



For Ground Lease
±.71 Acres

For more information:

**7450 Two Notch Road
Columbia, South Carolina**

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NAIColumbia

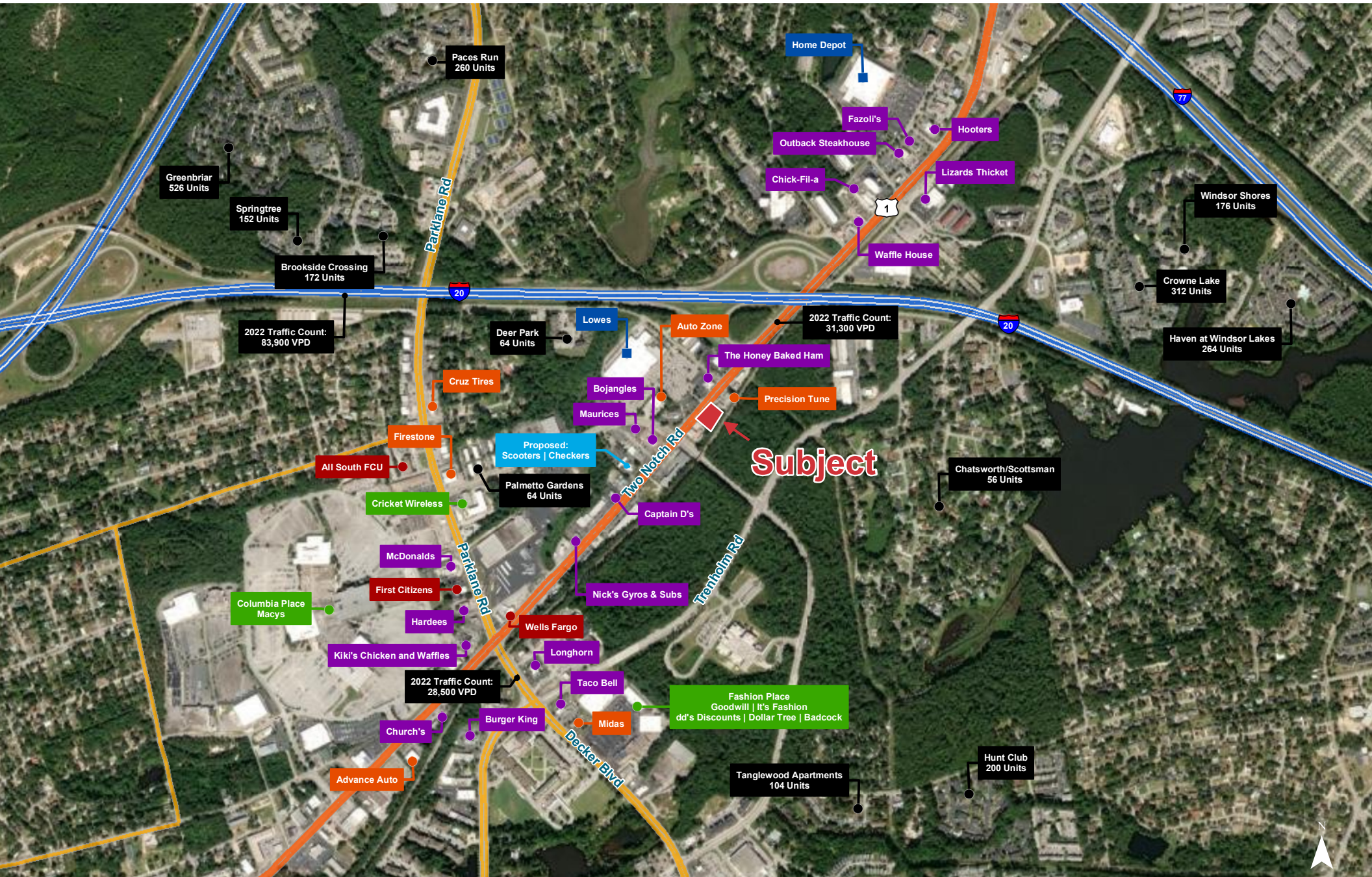
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Property Features

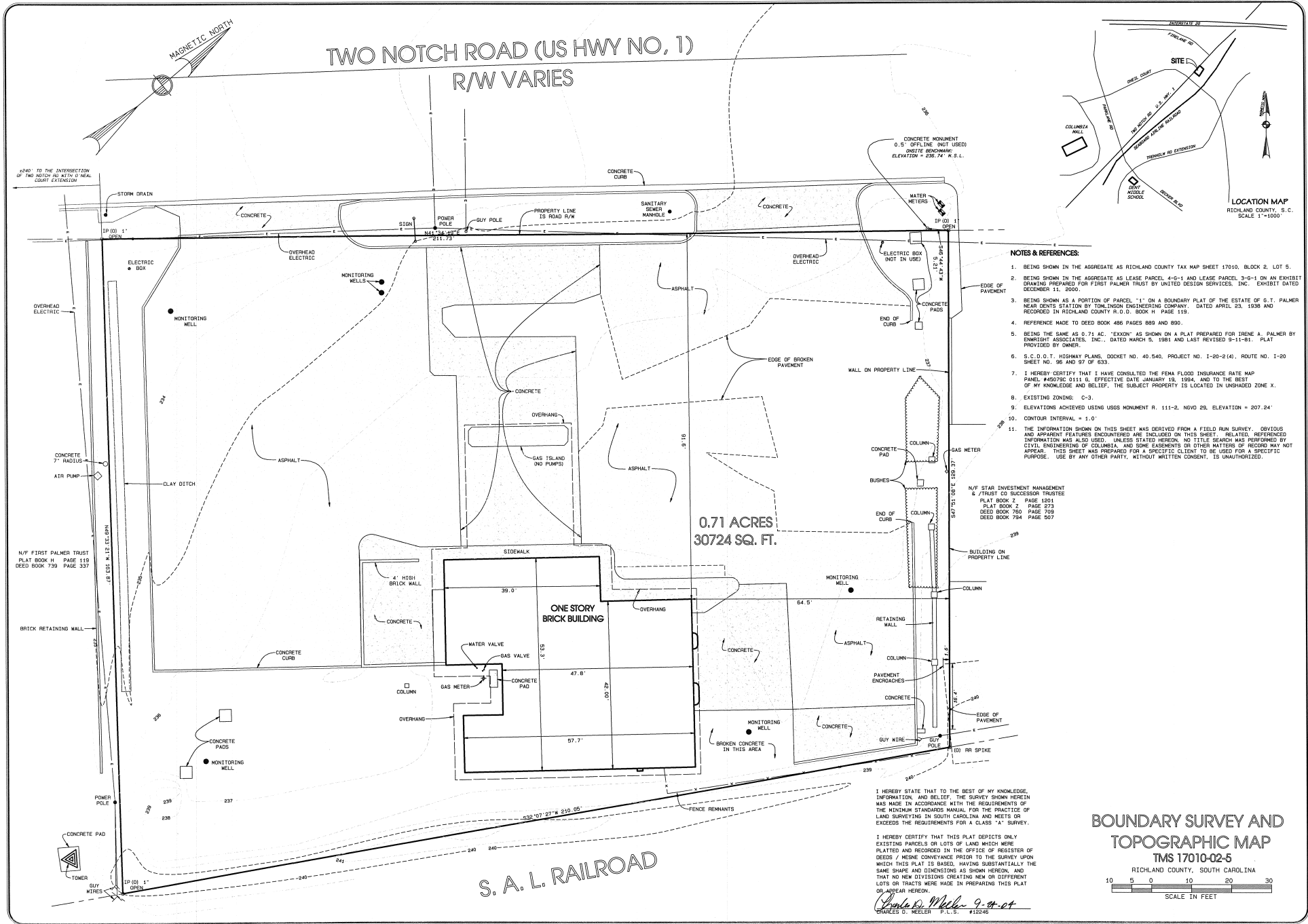
- Rare infill ± 0.71 acre site ideal for QSR, C-Store and Car Wash concepts.
- Existing structure can be demolished.
- Commerical corridor located on US Highway #1 (Two Notch Road) between I-20 and Columbia Place Mall.
- Located on US Highway #1 (Two Notch Road) between I-20 and Columbia Place Mall.
- ± 200 feet of frontage on Two Notch Road.
- 2022 Traffic Count: 20,400 VPD (Station 109).
- Potential for existing monument site to be grandfathered-in.
- Excellent proximity to I-20 and I-77 interchanges.
- Asking price for unsubordinated ground lease: \$65,000 per year, NNN.

Points of Interest



Map Updated: Tuesday, July 11, 2023. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

Property Plat



REVISION	
NO.	DATE

CIVIL ENGINEERING OF COLUMBIA CONSULTING ENGINEERING, SURVEYING AND PLANNING 3608 FERNANDA ROAD, COLUMBIA, SOUTH CAROLINA 29210 TELEPHONE (803) 798-2820 FAX (803) 798-2826	
BOUNDARY SURVEY PREPARED FOR TMS L.C. (SOUTH CAROLINA) COLUMBIA, SOUTH CAROLINA	
DATE: SEPT. 24, 2004	DRAWN: N. BELADACH
DESIGNED: N/A	JOHN NUMBER: C4016
APPROVED BY:	OF

NAI Columbia

Demographic Profile

Demographic Profile

Two Notch Road | Columbia, SC

	5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes
Population				2022 Age Dist.				Median Household Income			
2010 Census	24,058	95,325	232,798	0 - 4	6.3%	6.1%	5.9%	2022 Estimate	\$43,519	\$49,319	\$52,417
2022 Estimate	24,525	100,266	251,886	5 - 9	6.0%	5.8%	5.6%	2027 Projection	\$46,969	\$54,092	\$58,717
2022 Projection	24,816	101,787	258,377	10 - 14	6.0%	5.8%	5.5%				
% Chg. 2022-2027	1.2%	1.5%	2.6%	15 - 19	5.7%	6.4%	6.8%	Average Household Income			
				20 - 24	7.6%	8.3%	9.8%	2022 Estimate	\$67,021	\$80,677	\$84,568
Households				25 - 34	15.9%	14.1%	15.8%	2027 Projection	\$76,390	\$92,623	\$97,367
2010 Census	10,138	37,485	93,259	35 - 44	13.0%	12.6%	12.7%				
2022 Estimate	10,889	41,574	106,256	45 - 54	10.6%	10.6%	10.8%	Per Capita Household Income			
2027 Projection	11,064	42,443	109,447	55 - 64	11.5%	12.1%	11.5%	2022 Estimate	\$29,399	\$34,107	\$36,180
				65 - 74	9.5%	10.1%	9.1%	2027 Projection	\$33,636	\$39,274	\$41,744
Families				75 - 84	5.6%	5.5%	4.6%				
2010 Census	6,256	23,136	53,776	85+	2.4%	2.6%	1.9%	2022 Household Income Dist.			
2022 Estimate	6,339	24,312	57,928					Less than \$15,000	10.5%	12.6%	12.5%
2027 Projection	6,398	24,628	59,364	Median Age				\$15,000 - \$24,999	13.0%	11.0%	9.5%
				2010 Census	35.5	34.7	32.7	\$25,000 - \$34,999	15.0%	10.9%	10.0%
2022 Housing Data				2022 Estimate	36.9	37.7	35.4	\$35,000 - \$49,999	17.7%	16.0%	15.9%
Owner Occ. Housing Units	4,903	22,344	55,752	2027 Projection	37.3	38.2	35.8	\$50,000 - \$74,999	17.0%	14.7%	14.8%
Renter Occ. Housing Units	5,986	19,230	50,504					\$75,000 - \$99,999	9.7%	10.7%	10.7%
				Average Household Size				\$100,000 - \$149,999	10.3%	12.1%	12.7%
2022 Business Data				2010 Census	2.34	2.36	2.32	\$150,000 - \$199,999	3.6%	5.9%	7.6%
Total Businesses:	12,570	52,611	152,603	2022 Estimate	2.22	2.28	2.24	\$200,000 and Up	3.3%	6.0%	6.3%
Total Employees:	24,525	100,266	251,886	2027 Projection	2.22	2.27	2.24				