



COLUMBIA, SC

# HARD SCRABBLE RD & ELDERS POND DR

1.43 ACRES AVAILABLE FOR LEASE



# PROJECT DETAILS

**HARD SCRABBLE RD & ELDERS POND DR • 1.43 ACRES AVAILABLE FOR LEASE • RETAIL**

**AVAILABLE SPACE**

1.43 Acres

**TRAFFIC COUNTS**

21,600 ADT on Hard Scrabble Rd

**PROPERTY HIGHLIGHTS**

- Planned retail development along Hard Scrabble Rd adjacent to a new Starbucks
- 1.43 acres available for Lease
- Full access and ample parking for a variety of uses
- Nearby retailers include Publix, Food Lion, and more

**LEASE RATE**

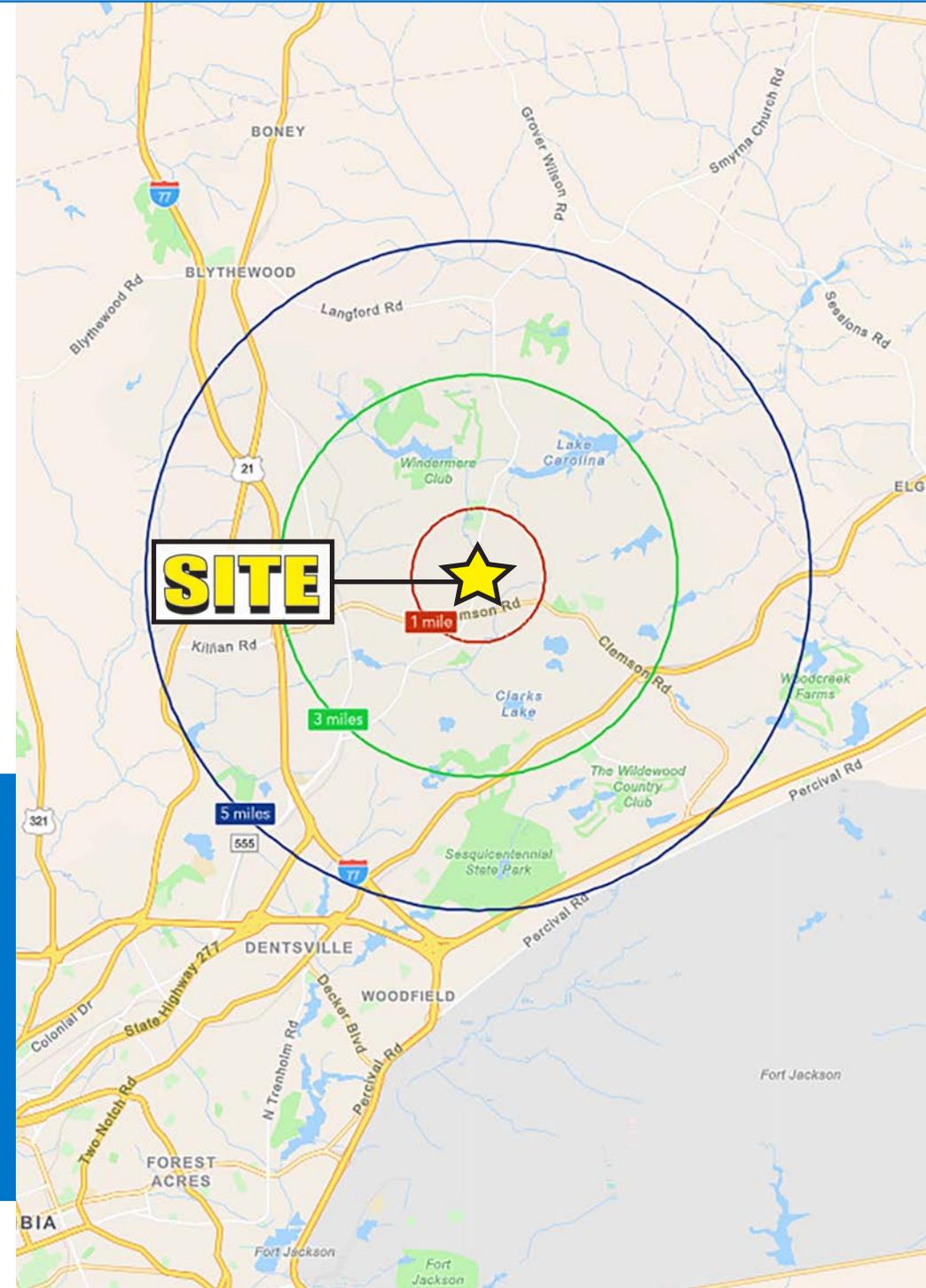
Call to discuss

**COUNTY**

Richland

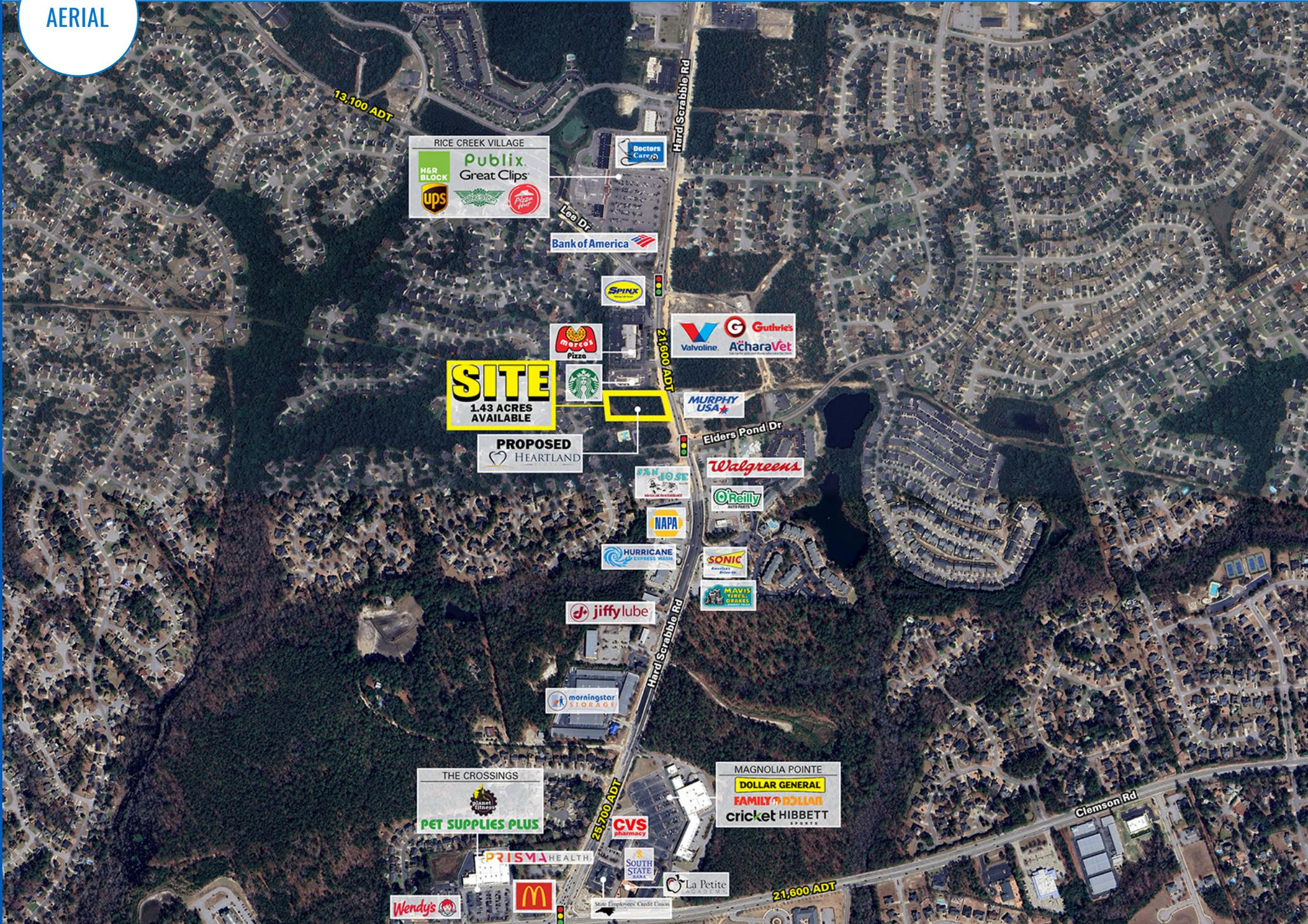
**MARKET**

Columbia

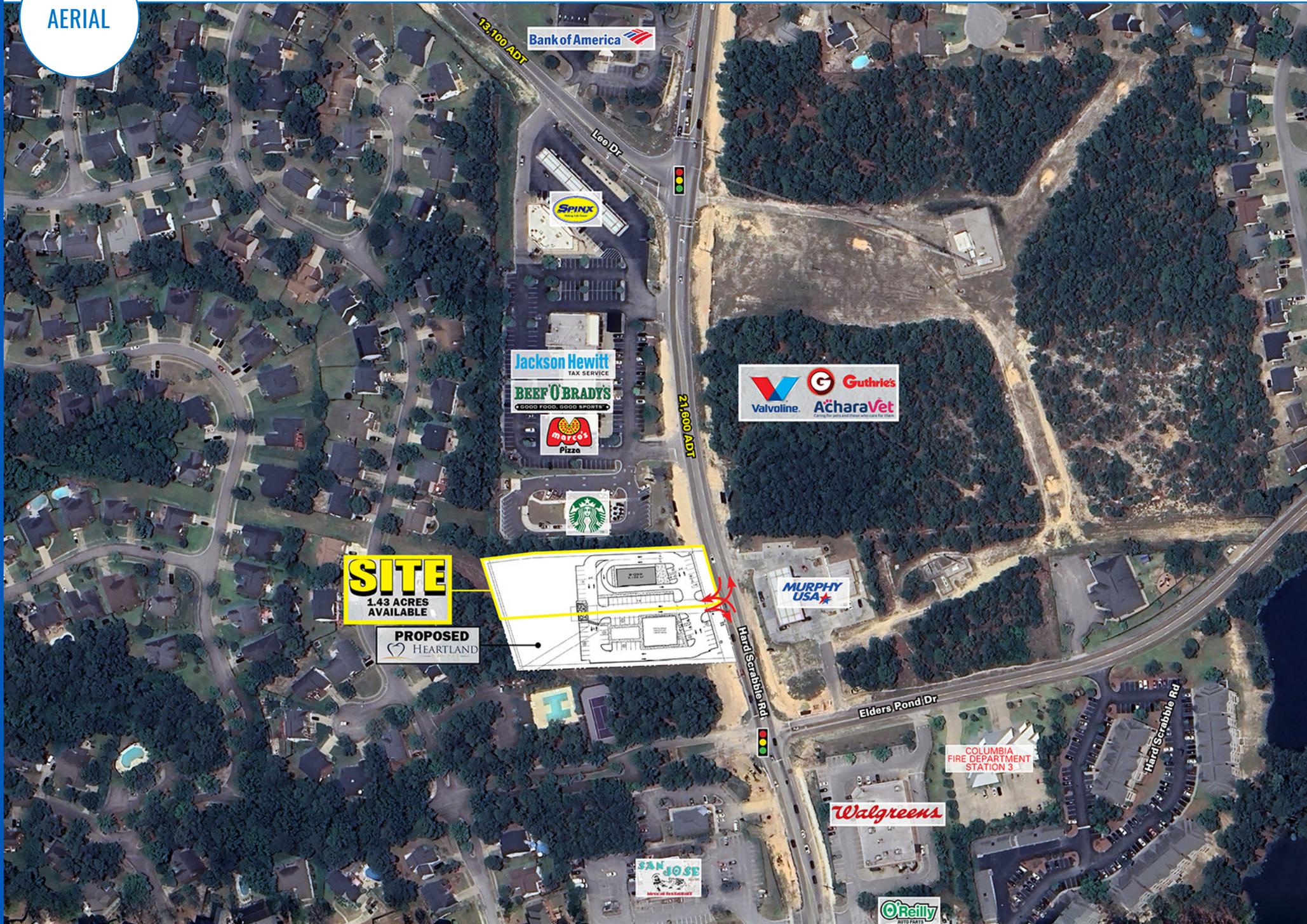


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	3,260	26,168	45,783
 TOTAL POPULATION	8,082	68,862	118,646
 MEDIAN HH INCOME	\$73,276	\$80,413	\$77,746

AERIAL



AERIAL



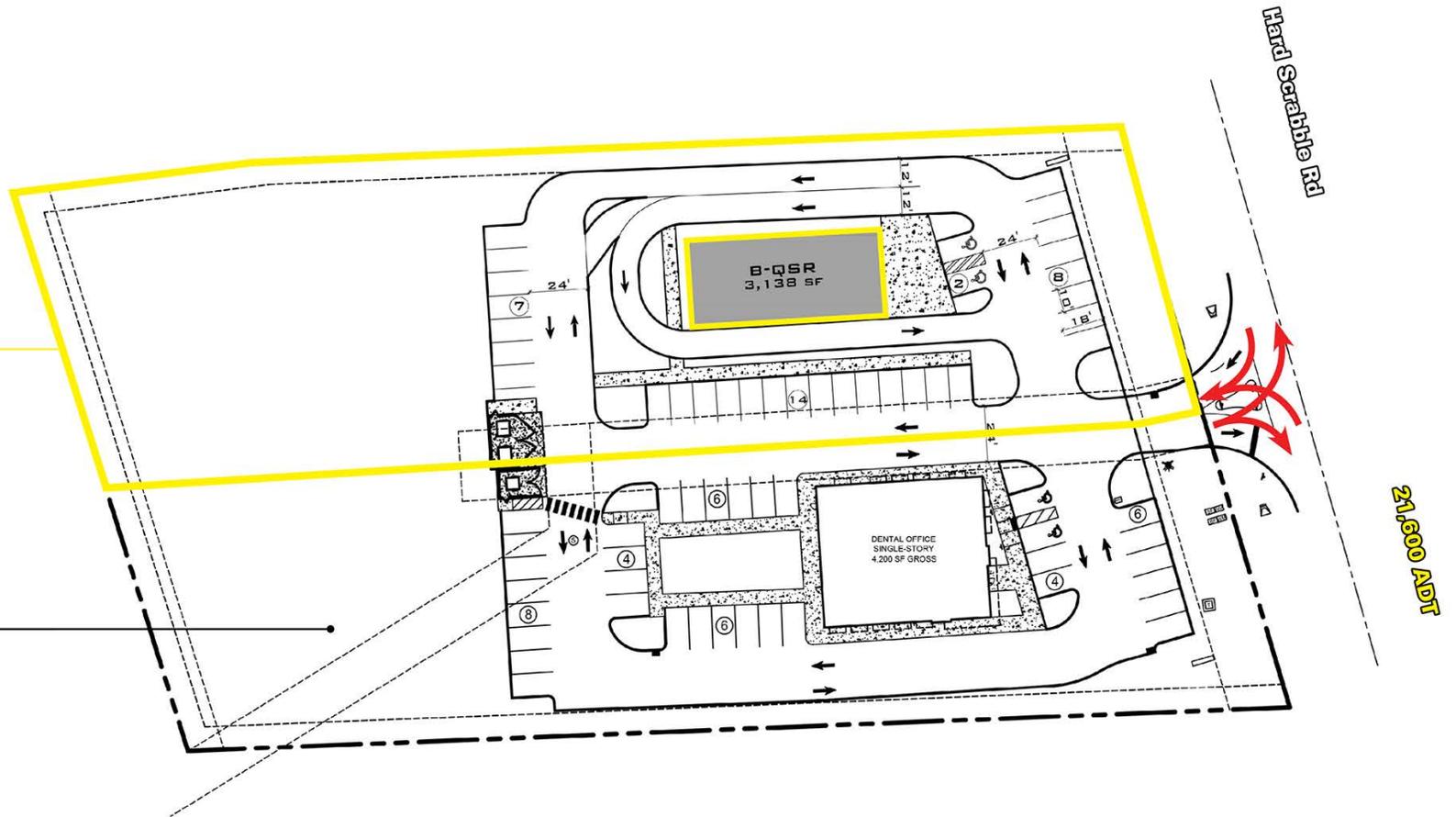
**SITE**  
1.43 ACRES  
AVAILABLE

PROPOSED  
HEARTLAND

SITE PLAN

**SITE**  
1.43 ACRES  
AVAILABLE

**PROPOSED**  
HEARTLAND  
DENTAL





SOUTH CAROLINA

# COLUMBIA

Nestled in the heart of South Carolina, Columbia stands as the state capital, home of the flagship university, and economic engine for industrial and corporate growth. The city brings in millions of dollars through both tourism and economic development projects, translating into abundant job opportunities. With seven institutions of higher learning and a top-tier military installation, Columbia is actively creating a talent pipeline right in its front yard. With a population of around 144,500, Columbia is South Carolina's second-largest city, behind only Charleston, the historic tourist destination two hours to the southeast. And while Columbia may not have its seaside sister city's beaches and ocean breezes, the capital city has plenty to offer families, single professionals, and retirees looking for a relaxed lifestyle with a big dose of the outdoors. Bonus? It's only an hour and a half from Charlotte, North Carolina — which is a plus for just about anyone.

The cost of living in Columbia, SC, is almost 13 percent lower than the U.S. average. As for the job market, the city's unemployment rate is 5.2 percent, compared with 6.0 percent nationwide. Columbia is a hub for healthcare workers, with about 17 hospitals in or near the city — and there are plenty of jobs open in the healthcare industry. Housing costs are still relatively low, with the average home price around \$232,700 compared with the

COLUMBIA, SC

## HARD SCRABBLE RD & ELDERS POND DR

**1.43 ACRES AVAILABLE FOR LEASE**

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