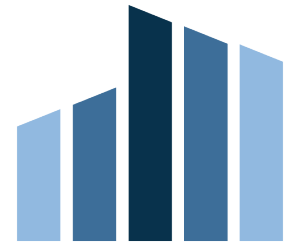


LAND FOR SALE

MONTICELLO ROAD PARCEL

MONTICELLO RD, COLUMBIA, SC 29203



SALE PRICE

\$210,000

Property Name: Monticello Road Parcel
Property Address: Monticello Rd, Columbia, SC 29203
Property Type: Land
APN: R09308-05-01
Lot Size: 3.1 AC
Zoning: M-1 (Light Industrial)



PROPERTY OVERVIEW

Land Sale

LOCATION OVERVIEW

3.10 acre site located in Columbia, SC just off Interstate 20 at exit 68. Site uses could be retail, office or restaurant. 640 +/- Feet of Frontage on Monticello Road (11,500 VPD). Site contains a traffic signal with excellent access and visibility



Presented By:

Jonathan Crawford

Development Associate

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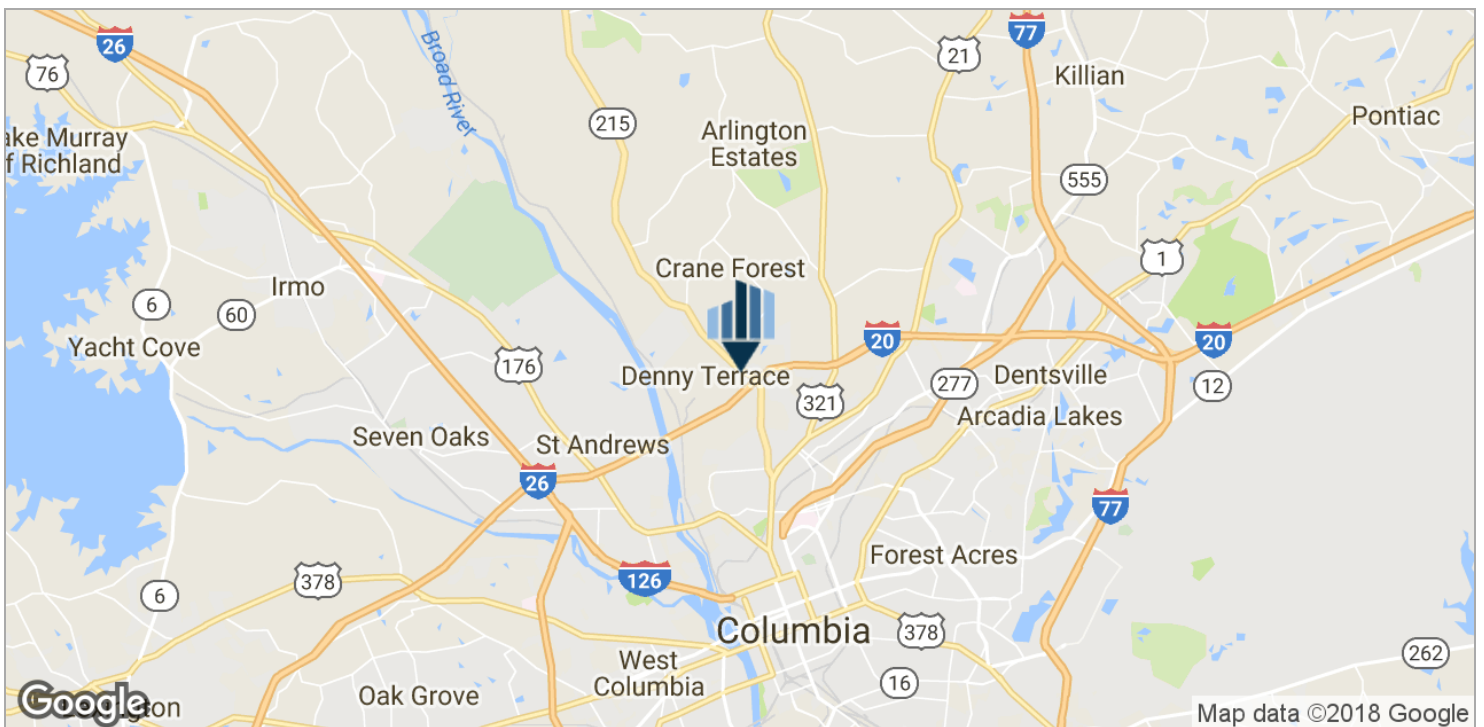
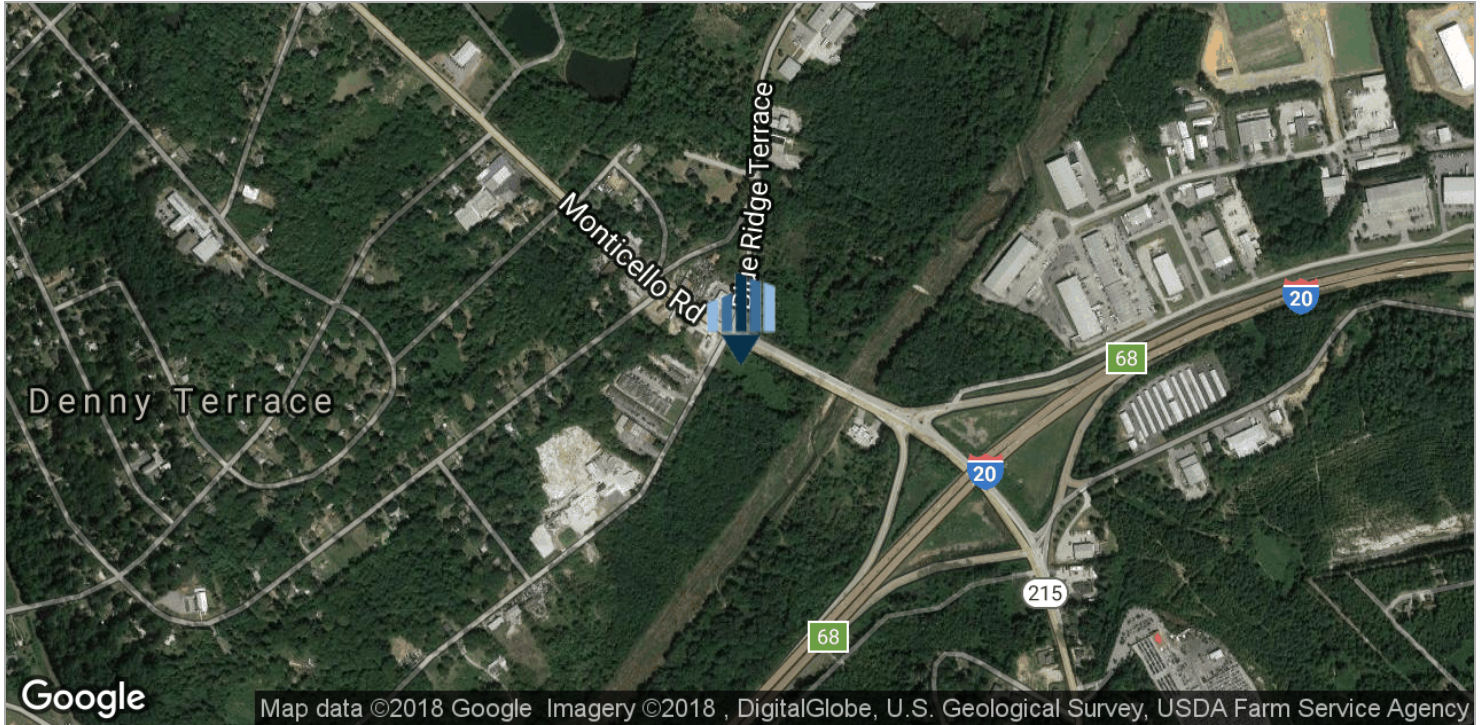
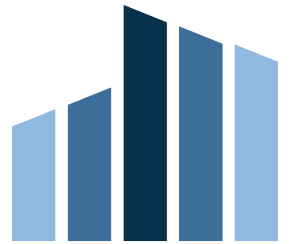
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LAND FOR SALE

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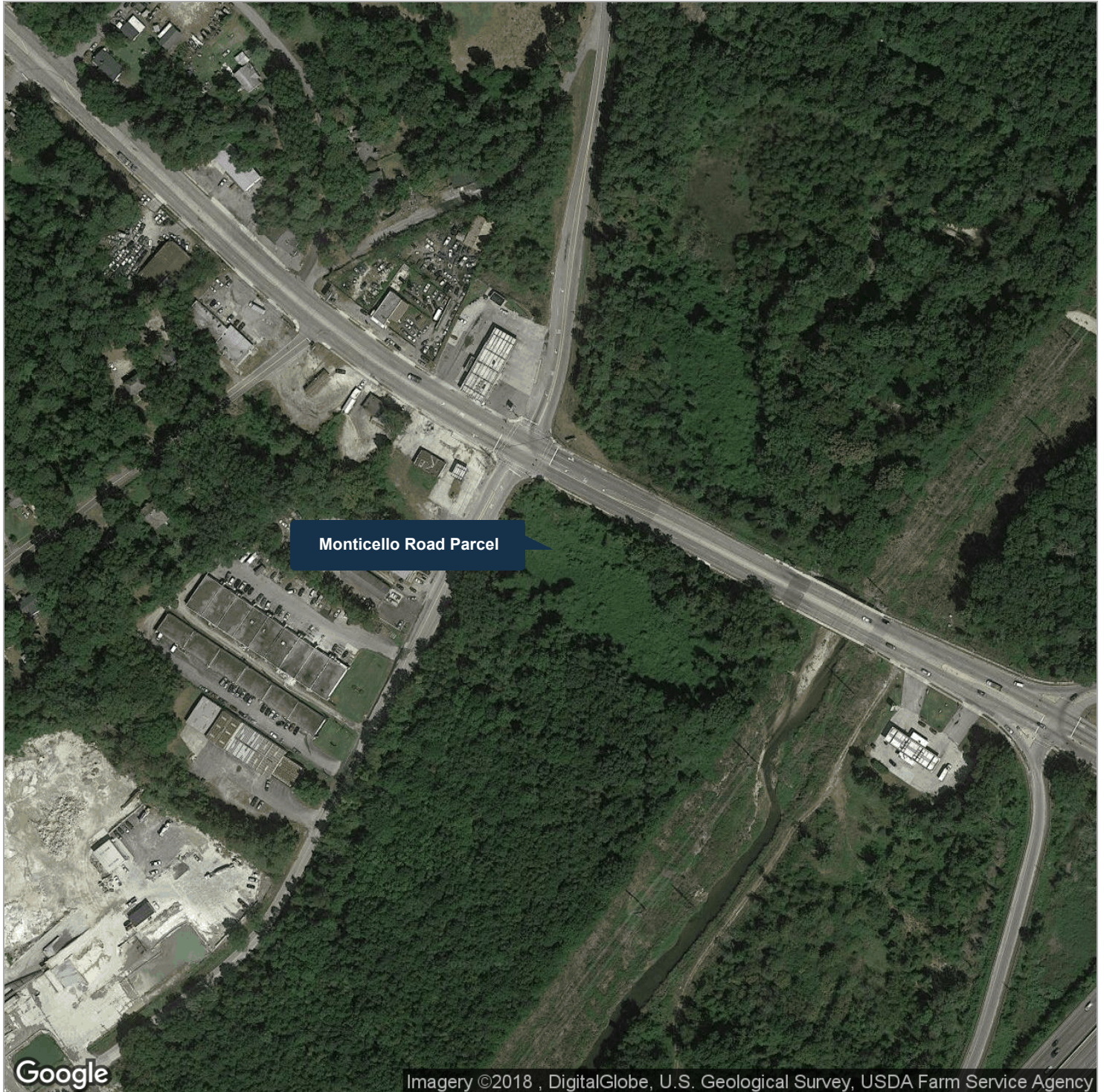
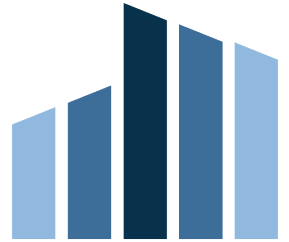
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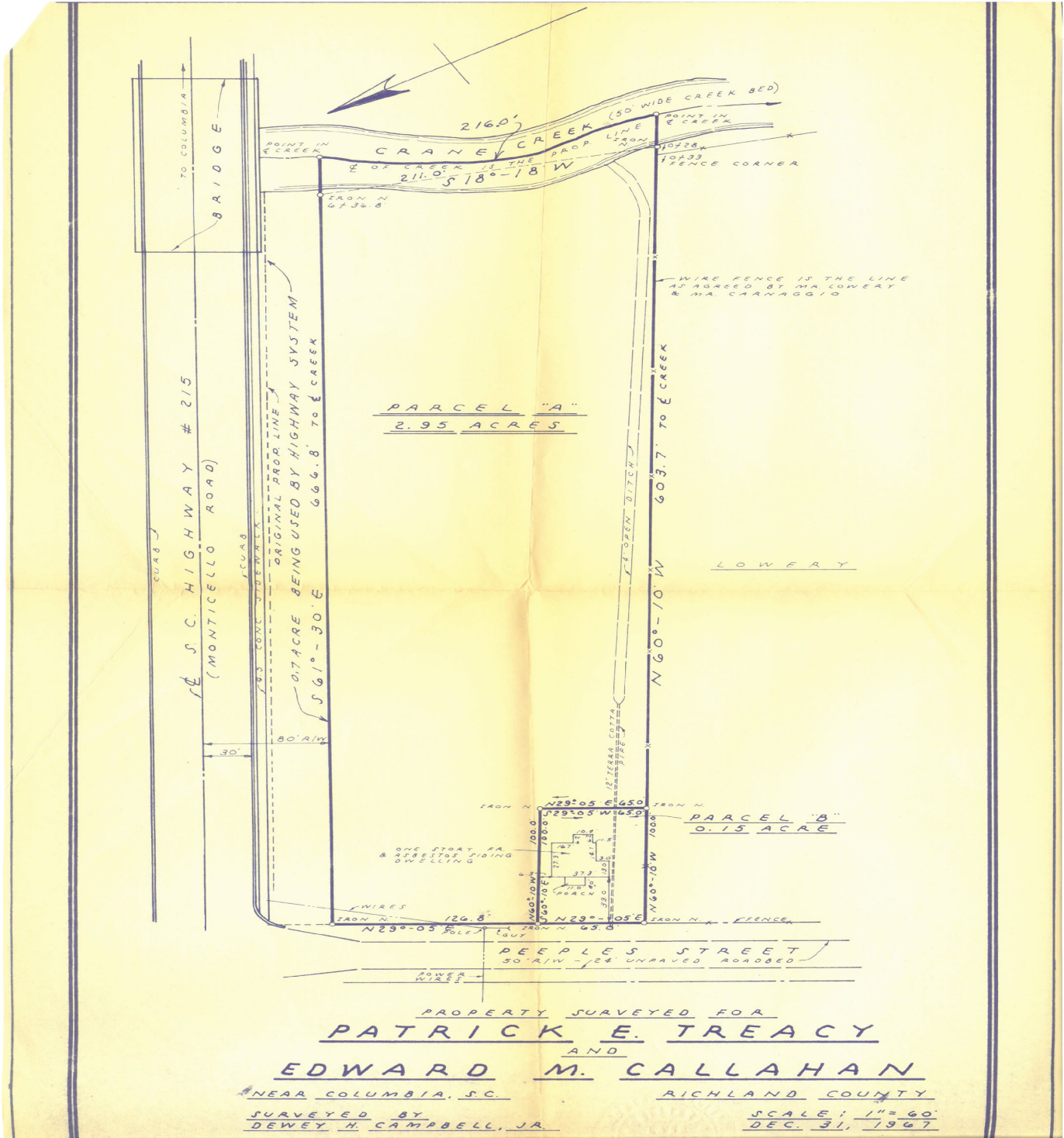
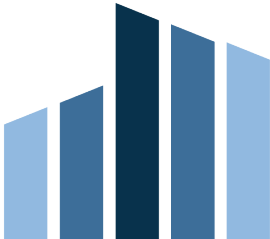
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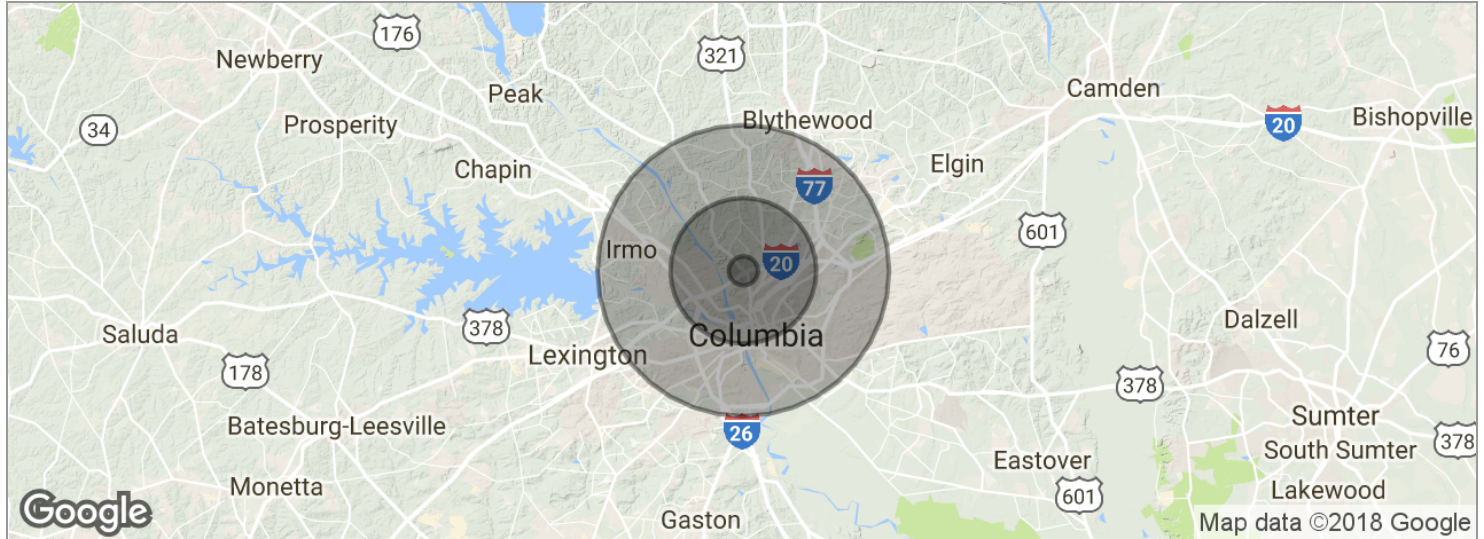
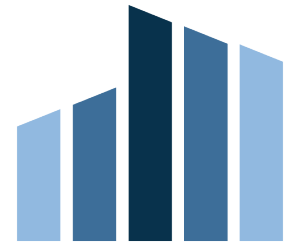
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LAND FOR SALE

MONTICELLO ROAD PARCEL

MONTICELLO RD, COLUMBIA, SC 29203



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total population | 575 | 72,837 | 319,209 |
| Median age | 31.0 | 32.7 | 35.1 |
| Median age (male) | 28.1 | 31.4 | 33.7 |
| Median age (Female) | 34.1 | 34.2 | 36.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 181 | 29,733 | 131,241 |
| # of persons per HH | 3.2 | 2.4 | 2.4 |
| Average HH income | \$53,814 | \$47,325 | \$57,193 |
| Average house value | \$79,716 | \$132,379 | \$163,771 |

* Demographic data derived from 2010 US Census



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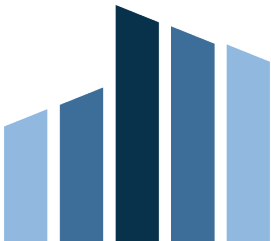
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LAND FOR SALE

MONTICELLO ROAD PARCEL

MONTICELLO RD, COLUMBIA, SC 29203



SALE PRICE \$210,000

| LOCATION INFORMATION | |
|----------------------|------------------------|
| Building Name | Monticello Road Parcel |
| Street Address | Monticello Rd |
| City, State, Zip | Columbia, SC 29203 |
| County/Township | Richland |

| LAND | |
|----------------|---|
| Number Of Lots | 1 |

| PROPERTY DETAILS | |
|------------------------|------------------------|
| Property Type | Land |
| Zoning | M-1 (Light Industrial) |
| Lot Size | 3.1 Acres |
| APN# | R09308-05-01 |
| Lot Frontage | 640 |
| Lot Depth | 260 |
| Corner Property | Yes |
| Traffic Count | 11,500 |
| Traffic Count Street | Monticello Road |
| Traffic Count Frontage | 640 |



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