



CEDAR TERRACE

GARNERS FERRY RD 48,100 VPD

±0.66 AC

# 6406 GARNERS FERRY RD.

±0.66 AC DEVELOPMENT SITE AVAILABLE




BRUCE HARPER, SIOR  
bharper@trinity-partners.com | 803.567.1445

ROBBIE COOK  
rcook@trinity-partners.com | 803.567.1528

# 6406 GARNERS FERRY RD.

TRINITY  
PARTNERS

## ADDRESS

 6406 Garners Ferry Rd.  
Columbia, SC 29209

TMS# R16404-08-14

## AVAILABILITY

- ±0.66 AC
- ±120' Frontage
- ±208' Depth

## NEIGHBORING RETAILERS

## FEATURES

- Highly visible, corner site located in Forest Acres, one of the most dynamic submarkets in South Carolina
- Situated on Garners Ferry Rd (Hwy 378), in close proximity to numerous national/regional retailers such as Target, Bealls, Ross, Burlington, Starbucks, Verizon, Chipotle, and Panera
- Traffic Count: 48,100 VPD
- County: Richland
- Zoning: General Commercial (GC)
- Distance to Downtown Columbia: 4.35 miles

FOR SALE, GROUND LEASE, OR BTS

CONTACT BROKERS FOR PRICING



# 6406 GARNERS FERRY RD.



## CONCEPTUAL SITE PLAN



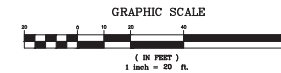
Property is located with the City of Columbia  
 Currently zoned GC (general commercial)  
 Type C Transitional buffer yard required between GC and RM-2 zoning classifications  
 Off-street parking requirement  
 Medical office 1 per/250 sf  
 Retail 3.5 per 1000/sf  
 Building SF shown as 4675 sf  
 Medical office would require 19 spaces  
 Retail would require 17 spaces  
 21 spaces shown



**Chao & Associates, Inc.**  
 Civil & Survey  
 City of Columbia, SC 29210  
 Voice: (803) 772-8420  
 Fax: (803) 772-9120  
 Email: consult@chaonc.com

**Conceptual Site Plan**  
 6406 Garners Ferry Road  
 Prepared for:  
 Pagett Garners Ferry, LLC  
 City of Columbia, South Carolina

Drawn: LPL & TRS Checked: JMF  
 Revised:  
 File: Sketching Project No.: 390558C



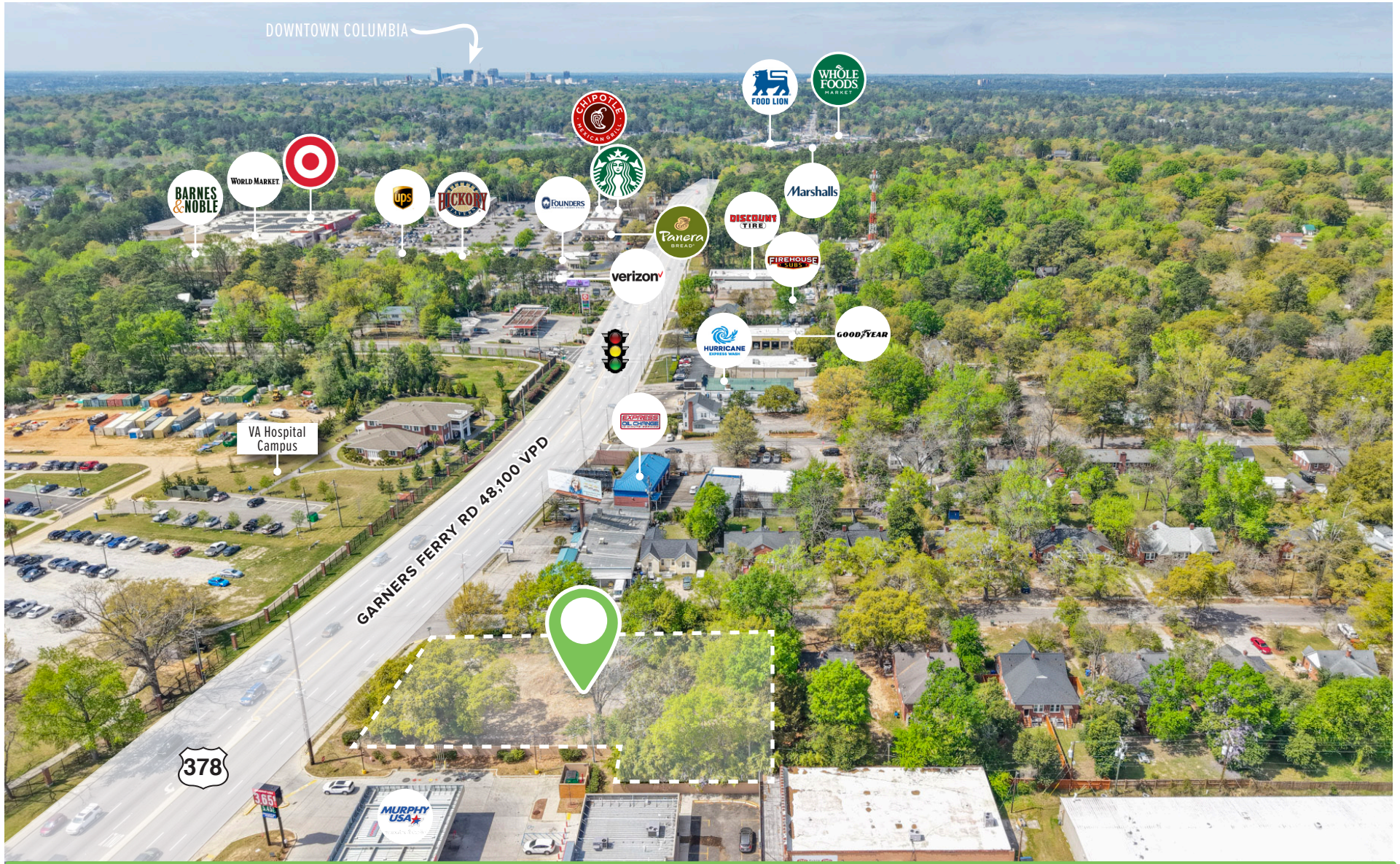
The utilities are shown for the contractor's convenience only. There may be other utilities not shown on these Plans. The Engineer assumes no responsibility for verifying the locations shown and it shall be the contractor's responsibility to verify the locations of all utilities within the limits of the work. All damage made to existing utilities by the contractor shall be the sole responsibility of the contractor.

**C1.0**  
 Sheet Number  
 October 31, 2025  
 Date

# 6406 GARNERS FERRY RD.

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MAP





# 6406 GARNERS FERRY RD.

## DEMOGRAPHICS REPORT

2025

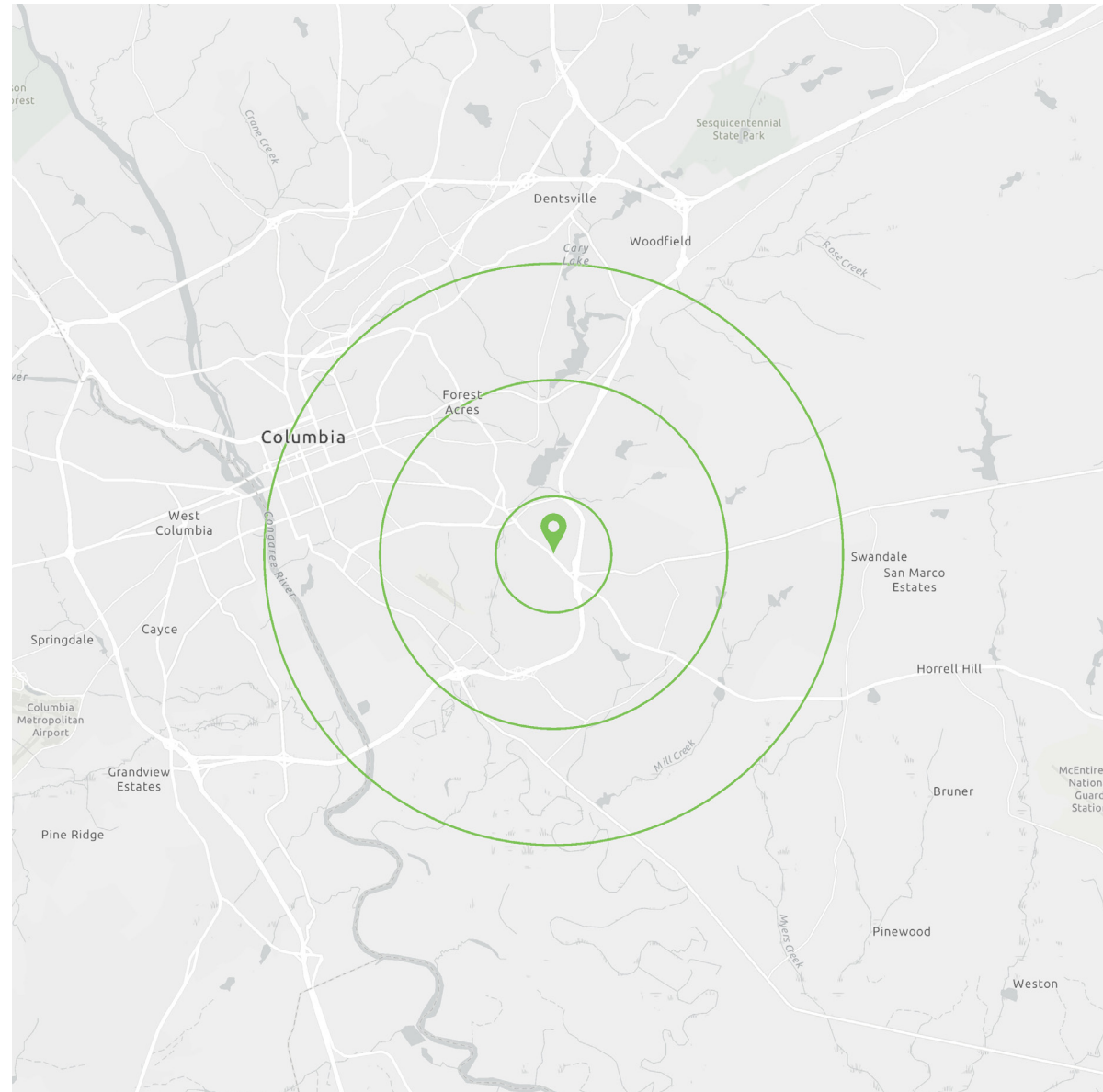
### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	7,167	58,615	133,132
<b>HOUSEHOLDS</b>	3,581	26,128	55,035
<b>FAMILIES</b>	1,819	13,226	25,945
<b>AVERAGE HOUSEHOLD SIZE</b>	2.00	2.11	2.07
<b>OWNER OCCUPIED HOUSING UNITS</b>	1,847	15,507	29,904
<b>RENTER OCCUPIED HOUSING UNITS</b>	1,734	10,621	25,131
<b>MEDIAN AGE</b>	37.1	34.9	30.9
<b>MEDIAN HOUSEHOLD INCOME</b>	\$68,748	\$71,079	\$60,788
<b>AVERAGE HOUSEHOLD INCOME</b>	\$111,992	\$120,842	\$99,982

2030

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	7,290	59,967	136,718
<b>HOUSEHOLDS</b>	3,729	27,370	57,992
<b>FAMILIES</b>	1,873	13,683	26,991
<b>AVERAGE HOUSEHOLD SIZE</b>	1.95	2.06	2.03
<b>OWNER OCCUPIED HOUSING UNITS</b>	1,961	16,746	32,377
<b>RENTER OCCUPIED HOUSING UNITS</b>	1,769	10,624	25,614
<b>MEDIAN AGE</b>	38.1	36.2	31.9
<b>MEDIAN HOUSEHOLD INCOME</b>	\$81,122	\$83,022	\$68,617
<b>AVERAGE HOUSEHOLD INCOME</b>	\$128,092	\$136,283	\$112,097



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 in 2020 geographies.

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## CONTACT FOR DETAILS



### BRUCE HARPER, SIOR

Founding Partner, SC  
bharper@trinity-partners.com  
803.567.1445



### ROBBIE COOK

Senior Brokerage Associate  
rcook@trinity-partners.com  
803.567.1528



1501 MAIN STREET SUITE 410  
COLUMBIA, SC 29201

WWW.TRINITY-PARTNERS.COM  
803.567.5454

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