



# Pine Belt Plaza

3900 Two Notch Road | Columbia, SC 29204



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# Pine Belt Plaza

## Property Overview

### PROPERTY FEATURES

- ±1,200 SF available
- ±4,000 SF available on 4/1/2026
- Located off Two Notch Road with two access points and signalized access via Two Notch Road
- Three miles from Downtown Columbia
- Situated in a mature residential area across from WG Sanders

Middle School

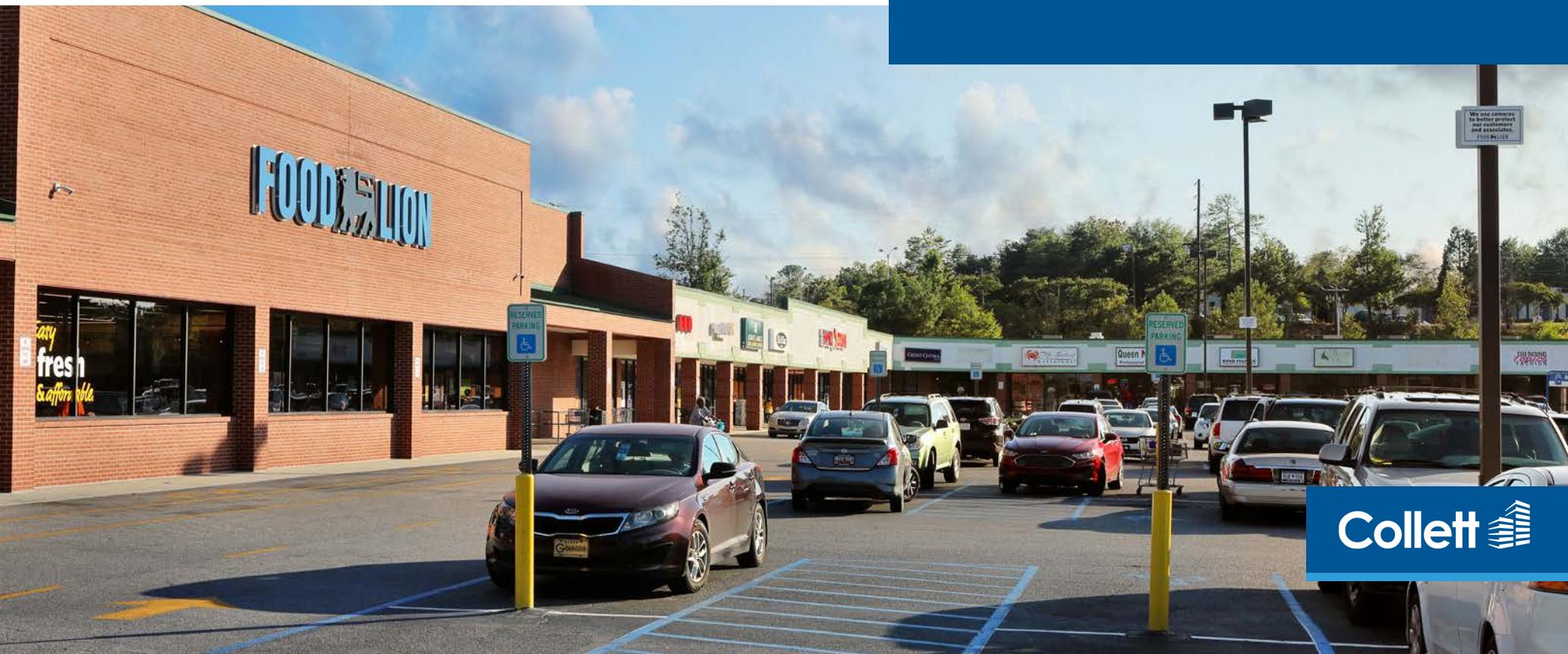
- Anchored by high-performing Food Lion
- Nearby retailers/restaurants include CVS, Subway, NAPA Auto Parts, McDonald's, Burger King

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	7,145	66,672	165,631
Employees	2,126	31,785	92,937
Avg HH Income	\$61,050	\$67,161	\$63,034

### TRAFFIC COUNTS

Two Notch Road	22,000 VPD
Hwy 16	20,600 VPD



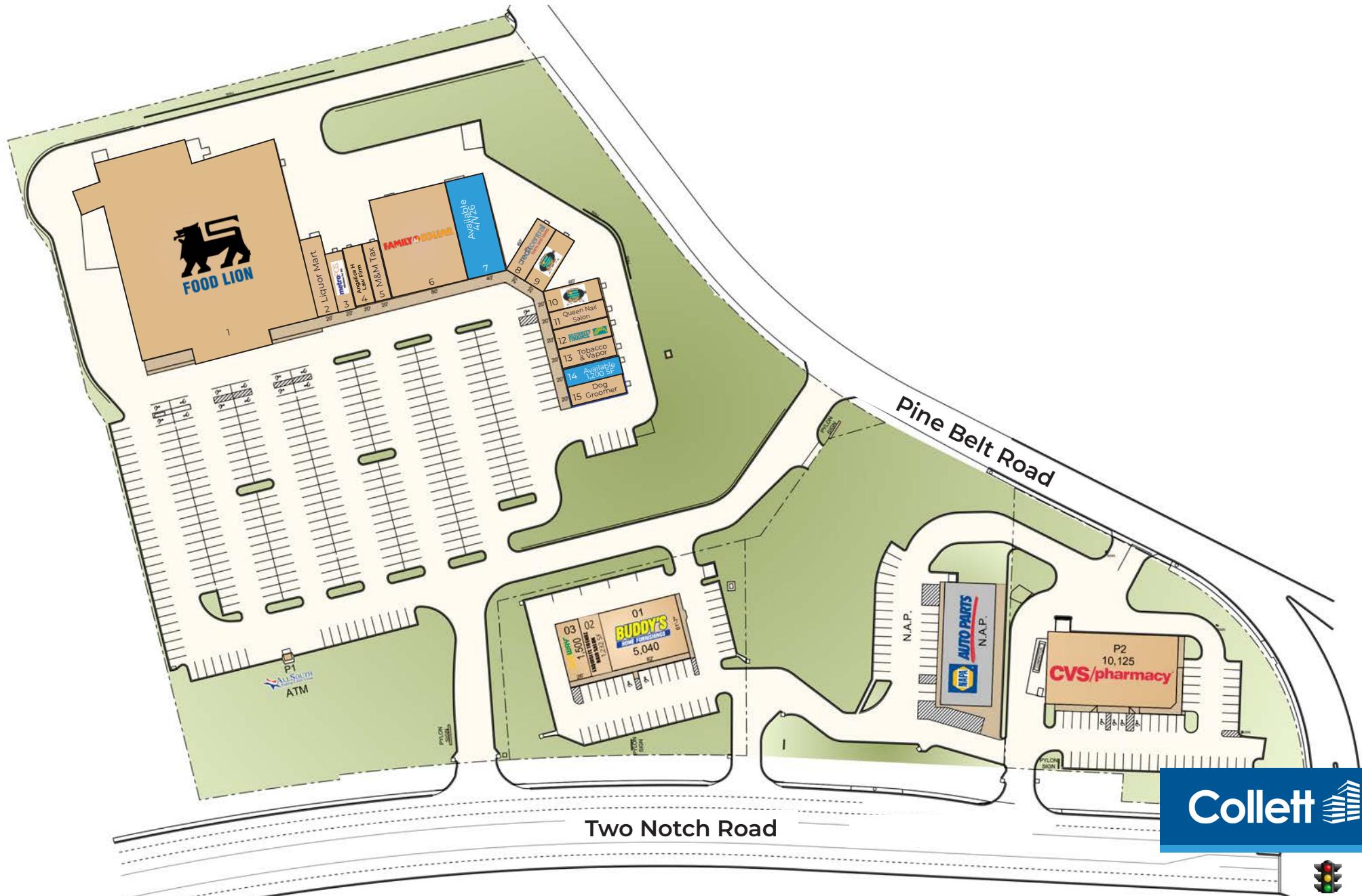
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## Aerial



# Pine Belt Plaza

## Site Plan



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