



**FOR SALE**  
**\$400,000**

# 8263 Garners Ferry Rd.

Columbia, SC 29209



Located along Hwy 378 near the intersection of Garners Ferry Rd. and Trotter Rd.



- 2,400 SF standalone flex building
- 600 SF office space
- 1,800 SF warehouse space
- Three (3) 10' x 10' drive in doors
- 0.66 AC lot
- Zoned General Commercial (GC)
- Significant exposure and frontage along Garners Ferry Rd.
- 33,426 VPD (Garners Ferry Rd.)



TRINITY-PARTNERS.COM  
1501 MAIN STREET SUITE 410  
COLUMBIA, SC 29201

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# ADDITIONAL PHOTOS



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# RETAILER MAP

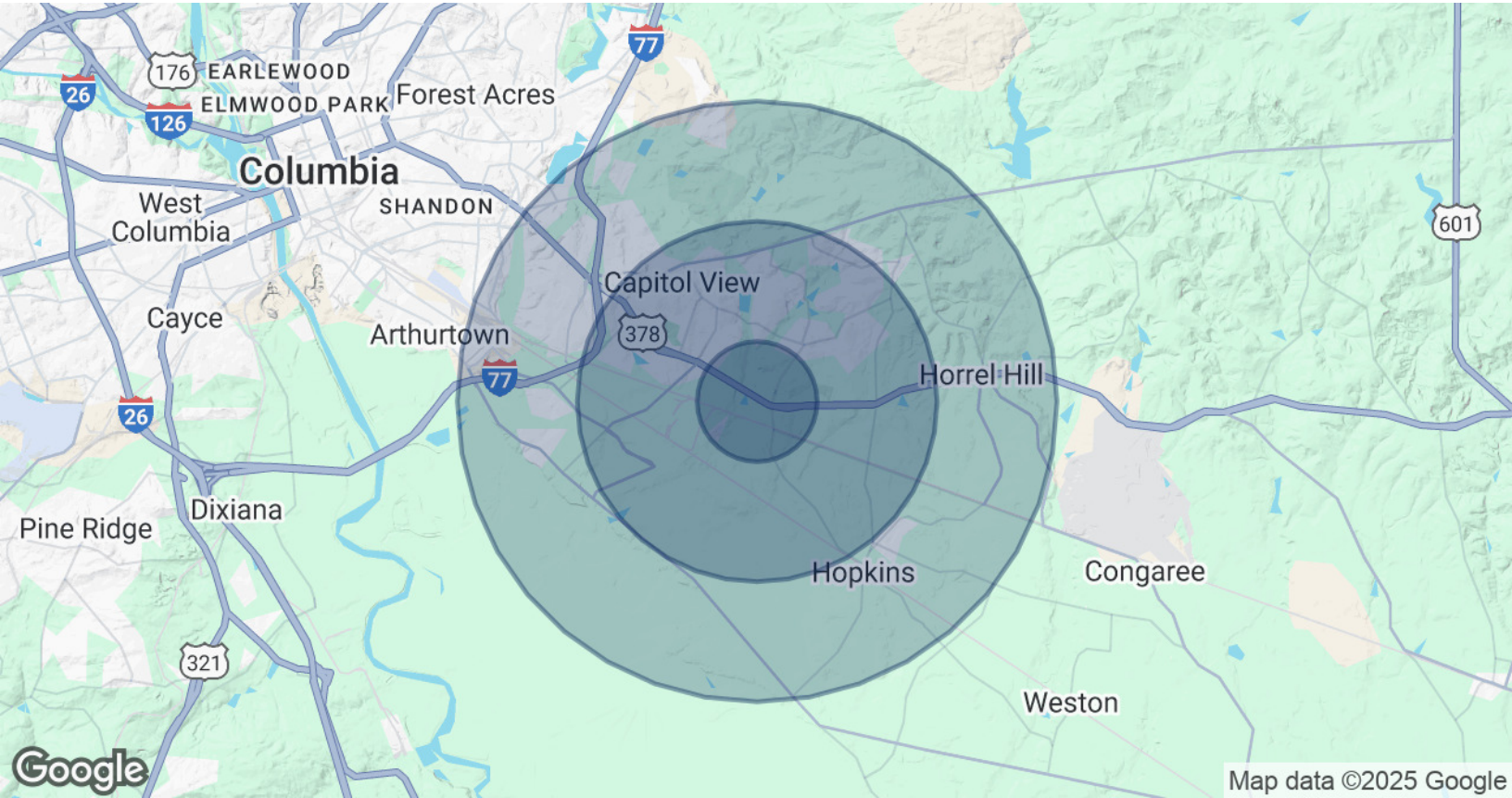


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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,066	26,969	53,457
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	43	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	456	11,352	21,933
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$65,609	\$76,654	\$81,944
Average House Value	\$205,246	\$208,021	\$262,597

Demographics data derived from AlphaMap

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