

# FOR SALE

350 Watling Road, West Columbia, SC, 29170

±4.41 Acres Commercial Land



Site



Watling Road (11,200 VPD)

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## PROPERTY INFORMATION

### Location Description

The site is situated on Wattling Road, between Augusta Road (US Hwy 1) and Platt Springs Road. It is located in the town of Springdale, one mile from the Columbia Metropolitan Airport. The property is  $\pm 2$  miles from the I-26 interchange and approximately  $\pm 5$  miles from Downtown Columbia.

**Site Size:**  $\pm 4.41$  AC

**Utilities:** Water & Sewer  
Electric

### Property Description

The property is adjacent to Springdale Baptist Church and Springdale Elementary School, in close proximity to surrounding residential developments within the Town of Springdale. It is well positioned for many commercial or residential uses.

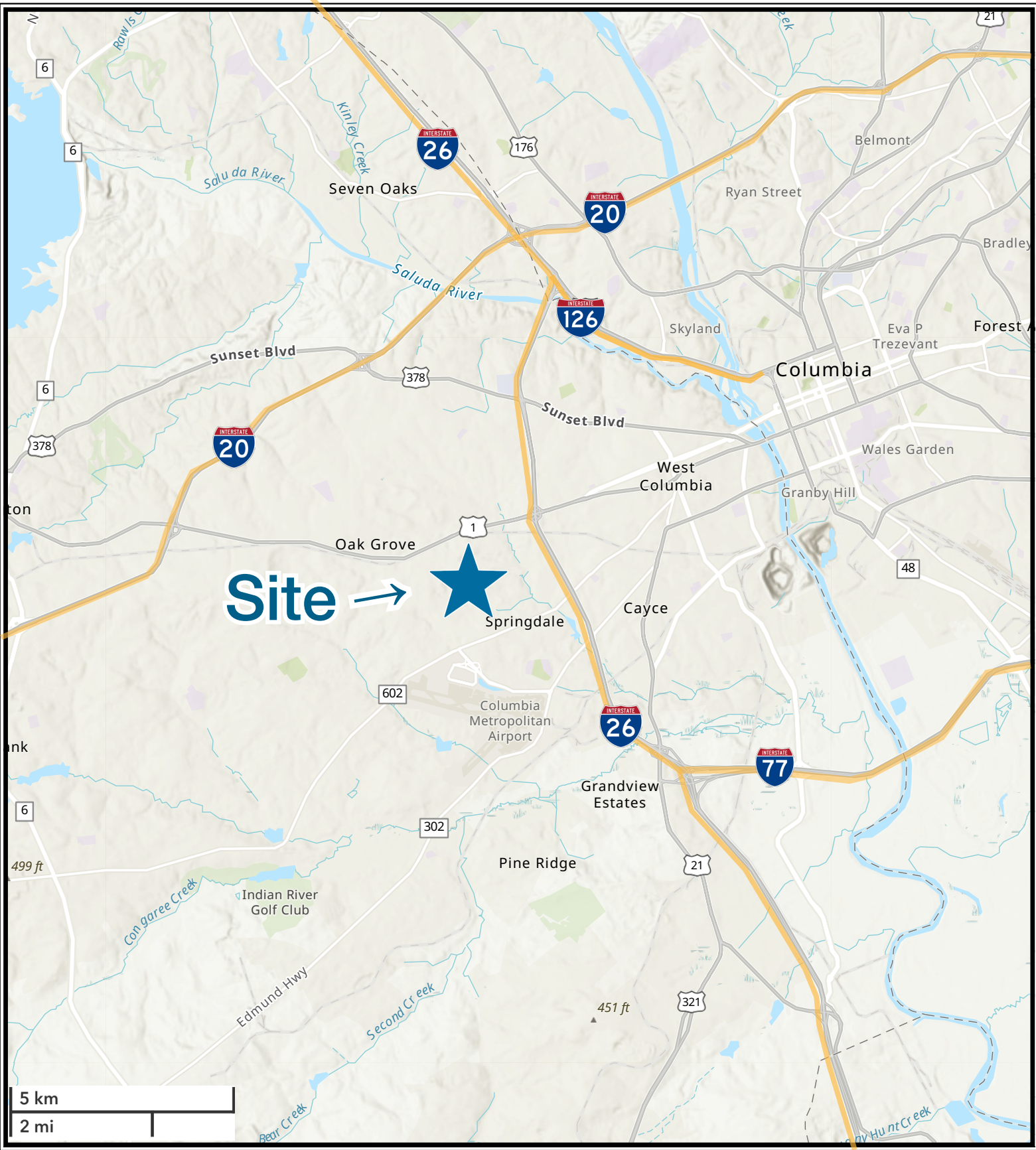
**Zoning:** C2 Transitional  
Neighborhood Commercial  
Town of Springdale

**Pricing:** \$195,000  
\$44,217.69 per AC



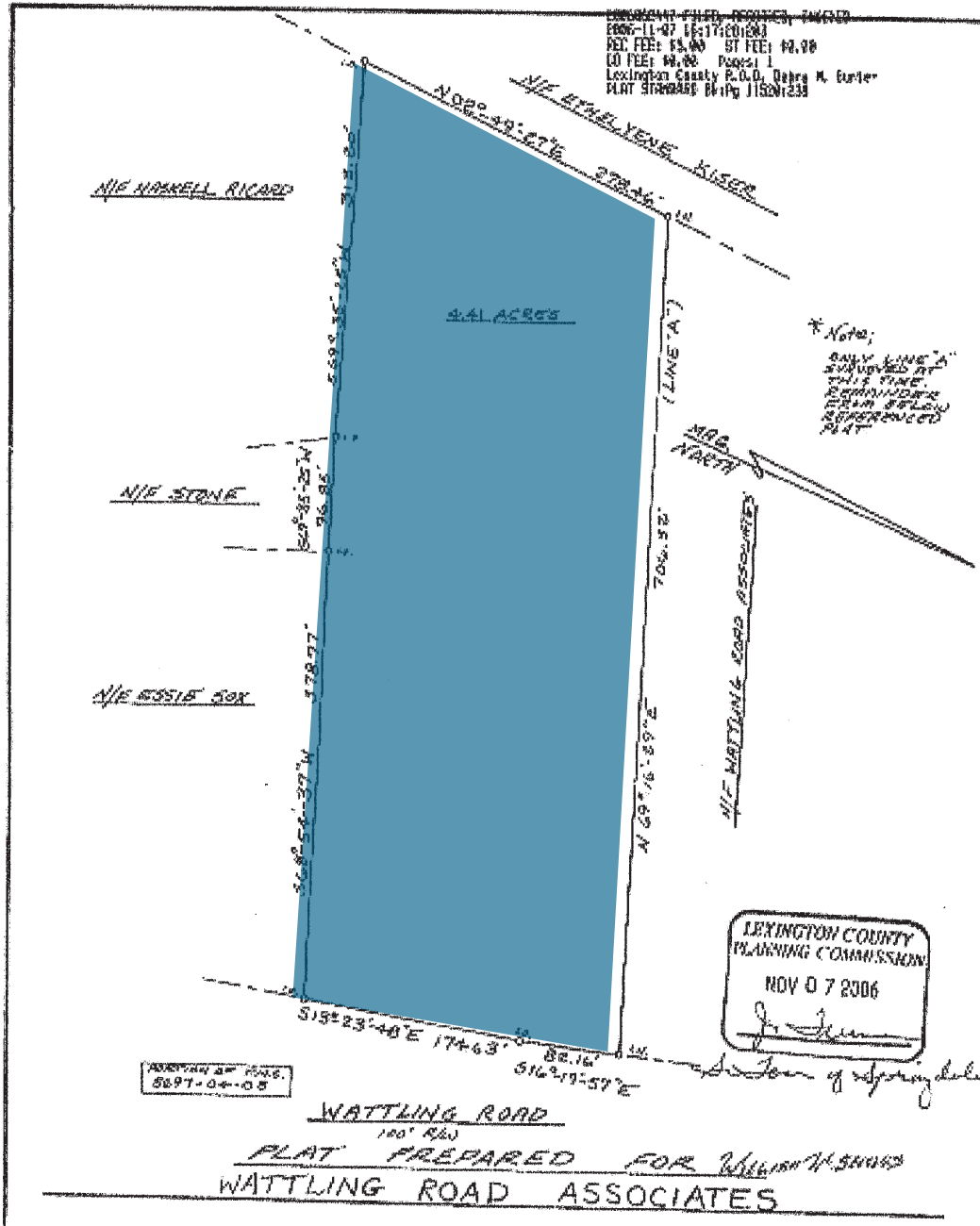


LOCATION MAP



# SITE SURVEY

## EXHIBIT A



Initials *WHS* *AS* *WHS*  
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POINTS OF INTEREST





# DEMOGRAPHIC PROFILE

## 1 MILE RADIUS

Summary	2024	2029
Population	3,513	3,578
Households	1,472	1,512
Families	921	941
Average Household Size	2.38	2.36
Owner Occupied Housing Units	1,215	1,281
Renter Occupied Housing Units	257	231
Median Age	40.9	42.1
Average Household Income	\$80,568	\$93,357

## 3 MILE RADIUS

Summary	2024	2029
Population	38,103	39,663
Households	16,202	17,053
Families	9,846	10,299
Average Household Size	2.32	2.30
Owner Occupied Housing Units	12,243	13,333
Renter Occupied Housing Units	3,959	3,721
Median Age	39.7	41.2
Average Household Income	\$78,969	92,142

## 5 MILE RADIUS

Summary	2024	2029
Population	92,592	96,246
Households	40,675	42,726
Families	22,904	23,928
Average Household Size	2.25	2.22
Owner Occupied Housing Units	26,663	28,932
Renter Occupied Housing Units	14,012	13,794
Median Age	38.4	39.9
Average Household Income	\$83,193	\$97,042

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