



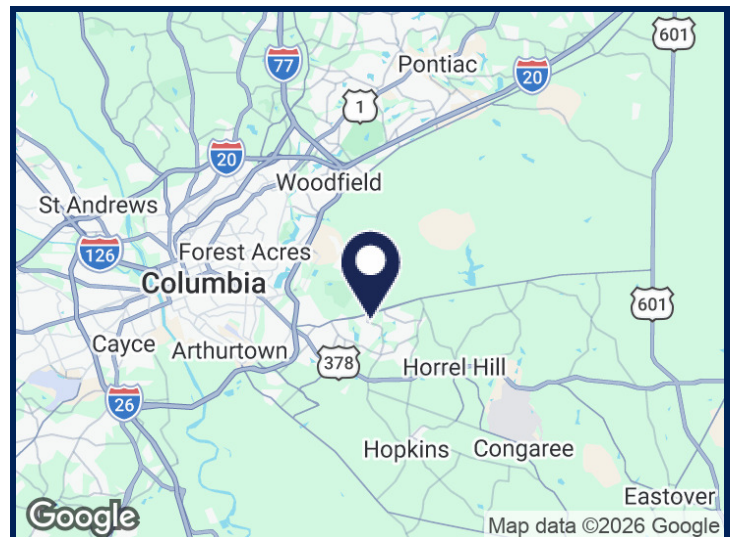
4.91 AC for Sale Leesburg Road

Columbia, SC 29209



Located in Southeast Columbia at the intersection of Leesburg & Ulmer Road

- Zoned Mixed Use 2 (MU-2) by the City of Columbia
- 26,700 Views Per Day on Leesburg Road
- Ideally suited for a variety of uses
- Mild topography with no known wetlands
- Road upgrade and widening project expected to be completed Q1 2027



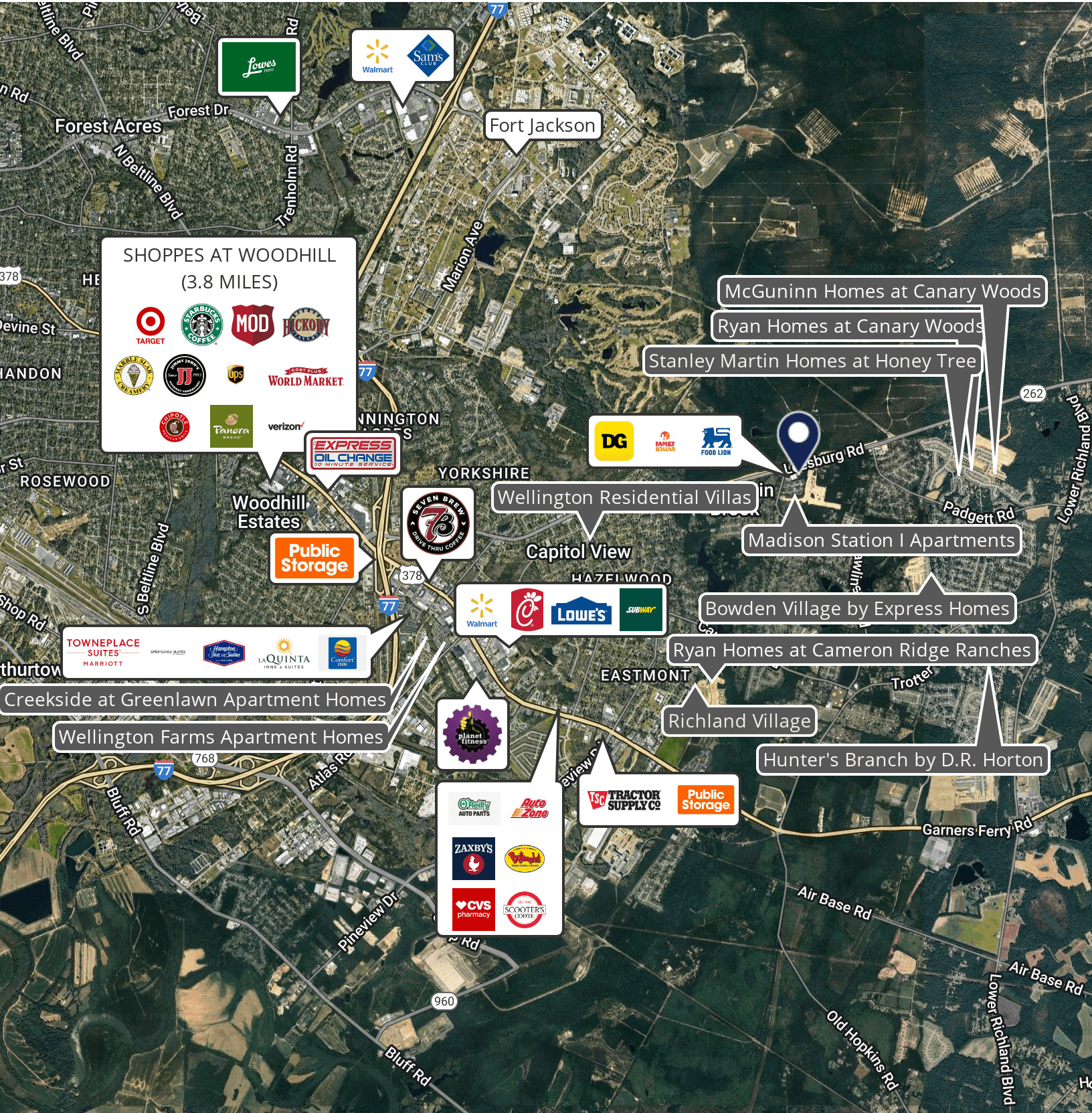
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RETAILER MAP

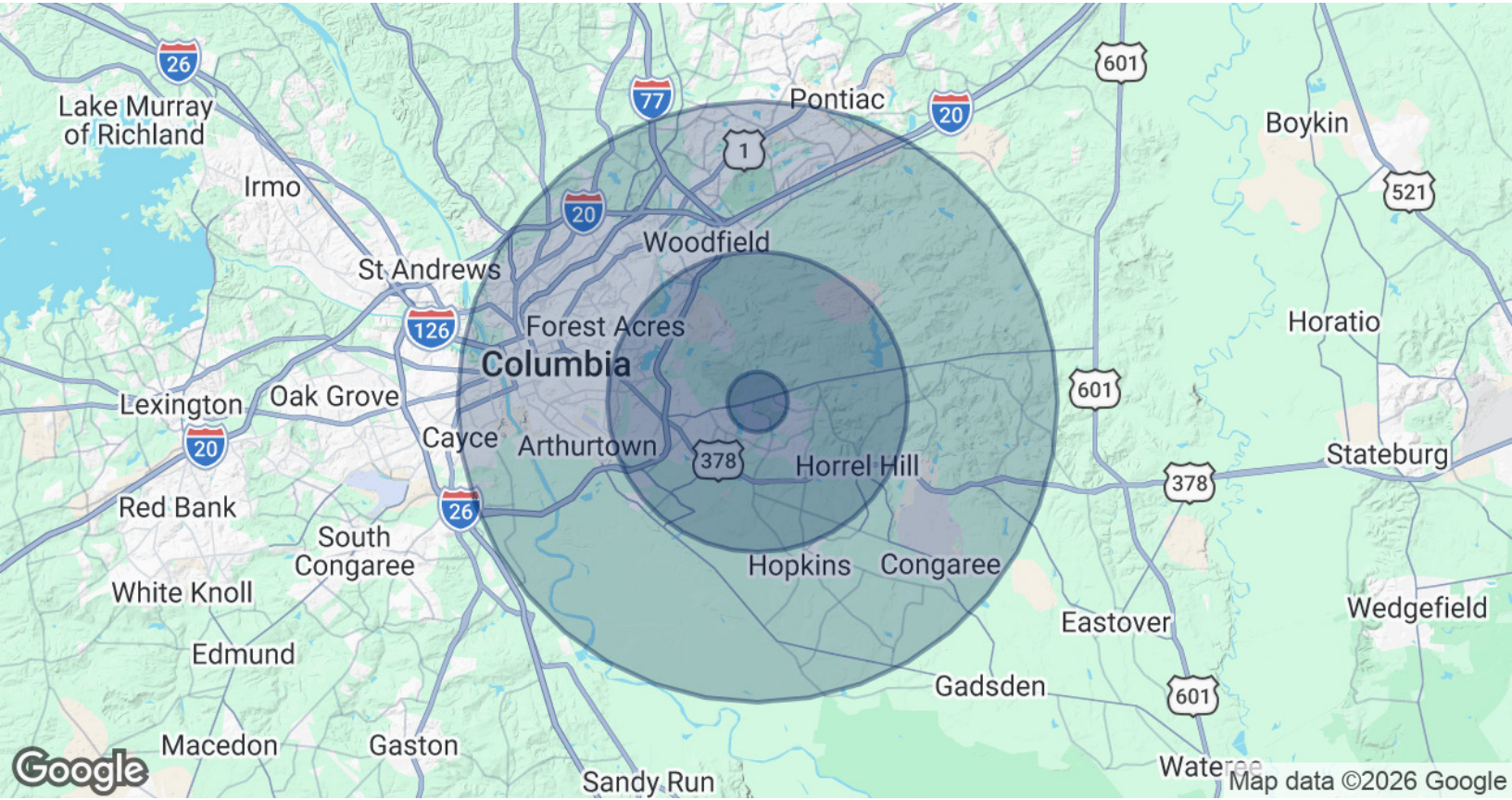


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,724	72,911	224,492
Average Age	42	38	38
Average Age (Male)	41	37	37
Average Age (Female)	44	39	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,508	28,565	93,988
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$79,836	\$93,752	\$78,278
Average House Value	\$232,361	\$319,173	\$292,457

Demographics data derived from AlphaMap

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ZONING INFO

(d) MU-2: Mixed-Use District

(1) Purpose

The purpose of the Mixed-Use (MU-2) District is to provide lands that accommodate medium-density, walkable mixed-use development in a gridded street pattern.

Allowed uses include single-family, two-family, townhouse, and multi-family development, as well as a moderate range of neighborhood-serving mixed-use, retail, office, and personal services development.



(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	Townhouse	Single-Family and Two-Family	Multi-Family and Mixed Use	All Other Uses
Lot Area, min. (sf.)	8,000[1]/1,500[2]	5,000	10,000	5,000
1 Lot Width, min. (ft.)	75[1]/18[2]	50	75	50
2 Lot Depth, min. (ft.)		50		N/A
Lot Coverage, max. (% of site area)			N/A	
Density, max. (du/acre)			N/A	
3 Front Yard Setback (ft.)	Min.		0	
	Max.		15	N/A
4 Side Yard Setback, min. (ft.)	[3]		5	
5 Rear Yard Setback, min. (ft.)			10	
6 Building Height, max. (ft.)			60	

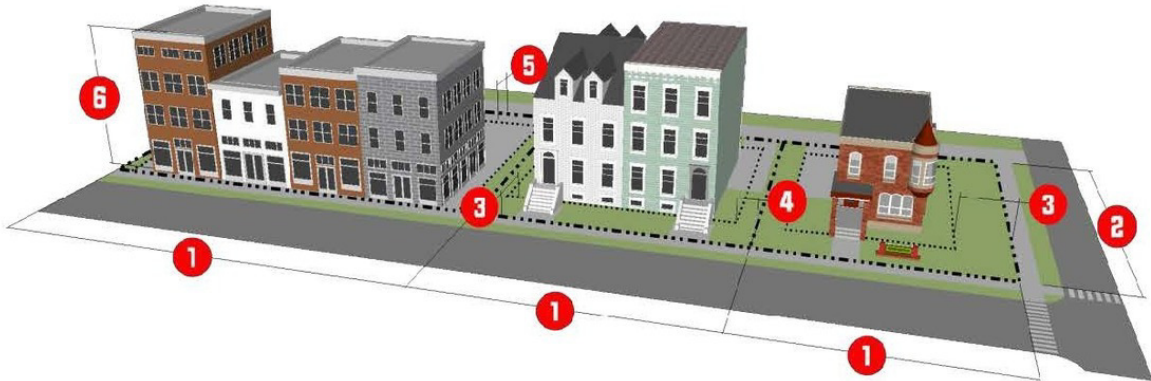
Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Applies to the development lot as a whole rather than individual lots under individual units.

[2] Applies to individual lots under individual units.

[3] A minimum of five feet required between end units and side yard and ten feet between end units and any secondary front yard.

ZONING INFO



(4) Reference to Other Standards

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off- Street Parking, Bicycle Parking	Sec. 17-5.9	Exterior Lighting
Sec. 17-5.3	Landscaping	Sec. 17-5.10	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	Sec. 17-6.3	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurements