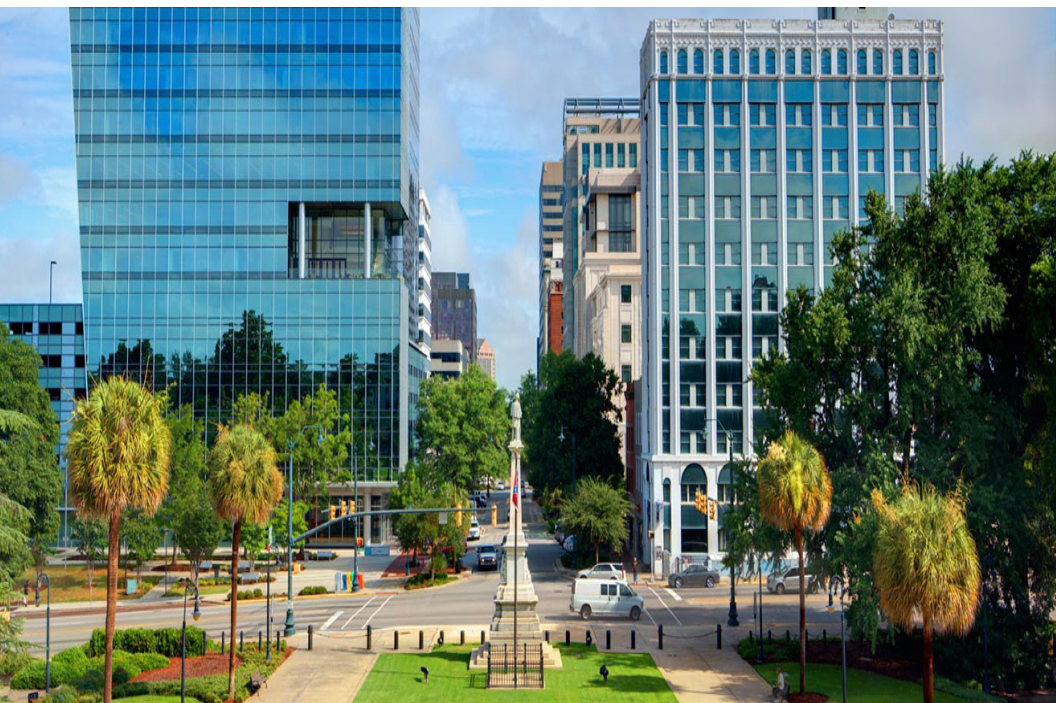
SOUTH CAROLINA

Columbia is the state capital and second most populated city in South Carolina with an MSA population of roughly 832,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (34,000 students).

TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.



Small-Town
Charm



Convenient
Location



Family
Friendly

