



6230 Two Notch Road

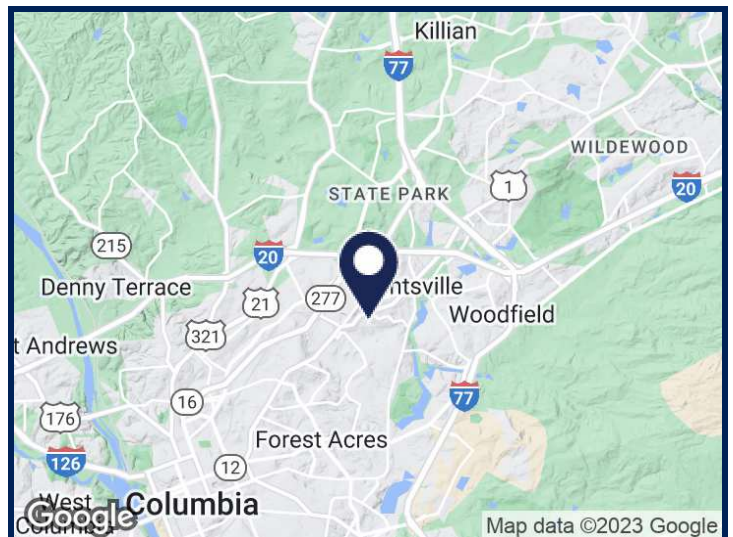
Columbia, SC 29223

FOR SALE
\$229,000



Located on Two Notch Rd. right off the intersection of Two Notch Rd. and Arcadia Lakes.

- 2.85 Acre Development Tract for Sale
- 2023 Traffic Count: 20,300 Vehicles per Day
- Zoned General Commercial, Richland County
- Located 2 miles from the I-20 ramp and 2.5 miles from I-77 ramp
- Frontage: ±285' on Two Notch Rd. and ±760' on Bella Vista Dr.



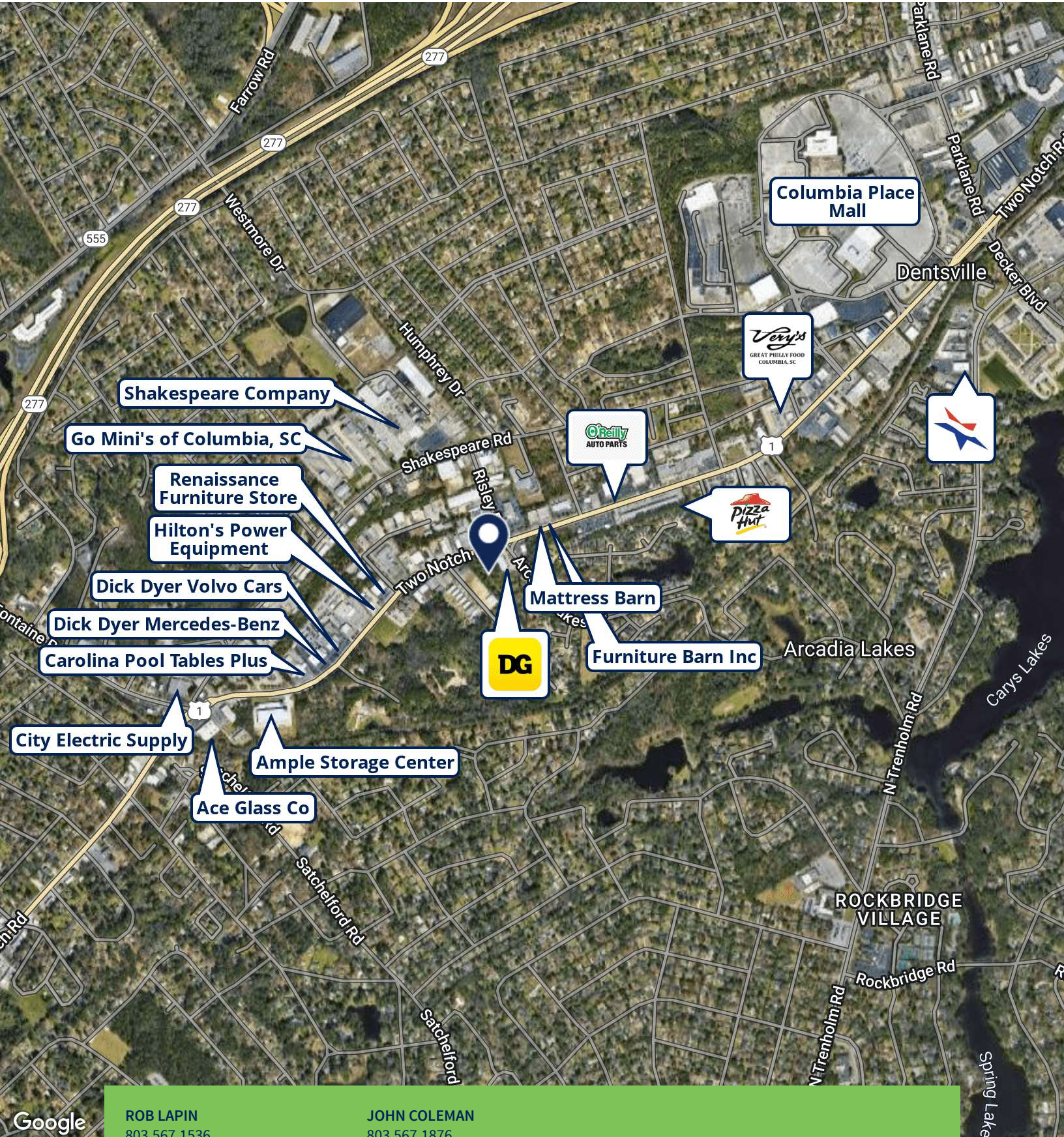
TRINITY-PARTNERS.COM
1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201

ROB LAPIN
803.567.1536
RLAPIN@TRINITY-PARTNERS.COM

JOHN COLEMAN
803.567.1876
JCOLEMAN@TRINITY-PARTNERS.COM

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

RETAILER MAP

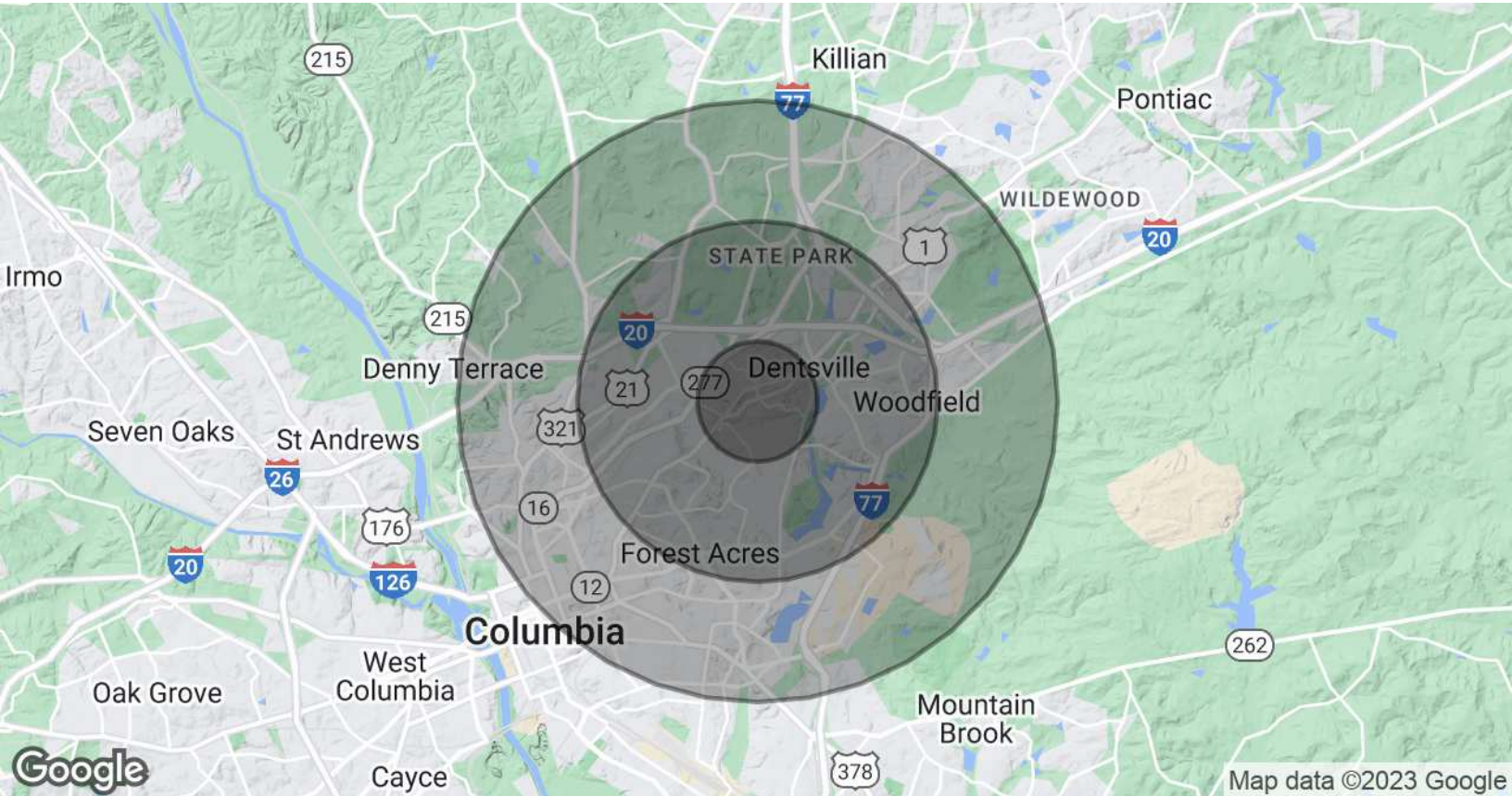


Google

ROB LAPIN
803.567.1536
RLAPIN@TRINITY-PARTNERS.COM

JOHN COLEMAN
803.567.1876
JCOLEMAN@TRINITY-PARTNERS.COM

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,653	60,306	136,309
Average Age	40.7	37.9	35.4
Average Age (Male)	34.3	33.8	33.1
Average Age (Female)	46.4	41.4	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,524	26,953	57,954
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$64,268	\$59,040	\$63,074
Average House Value	\$156,748	\$160,029	\$177,590

* Demographic data derived from 2020 ACS - US Census

ROB LAPIN
803.567.1536
RLAPIN@TRINITY-PARTNERS.COM

JOHN COLEMAN
803.567.1876
JCOLEMAN@TRINITY-PARTNERS.COM