



# Hardscrabble Rd. & Lee Rd.

Columbia, SC 29229

## ±11.4 AC of Land for Sale

- Located at Hardscrabble & Lee Roads.
- All utilities included
- General Commercial (GC) Zoning
- Close Proximity to I-77 with connection to I-20 & I-26
- Hardscrabble Rd: 25,700 VPD
- Clemson Rd: 21,600 VPD
- Seller to retain the tower, all support facilities and guidewires through a perpetual easement

| Demos          | 1-Mile   | 3-Miles  | 5-Miles  |
|----------------|----------|----------|----------|
| Population     | 10,857   | 64,652   | 112,570  |
| Households     | 4,219    | 23,906   | 43,119   |
| Avg. HH Income | \$80,200 | \$90,506 | \$90,141 |



**Sales Price: \$575,000**

### CONTACT:

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**Wilson Kibler**  
COMMERCIAL REAL ESTATE



The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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