



# WTC OF GARNERS FERRY

4.8 AC OF DEVELOPMENT  
LAND FOR SALE

GARNERS FERRY RD.  
COLUMBIA, SC 29209

**TRINITY**  
PARTNERS

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.



# WTC OF GARNERS FERRY

4.8 AC DEVELOPMENT  
LAND FOR SALE

## ADDRESS

 Garners Ferry Road & Daphne Road  
Columbia, SC 29209

## AVAILABILITY

- 4.8 Acres

## FEATURES

- Ideal for QSR, Townhome, or Self Storage Development
- Site is adjacent to a planned standalone Medical Development
- Shared detention in place limiting purchaser sitework requirements
- Seller will consider subdividing into smaller parcels
- Zoned General Commercial

FOR SALE: \$2,250,000

## NEIGHBORING RETAILERS



TRINITY TRIN  
PARTNERS PARTNERS PARTNERS

GARNERS FERRY &  
DAPHNE ROAD

# SITE PLAN OVERVIEW



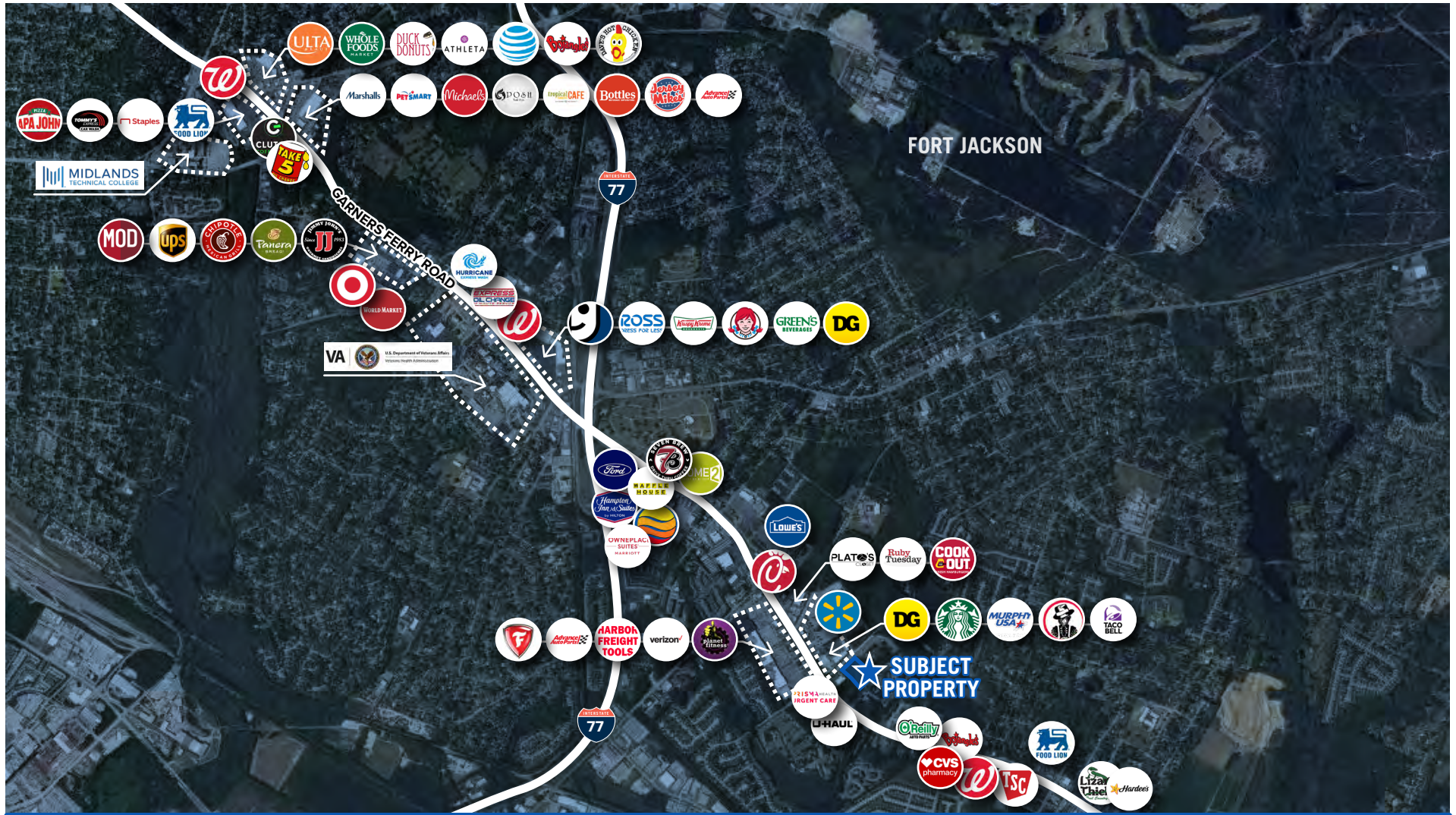
4.8 ACRES OF  
SUBDIVIDABLE  
DEVELOPMENT  
LAND



# WTC OF GARNERS FERRY

4.8 AC DEVELOPMENT  
LAND FOR SALE

## NEARBY RETAIL



TRINITY TRINITY TRINITY  
PARTNERS PARTNERS PARTNERS

# WTC OF GARNERS FERRY

4.8 AC DEVELOPMENT  
LAND FOR SALE

## DEMOGRAPHICS REPORT

2024

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,563	37,887	86,532
HOUSEHOLDS	3,903	15,579	36,094
FAMILIES	2,038	8,942	19,130
AVERAGE HOUSEHOLD SIZE	2.19	2.25	2.17
OWNER OCCUPIED HOUSING UNITS	1,742	9,339	21,495
RENTER OCCUPIED HOUSING UNITS	2,161	6,240	14,599
MEDIAN AGE	33.7	35.8	33.7
AVERAGE HOUSEHOLD INCOME	\$85,090	\$91,240	\$102,922
PER CAPITA IINCOME	\$39,102	\$38,790	\$44,265

2029

### PREDICTED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,841	38,414	87,999
HOUSEHOLDS	4,104	16,146	37,557
FAMILIES	2,131	9,211	19,770
AVERAGE HOUSEHOLD SIZE	2.15	2.21	2.13
OWNER OCCUPIED HOUSING UNITS	1,937	9,978	23,136
RENTER OCCUPIED HOUSING UNITS	2,168	6,168	14,422
MEDIAN AGE	35.8	35.8	35.1
AVERAGE HOUSEHOLD INCOME	\$100,549	\$107,606	\$120,003
PER CAPITA IINCOME	\$47,106	\$46,499	\$52,479

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.



SOUTHEAST COLUMBIA IS A GROWING AND DIVERSE SUBMARKET WITH A STABLE POPULATION, MODERATE INCOME LEVELS, AND A STRONG RESIDENTIAL BASE DRIVEN BY PROXIMITY TO FORT JACKSON AND DOWNTOWN COLUMBIA.



# WTC OF GARNERS FERRY

4.8 AC DEVELOPMENT  
LAND FOR SALE

## SE COLUMBIA MARKET OVERVIEW

Southeast Columbia, especially along Garners Ferry Road, is a steadily growing submarket within the Columbia metropolitan area. The population within 5 miles of 7610 Garners Ferry Rd is estimated at nearly 88,000, with a median age of 36 and a median household income of \$57,000. The area is diverse and includes a mix of families, professionals, and military personnel due to its proximity to Fort Jackson.

## DEVELOPMENT & GROWTH

Commercial development is strong along Garners Ferry Road, with revitalization of retail centers like Landmark Square and new additions such as Dollar Tree and Murphy Express. Office and healthcare spaces are expanding, benefiting from proximity to major hospitals and I-77.

On the residential side, significant projects include the \$62M Burnside Farms Apartments (308 units) and Garners Mill, a new single-family home community. A proposed 223-townhome development is also in the pipeline, reflecting growing demand for housing.

## STRATEGIC LOCATION

The Garners Ferry corridor offers strategic advantages due to its high visibility, traffic volume (70,000+ VPD), and direct access to I-77, downtown Columbia, and Fort Jackson. Its combination of residential growth, retail demand, and connectivity makes it a prime location for investment, mixed-use development, and business expansion.



# WTC OF GARNERS FERRY

CONTACT FOR  
SALE DETAILS



## NICK STOMSKI, SIOR

Founding Partner, SC  
nstomski@trinity-partners.com  
803.567.1447



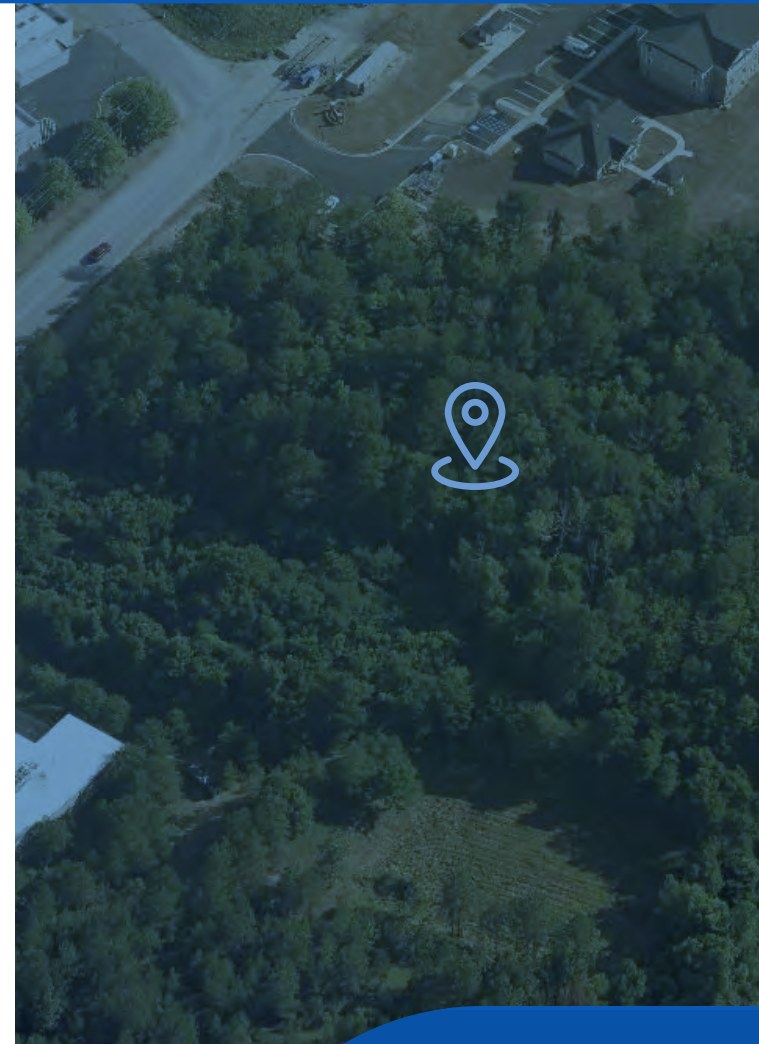
## RYAN CAUSEY

Senior Brokerage Associate  
rcausey@trinity-partners.com  
803.567.1089



## JAKE NIDIFFER, SIOR

Director  
jnidiffer@trinity-partners.com  
803.567.1324



1501 MAIN STREET SUITE 410  
COLUMBIA, SC 29201

WWW.TRINITY-PARTNERS.COM  
803.567.5454

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.

ALL IMAGES USED IN THIS FLYER ARE FOR ILLUSTRATIVE PURPOSES ONLY. IMAGES HAVE BEEN SOURCED FROM PUBLICLY AVAILABLE MATERIALS OR THIRD-PARTY WEBSITES AND ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. NO COPYRIGHT INFRINGEMENT IS INTENDED. IF YOU ARE THE OWNER OF AN IMAGE AND WOULD LIKE IT REMOVED OR PROPERLY CREDITED, PLEASE CONTACT US.

**TRINITY**  
**PARTNERS**