

**NAI Columbia**

For Sale

**±1.9 AC**  
Commercial Land



# Fernandina Road

Columbia, South Carolina

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# Fernandina Road

Columbia, South Carolina

For Sale

±1.9 AC

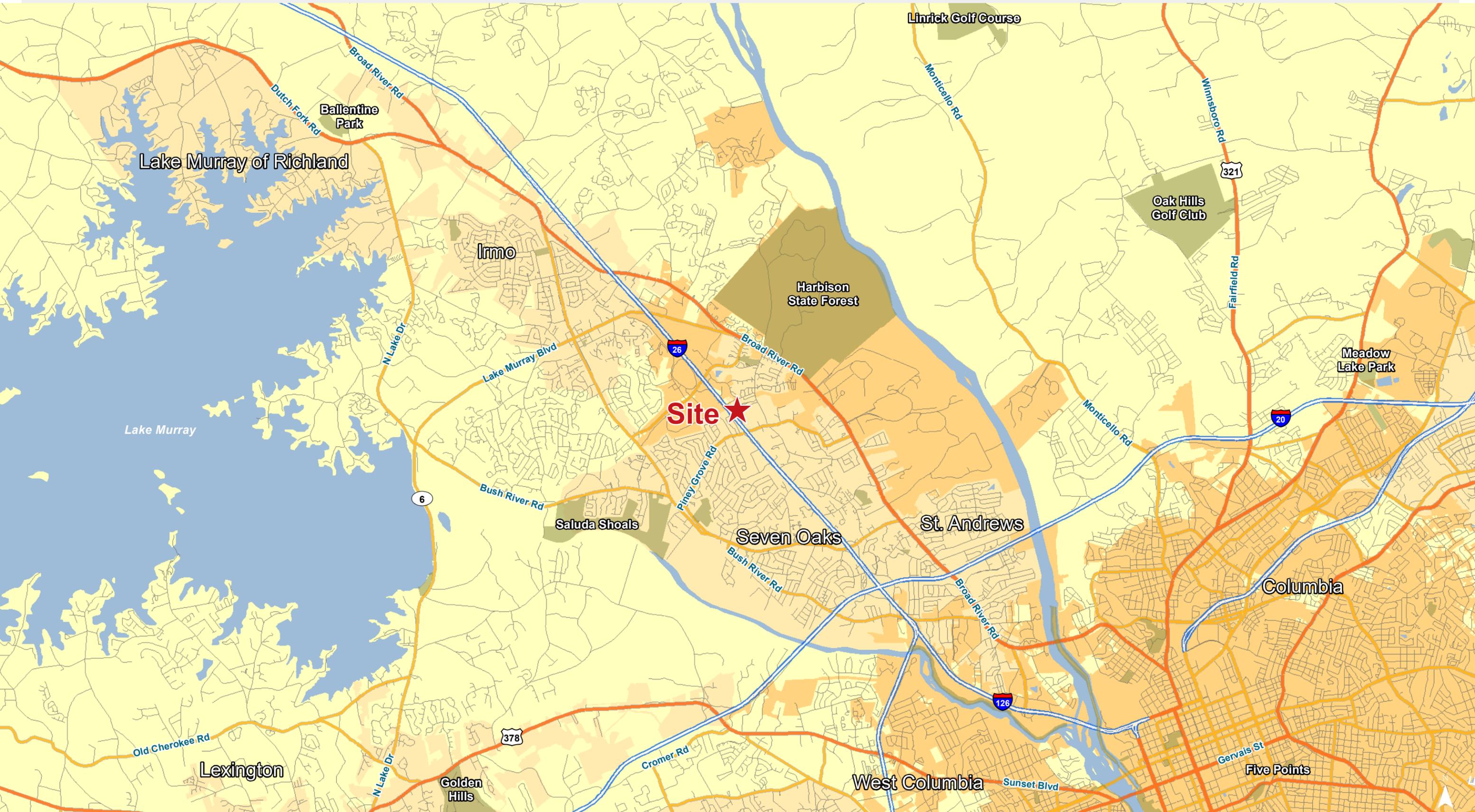
Commercial Land

## Property Features

- ±1.21 AC and ±0.69 AC on Fernandina Road
- Above grade with I-26
- Zoning:
  - ±1.21 AC - Richland County, TMS# R04910-01-18, M-1
  - ±0.69 AC - Lexington County, TMS# 002898-03-07, GC
- All utilities available. It is the responsibility of the purchaser to determine location and availability
- Sale price: \$250,000
- Will consider ground leasing
- Can be assembled with ±6 acres adjoining on Fernandina Road for excellent I-26 visibility



# Location



Map Updated: Tuesday, October 24, 2017. 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.

# Calculated Acreage



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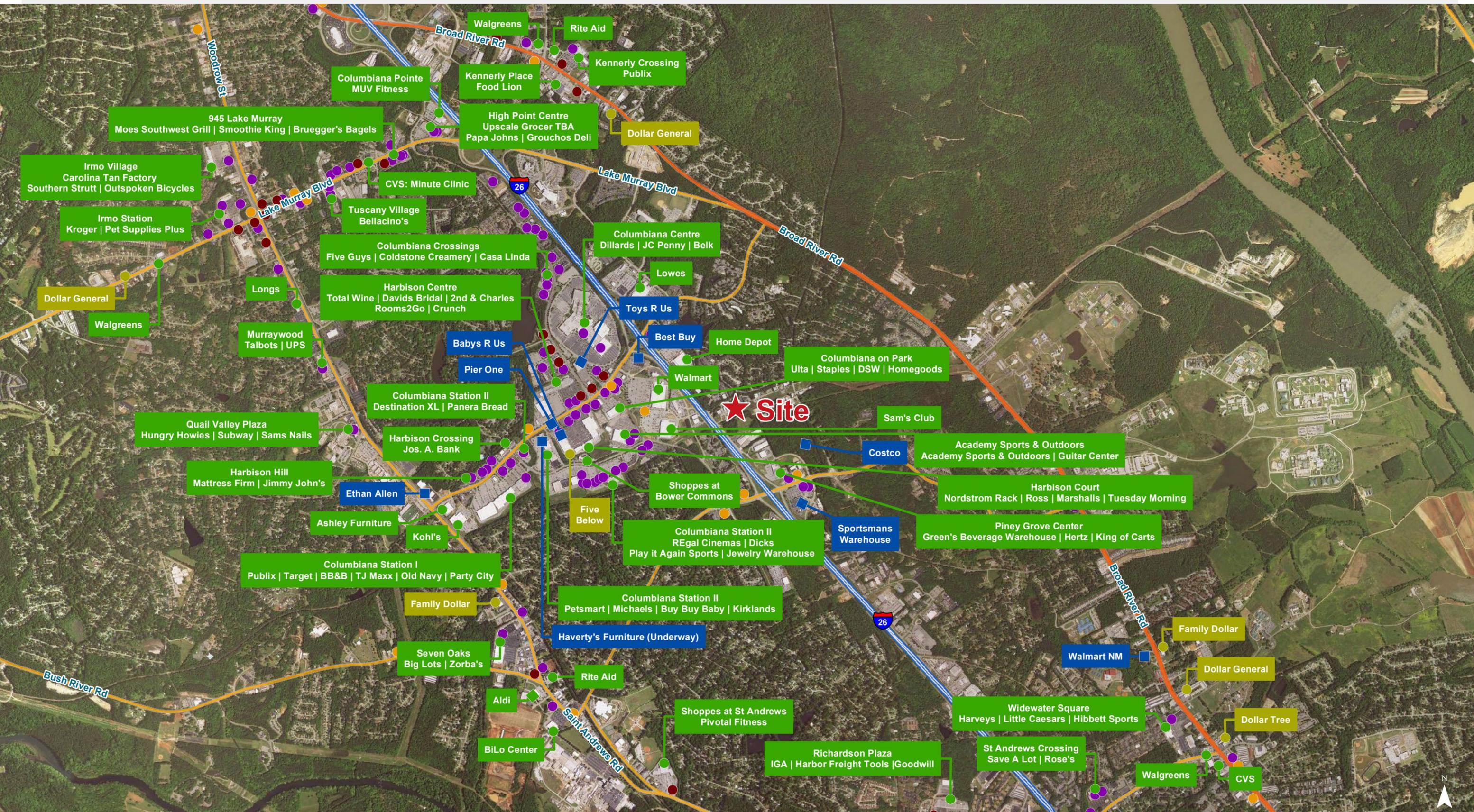
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# Points of Interest: Retail

- Banks
- Gas Stations
- Restaurants



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# Topographical Map: 2' Contours



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# Topographical Map: 10' Contours



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# FEMA National Flood Hazard Layer



**SPECIAL FLOOD HAZARD AREAS**

- 1% Annual Chance Flood Hazard  
Zone A, AE, A99, A0, AH, AR, U, VE
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard  
Zone X
- Future Conditions 1% Annual Chance Flood Hazard  
Zone X
- Area with Reduced Flood Risk due to Levee  
Zone X
- Areas Outside the 0.2% Annual Chance Floodplain  
Zone X
- Areas of Undetermined Flood Hazard  
Zone D

**CROSS SECTIONS & BFES**

- 16.2  
17.8  
Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Base Flood Elevation

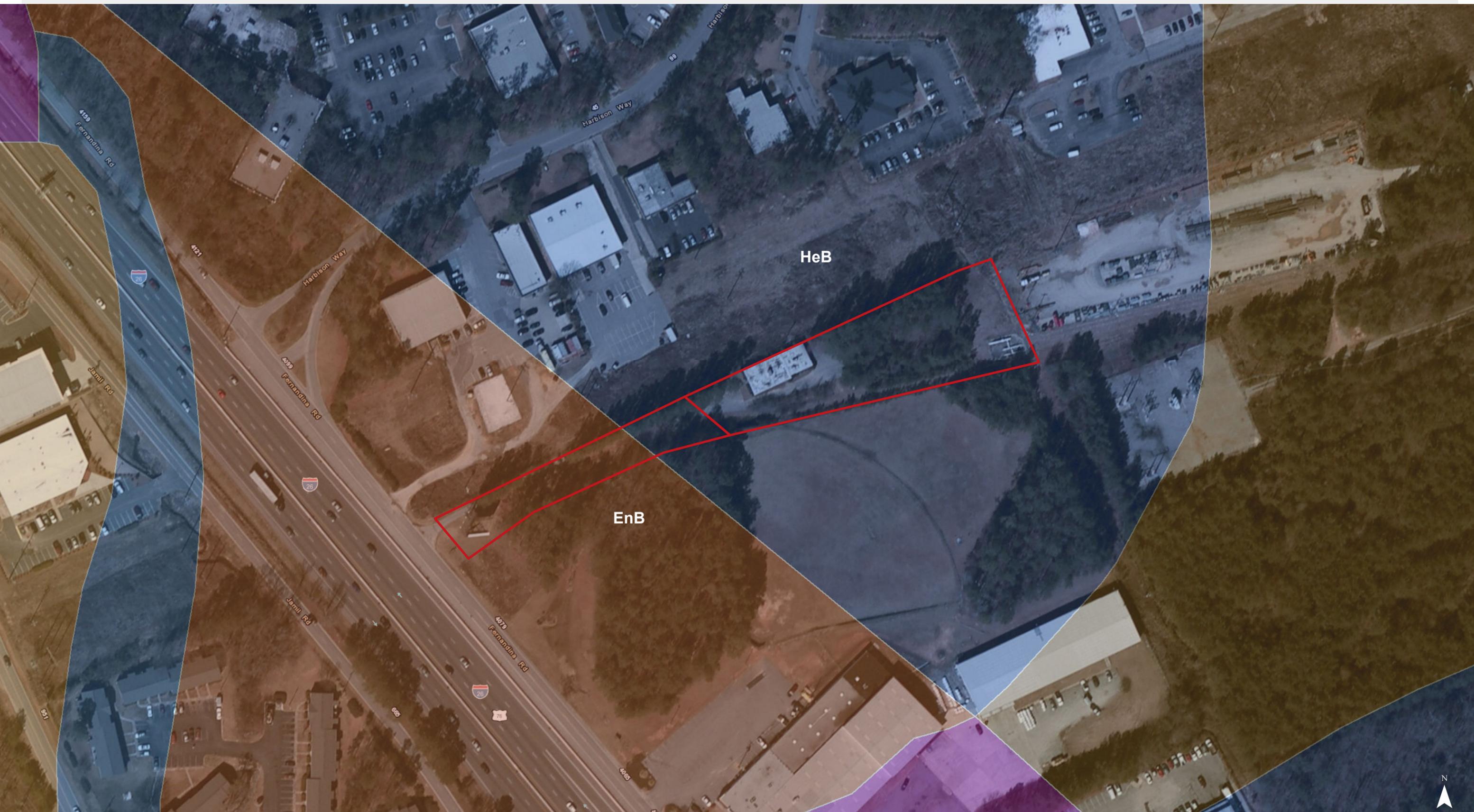
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## National Wetlands Inventory

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

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## Map Unit Description (Brief, Generated)

Lexington County, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** EnB - Enon silt loam, 2 to 6 percent slopes

**Component:** Enon (100%)

*The Enon component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from mixed acid and basic igneous rock. Depth to a root restrictive layer, bedrock, paralithic, is 24 to 48 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.*

## Map Unit Description (Brief, Generated)

Richland County, South Carolina

[Minor map unit components are excluded from this report]

**Map unit:** HeB - Herndon silt loam, 2 to 6 percent slopes

**Component:** Herndon (100%)

*The Herndon component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from slate. Depth to a root restrictive layer 62 inches, bedrock, paralithic,. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.*

# NAI Columbia

## Demographic Profile

## Demographic Profile

Fernandina Road and Piney Grove Road - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>2017 Age Distribution</b>				<b>Median Household Income</b>			
2010 Census	7,434	49,997	100,283	0 - 4	6.0%	5.9%	6.4%	2017 Estimate	\$47,863	\$49,872	\$54,274
2017 Estimate	7,549	51,848	105,665	5 - 9	5.4%	5.2%	5.9%	2022 Projection	\$53,960	\$54,844	\$60,007
2022 Projection	7,765	53,442	110,357	10 - 14	5.3%	5.1%	5.8%				
% Chg. 2017-2022	2.9%	3.1%	4.4%	15 - 19	5.9%	6.8%	6.8%	<b>Average Household Income</b>			
				20 - 24	7.2%	9.1%	8.1%	2017 Estimate	\$63,604	\$64,592	\$71,487
<b>Households</b>				25 - 34	16.4%	18.3%	16.7%	2022 Projection	\$71,397	\$72,729	\$80,698
2010 Census	3,476	19,445	39,812	35 - 44	12.3%	13.8%	13.7%				
2017 Estimate	3,540	20,246	41,940	45 - 54	12.9%	14.0%	14.4%	<b>Per Capita Household Income</b>			
2022 Projection	3,649	20,927	43,803	55 - 64	12.8%	11.2%	11.5%	2017 Estimate	\$29,900	\$25,687	\$28,844
				65 - 74	8.6%	6.2%	6.2%	2022 Projection	\$33,632	\$28,907	\$32,480
<b>Families</b>				75 - 84	5.1%	3.1%	3.2%				
2010 Census	1,844	11,224	24,440	85+	2.0%	1.1%	1.3%	<b>2017 Household Income Dist.</b>			
2017 Estimate	1,826	11,454	25,375					Less than \$15,000	10.1%	10.4%	9.4%
2022 Projection	1,857	11,722	26,342	<b>Median Age</b>				\$15,000 - \$24,999	9.9%	11.0%	9.8%
				2010 Census	38.1	34.7	35.2	\$25,000 - \$34,999	11.0%	10.5%	9.8%
<b>2017 Dist. by Race &amp; Ethnicity</b>				2017 Estimate	39.6	35.8	36.6	\$35,000 - \$49,999	21.1%	18.2%	16.2%
White Alone	53.7%	46.5%	54.3%	2022 Projection	40.6	36.5	37.5	\$50,000 - \$74,999	16.5%	20.1%	20.5%
Black Alone	38.8%	45.7%	38.4%					\$75,000 - \$99,999	14.5%	12.3%	12.9%
American Indian Alone	0.3%	0.3%	0.3%	<b>Average Household Size</b>				\$100,000 - \$149,999	11.6%	11.6%	13.9%
Asian Alone	2.8%	3.1%	2.9%	2010 Census	2.14	2.24	2.34	\$150,000 - \$199,999	3.4%	3.7%	4.5%
Pacific Islander Alone	0.3%	0.2%	0.1%	2017 Estimate	2.13	2.25	2.35	\$200,000 and Up	1.8%	2.1%	3.2%
Some Other Race Alone	1.1%	1.5%	1.5%	2022 Projection	2.13	2.26	2.36				
Two or More Races	3.1%	2.7%	2.5%					<b>2017 Business Data</b>			
Hispanic Origin (Any Race)	3.6%	3.7%	4.0%	<b>2017 Housing Data</b>				Total Businesses:	296	2,301	4,038
				Owner Occ. Housing Units	1,893	10,427	25,477	Total Employees:	4,704	34,171	61,658
				Renter Occ. Housing Units	1,647	9,819	16,463				