FOR SALE
Prime Development Site

AVAILABLE
±20.48
TRACT D

AVAILABLE
23.70 Acres

Tract A (Portion of)
±13.64 Acres
Available

SOLD

TRACT A
±13.48 Acre Portion
Under Contract

TRACT C

Jackson Creek
Elementary School

Two Notch Rd
Trenholm Rd Ext

Lowes
Honey Baked Ham
Shell
Bojangles
Garden Place Plaza
The Shops of O'Neil Court
Checkers
Tillmans Plaza
Wells Fargo
Creekside Plaza
U-Haul
The Comedy House
Longhorn Steakhouse
Humana
Goodwill
It's Fashion
dd's Discount
Taco Bell
Badcock

Trenholm Rd. Extension & O'Neil Ct.
Columbia, SC

NAI Columbia

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PROPERTY Information

Trenholm Rd. Extension & O'Neil Ct.

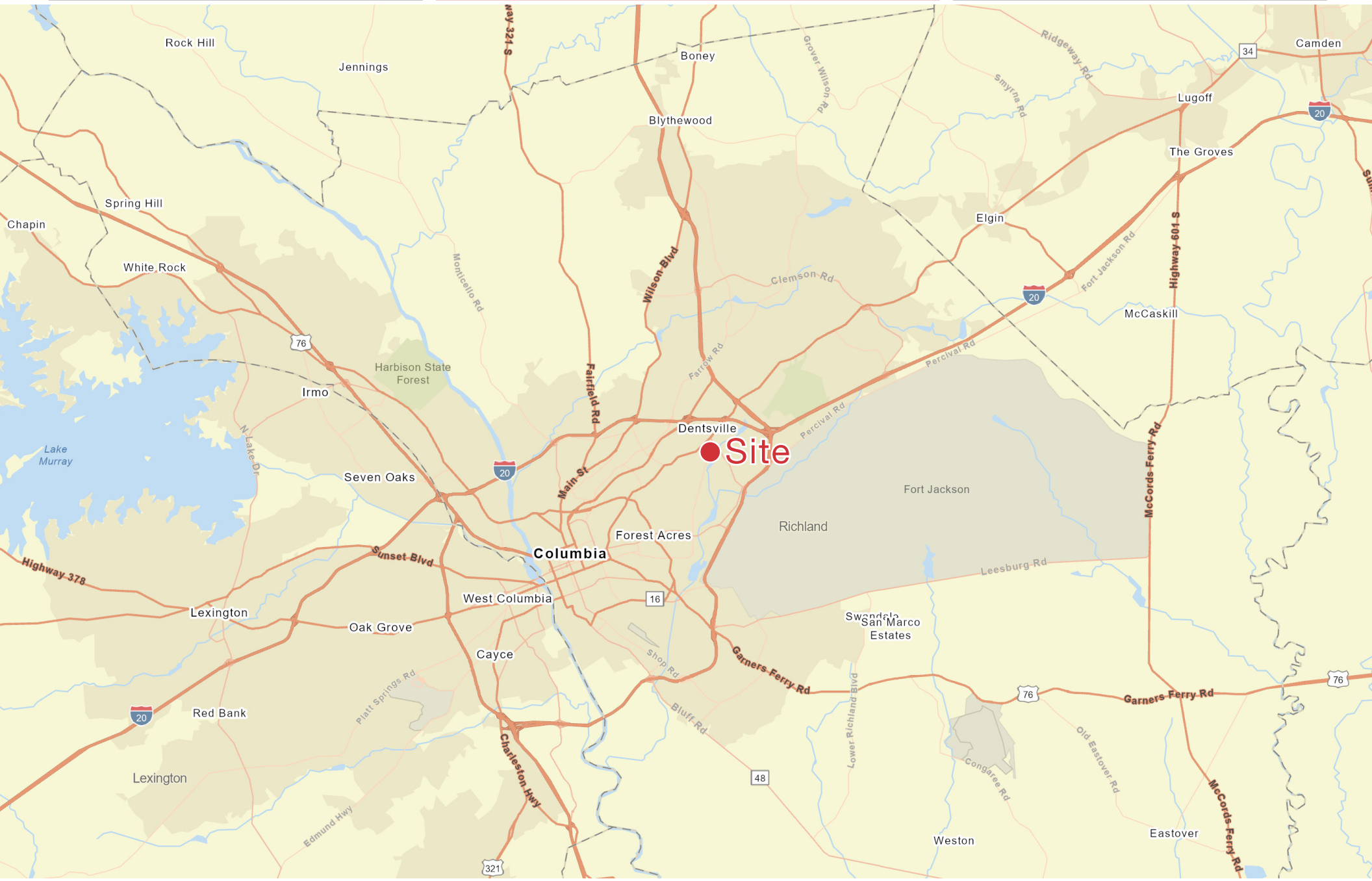|	
LOCATION:	Located inside the Richland County Beltway with close proximity to Two Notch Road and Forest Acres, as well as easy access to I-20 and I-77
	Site is in award winning Richland School District 2 and adjacent to Richland County's Decker Blvd revitalization corridor
ZONING:	GC (General Commercial), Richland County allows for Intense Commercial use and 16 units per acre multi-family
UTILITIES:	All utilities Available
TRAFFIC COUNTS:	Station 109 (Two Notch Road) 18,100 VPD Station 320 (Trenholm Road Ext) 6,200 VPD

DEMOGRAPHICS:	1-Mile	3-Mile	5-Mile
Population:	7,520	47,850	117,258
Households:	3,580	20,291	47,292
Average Household Income:	$61,609	$71,888	$85,612

FOR SALE:

Tract A: ± 13.64 Acres
Tract C: ± 23.70 Acres
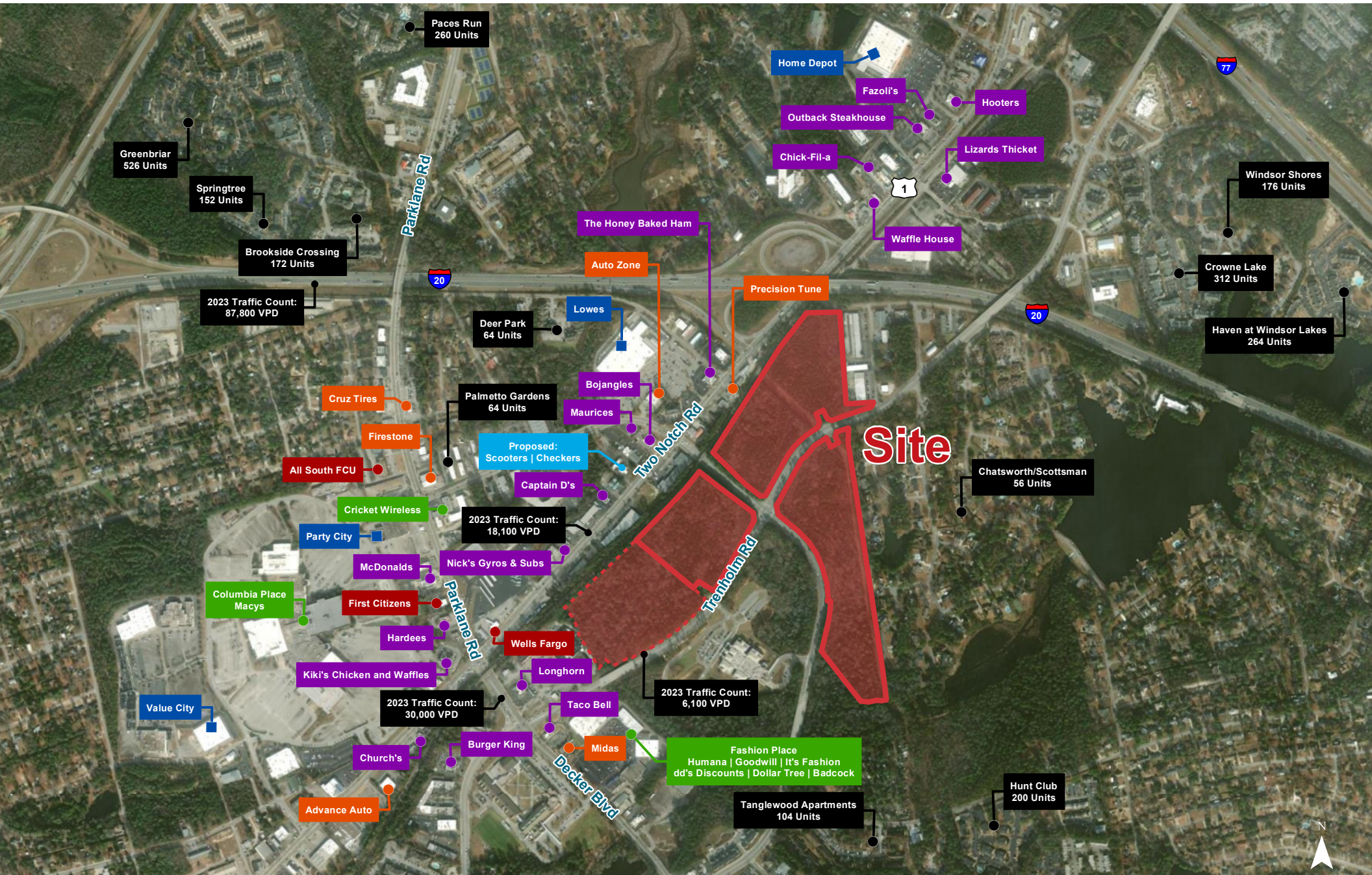Tract D: ± 20.48 Acres

CONTACT BROKERS FOR PRICING

LOCATION Map
Trenholm Rd. Extension & O'Neil Ct.

Paces Run
260 Units

Home Depot

Fazoli's

Hooters

Outback Steakhouse

Greenbriar
526 Units

Chick-Fil-a

Lizards Thicket

Windsor Shores
176 Units

Springtree
152 Units

Waffle House

Brookside Crossing
172 Units

The Honey Baked Ham

Crowne Lake
312 Units

Auto Zone

2023 Traffic Count:
87,800 VPD

Precision Tune

Haven at Windsor Lakes
264 Units

Lowes

Deer Park
64 Units

Cruz Tires

Palmetto Gardens
64 Units

Bojangles

Site

Maurices

Firestone

Proposed:
Scooters | Checkers

Chatsworth/Scottsman
56 Units

All South FCU

Captain D's

Cricket Wireless

2023 Traffic Count:
18,100 VPD

Party City

Nick's Gyros & Subs

McDonalds

Columbia Place
Macys

First Citizens

Hardees

Wells Fargo

Kiki's Chicken and Waffles

Longhorn

2023 Traffic Count:
6,100 VPD

Value City

2023 Traffic Count:
30,000 VPD

Taco Bell

Burger King

Church's

Midas

Fashion Place
Humana | Goodwill | It's Fashion
dd's Discounts | Dollar Tree | Badcock

Hunt Club
200 Units

Advance Auto

Tanglewood Apartments
104 Units

Parklane Rd

Two Notch Rd

Trenholm Rd

Decker Blvd

DEMOGRAPHIC Profile
Trenholm Rd. Extension & O'Neil Ct.

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				**2023 Age Dist.**				**Median Household Income**			
2020 Census	7,472	47,327	113,883	0 - 4	6.7%	5.8%	5.7%	2023 Estimate	$40,703	$48,675	$53,235
2023 Estimate	7,520	47,850	117,258	5 - 9	6.4%	5.8%	5.6%	2028 Projection	$45,227	$53,507	$59,295
2028 Projection	7,665	48,327	118,663	10 - 14	6.2%	6.0%	5.7%				
% Chg. 2022-2027	1.9%	1.0%	1.2%	15 - 19	5.7%	5.8%	6.8%	**Average Household Income**			
				20 - 24	8.1%	7.0%	9.5%	2023 Estimate	$61,609	$71,888	$85,612
Households				25 - 34	17.0%	14.4%	13.9%	2028 Projection	$69,344	$81,162	$96,900
2020 Census	3,455	19,830	45,490	35 - 44	14.3%	13.6%	12.6%				
2023 Estimate	3,580	20,291	47,292	45 - 54	10.2%	10.7%	10.3%	**Per Capita Household Income**			
2028 Projection	3,685	20,708	48,443	55 - 64	10.9%	11.8%	11.6%	2023 Estimate	$27,920	$30,782	$35,601
				65 - 74	8.2%	10.6%	10.5%	2028 Projection	$31,727	$35,098	$40,600
Families				75 - 84	4.4%	5.9%	5.6%				
2010 Census	1,951	11,501	26,548	85+	1.8%	2.5%	2.4%	**2023 Household Income Dist.**			
2023 Estimate	2,045	12,037	28,300					Less than $15,000	15.5%	14.7%	15.4%
2028 Projection	2,095	12,224	28,841	**Median Age**				$15,000 - $24,999	12.0%	8.8%	7.9%
				2010 Census	32.8	37.0	33.3	$25,000 - $34,999	15.9%	11.6%	9.6%
2023 Housing Data				2023 Estimate	35.0	38.6	37.3	$35,000 - $49,999	14.4%	16.0%	14.0%
Owner Occ. Housing Units	1,292	10,935	27,813	2028 Projection	35.5	39.0	37.9	$50,000 - $74,999	15.6%	17.9%	16.8%
Renter Occ. Housing Units	2,280	9,356	19,479					$75,000 - $99,999	10.8%	11.0%	11.1%
				Average Household Size				$100,000 - $149,999	8.6%	12.0%	12.6%
2023 Business Data				2020 Census	0.00	0.00	0.00	$150,000 - $199,999	5.7%	4.3%	5.4%
Total Businesses:	486	1,696	3,684	2023 Estimate	2.09	2.28	2.27	$200,000 and Up	1.6%	3.8%	7.2%
Total Employees:	5,274	24,073	47,153	2028 Projection	2.07	2.25	2.25				