545 ST ANDREWS RD, COLUMBIA, SC 29210

ST ANDREWS ROAD MULTI-FAMILY LAND

SPERRY COMMERCIAL GLOBAL AFFILIATES™

GRIFFIN PARTNERS

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LOCATION MAP

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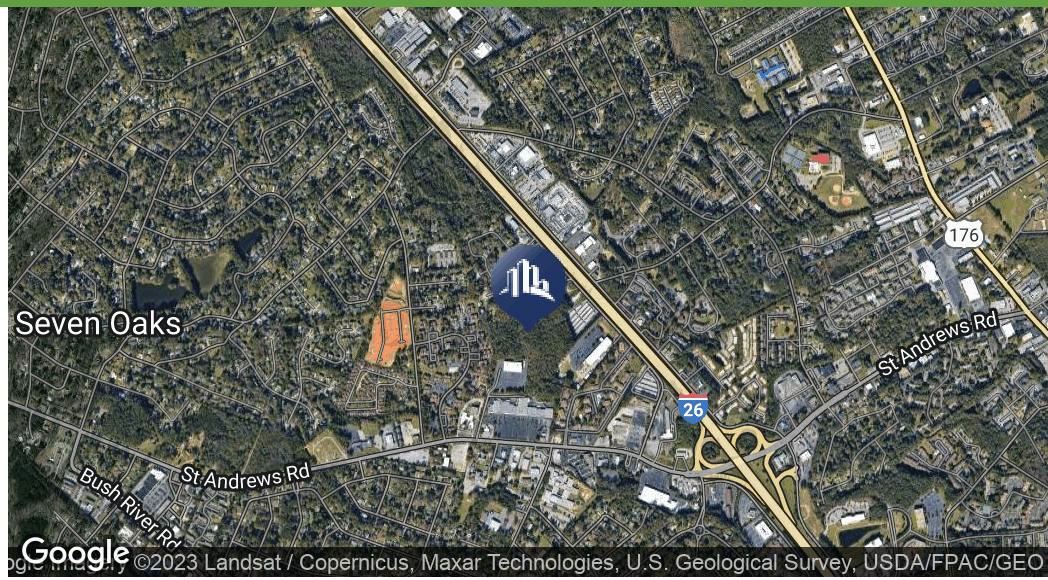
EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	$1,700,000
Available SF:	
Lot Size:	23.83 Acres
Price / Acre:	$71,339
Market:	Columbia

PROPERTY OVERVIEW

SperryCGA-Griffin Partners presents this excellent 23.83+- acre prime development site just off Interstate 26. The site will has access via Jamil Road to the front and St Andrews Rd to the rear (see plans). The site is currently zoned C2, Lexington County allowing for a variety of dense development uses including multifamily, industrial, manufacturing, and townhomes. Sewer and water is immediately accessible with capacity. Please inquire with broker regarding utilities, uses, and planning.

PROPERTY HIGHLIGHTS

- Prime development site Lexington County, SC
- Just off of Interstate I-26 and St Andrews Rd
- 23.83 acre with sewer and water
- Zoned C2, Lexington County (allow for multifamily, townhomes, industrial)
- Ingress/ Egress via St Andrews Rd and Jamil Rd

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TOPOGRAPHY

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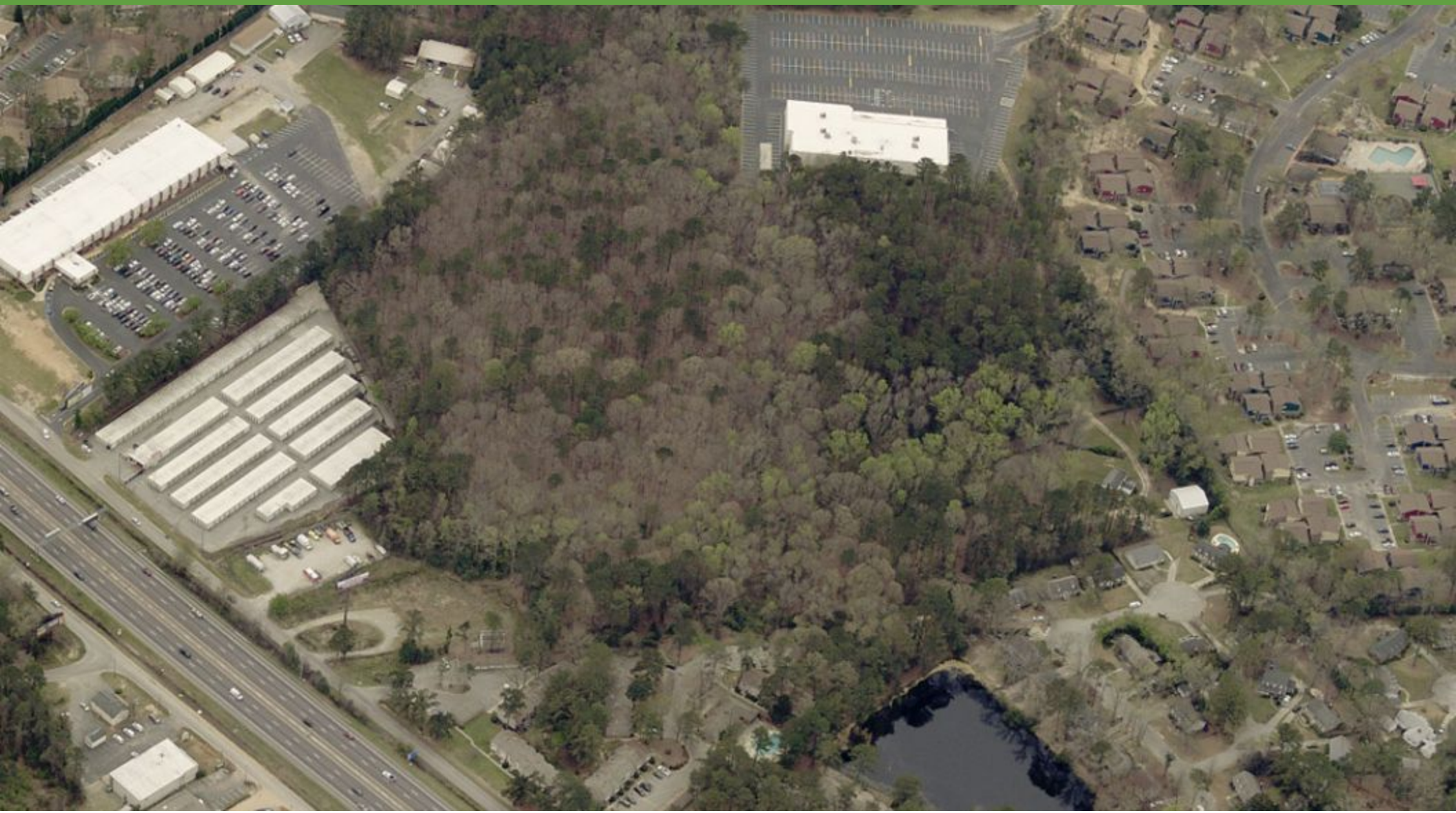
AERIAL PHOTO



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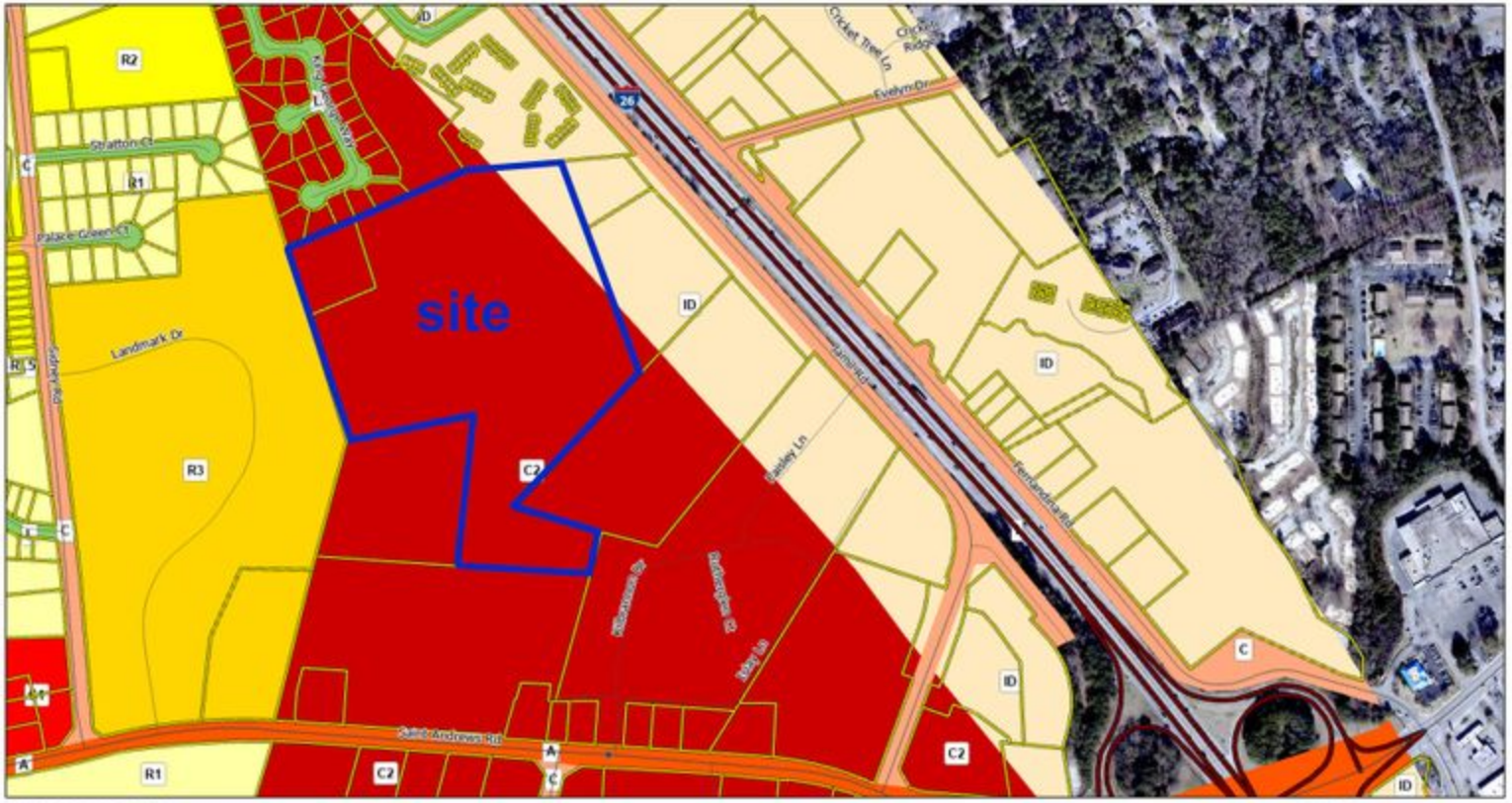
ZONING MAP (LEXINGTON COUNTY)

Lexington County Map



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0 0.07 0.15 0.3 km

Roads
- Arterial
- Collector
- Local
- Limited Access Highway

Parcels

Zoning
- C1 - Neighborhood Commercial
- C2 - General Commercial
- ID - Intensive Development
- R1 - Low Density Residential
- R2 - Medium Density Residential
- R3 - High Density Residential
- I - Interstate
- A - Arterial Street
- C - Collector Street
- L - Local Street
- RL5 - Residential Local Five Street

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EXISTING SEWER LOCATION MAP

This map was created using geothinQ | www.geothinQ.com | Mapping Smart Land Decisions

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SITE INGRESS/ EGRESS DIAGRAM

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RETAILER MAP/ SURROUNDING DEVELOPMENT

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SCDOT PLAN - HWY 20 WIDENING/ JAMIL RD SHIFT/ IMPROVEMENTS

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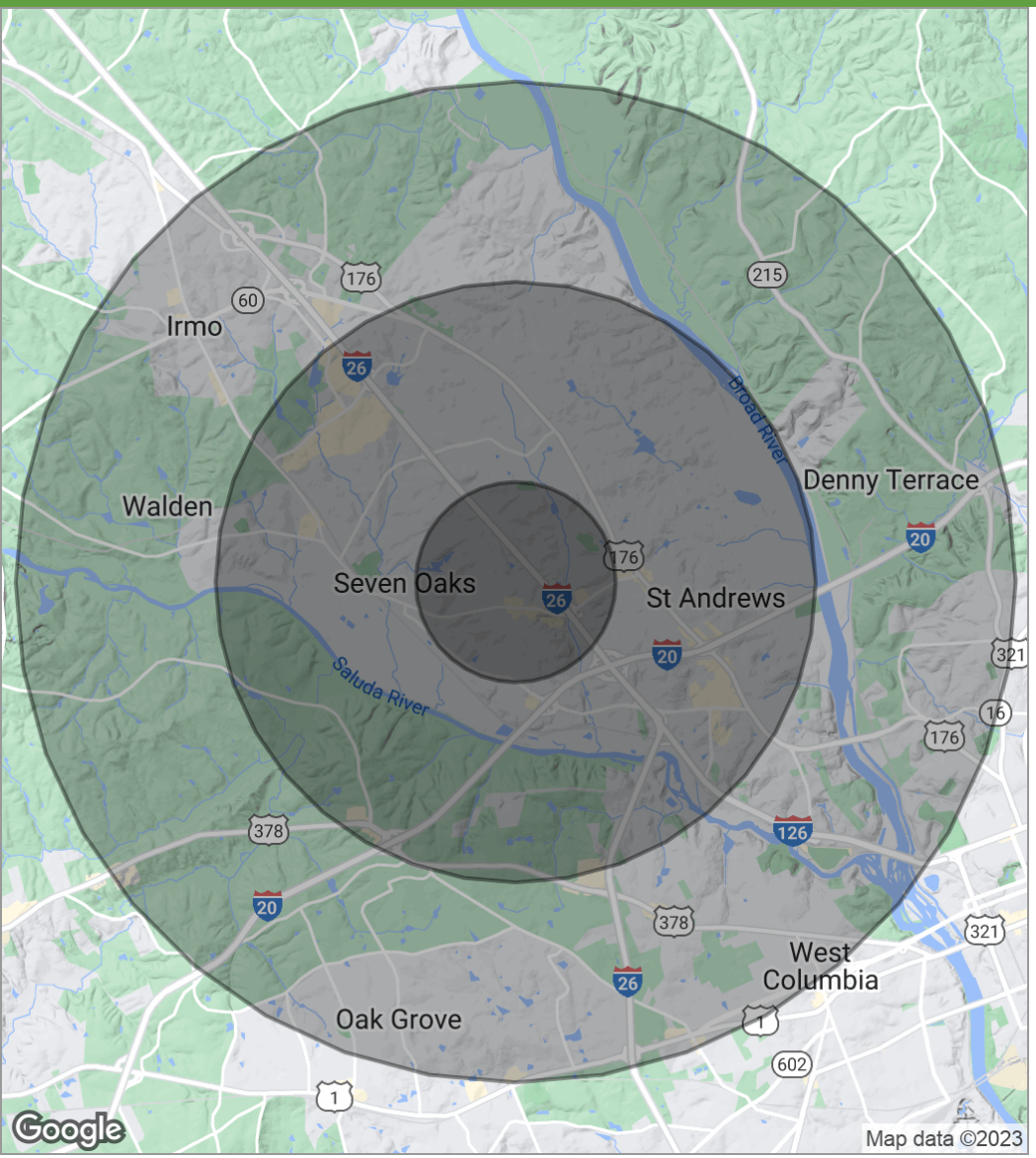
DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,034	8,720	25,890
Median age	33.4	33.5	36.4
Median age (Male)	31.1	32.4	35.3
Median age (Female)	36.9	35.8	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	409	3,471	10,559
# of persons per HH	2.5	2.5	2.5
Average HH income	$44,356	$43,782	$49,847
Average house value	$87,078	$86,732	$104,036

** Demographic data derived from 2020 ACS - US Census*

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ADVISOR BIO & CONTACT 1

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PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners with offices in Greenville and Atlanta. He is a native of upstate, SC, and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate ranging from investment and development advisory services to general brokerage.

Mr. Griffin holds a 5-year professional degree in Landscape Architecture from Clemson University with a focus on land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation which less than 6% of commercial real estate practitioners obtain globally. Mr. Griffin also holds the prestigious Certified Mergers & Acquisitions Advisor (CM&AA)designation. This designation is recognized by FINRA as the elite designation for M&A advisors and professionals. In addition to commercial brokerage, Mr. Griffin is engaged in M&A transactions of companies in the middle market all across the southeast. This combined specialty allows Mr. Griffin to serve businesses in many capacities from the sale of the business to sale-leasebacks for individual owners, private investments groups, REIT's, and Family Offices.

EDUCATION

Clemson University, BLA (5-year professional)
Certified Commercial Investment Member Institute designation (CCIM)
Certified Mergers & Acquisitions Advisor designation (CM&AA)

MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member Institute
International Council of Shopping Centers (ICSC corporate)
Member Alliance of Merger & Acquisition Advisors (AMAA)
National Association of Realtors (NAR)

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