



AVAILABLE

# ±7.87 ACRE RETAIL DEVELOPMENT SITE

WEST COLUMBIA, SC



## 2917 Augusta Rd, West Columbia, SC

- ±7.87 Acre Retail Development Site
- Next to Lowes and Across the Street from ALDI
- Full Motion on Augusta Rd (40,800 DTC)



**FINEM**  
GROUP  
MEYBOHM COMMERCIAL

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The Finem Group



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# EXECUTIVE SUMMARY



## INVESTMENT DESCRIPTION

The Finem Group at Meybohm Commercial is pleased to exclusively present this ±7.87 acre retail development site in West Columbia, SC for sale.

Located next to Lowes and across the street from Aldi with 600ft of road frontage on Augusta Rd (40,800 DTC), this property is the perfect site for a brand-new retail development. Only 0.42 miles from I-26 (88,700 DTC), the property is conveniently located on the interstate.

The property does have some issues with wetlands in the back which is shown on a separate page in the OM.

## PROPERTY DETAILS

### Address

2917 Augusta Rd  
West Columbia, SC 29170



### Tax Parcel ID

004532-01-004



### Property Access

Full Motion



### Property Zoning

C2 (Commercial)

### 3 Mile Population

40,142



### 3 Mile MHI

\$54,247



## INVESTMENT HIGHLIGHTS



**\$1,500,000**  
**Ask Price**



**40,800**  
**Traffic Count**



**±7.87**  
**Lot Size (Acres)**

## LOCATION OVERVIEW

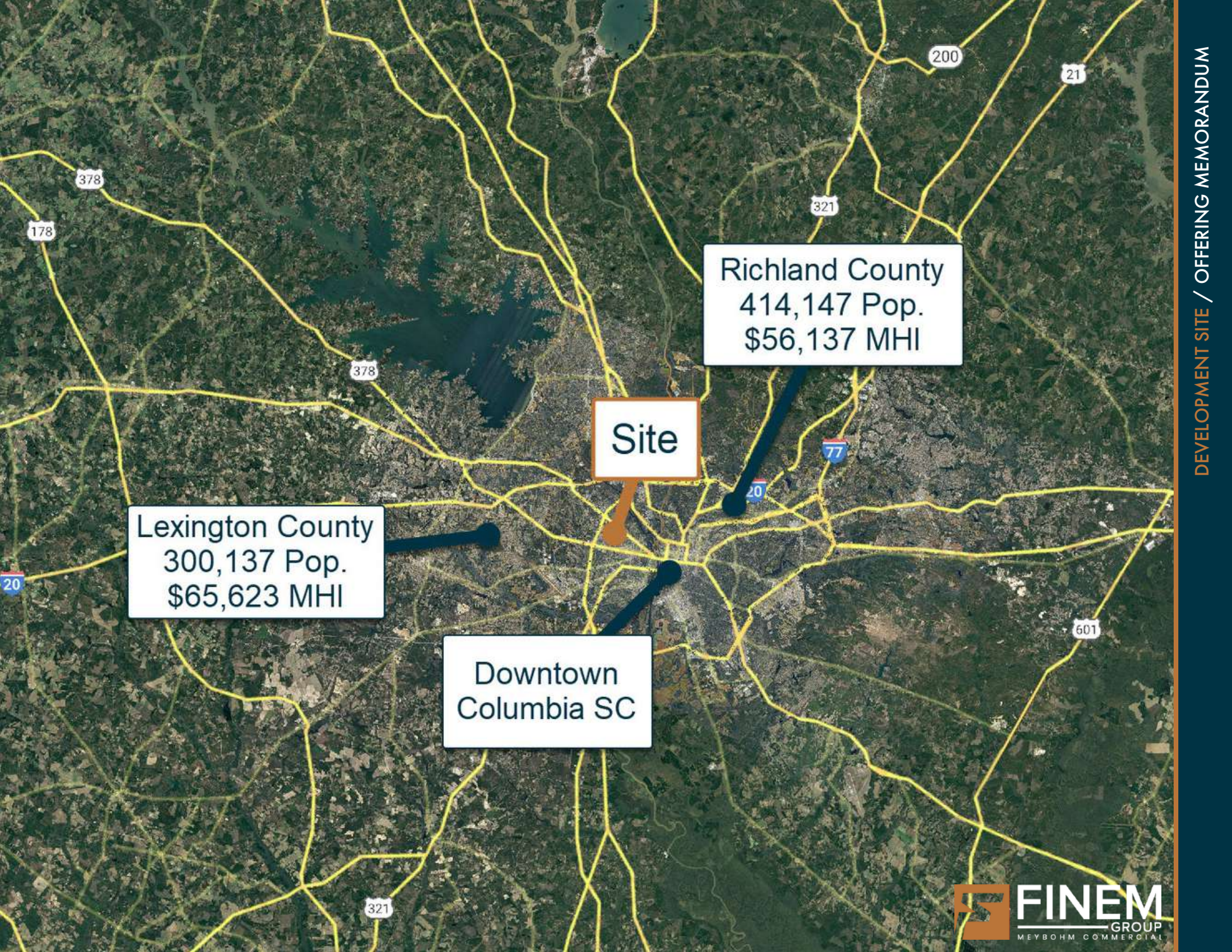
The subject property is located off Augusta Rd (40,800 DTC) and only 0.42 miles from I-26 (88,700 DTC).

Augusta Rd in West Columbia, SC is one of the main roads in the city. It connects Downtown Columbia, SC to the city of Lexington.

As you travel east down Augusta Rd from the subject property, you will pass by Lowes, Walmart, Hobby Lobby, Chick-fil-A, and more. The subject property is the closest undeveloped piece of land near I-26.

Brand New Sparkle Car Wash was built 0.50 miles to the west of the subject property.





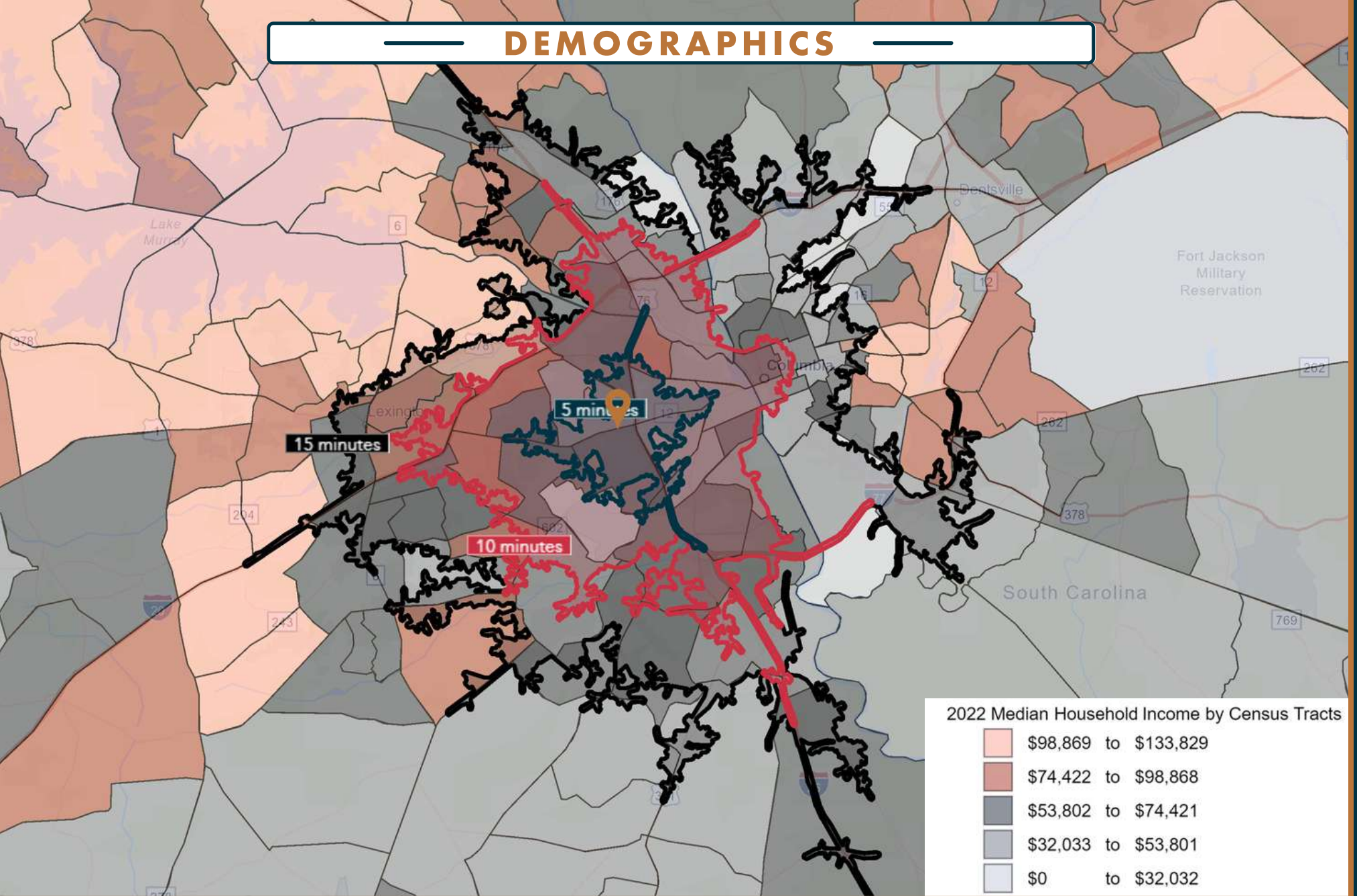
Richland County  
414,147 Pop.  
\$56,137 MHI

Site

Lexington County  
300,137 Pop.  
\$65,623 MHI

Downtown  
Columbia SC

# DEMOGRAPHICS



DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	13,478	91,056	219,513
Med. Household Income	\$50,031	\$51,690	\$49,771
Population Med. Age	40.3 Years	37.1 Years	34.8 Years

# SITE OVERVIEW





**TRAFFIC COUNTS**

31.5K

Augusta Rd.

40.8K

Leaphart Rd.

86.5K

11.5K

34.7K

I-26

88.7K



7.85 Acres

Augusta Rd  
40,800 DTC





7.85 Acres



Augusta Rd  
40,800 DTC





**DOLLAR GENERAL**



**1-26**  
**88,700 DTC**



**Augusta Rd**  
**40,800 DTC**



**Site**



# SITE MAPS



# UTILITY MAP

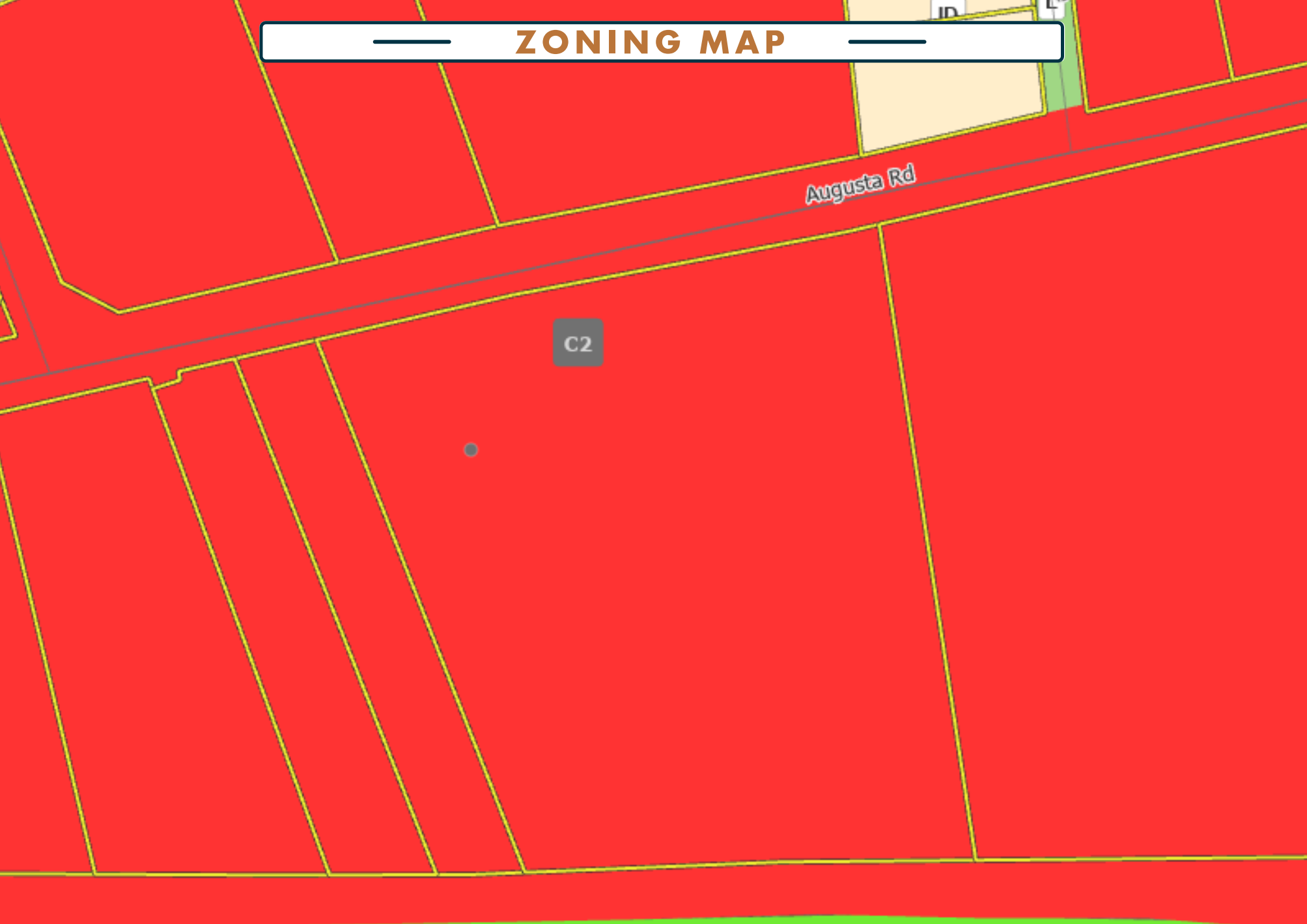
Augusta Rd

Sewer Line

To take you to the GIS Map

[CLICK HERE](#)

# ZONING MAP



To take you to the GIS Map

[CLICK HERE](#)



R3

# TOPOGRAPHY MAP



2 Foot Contours

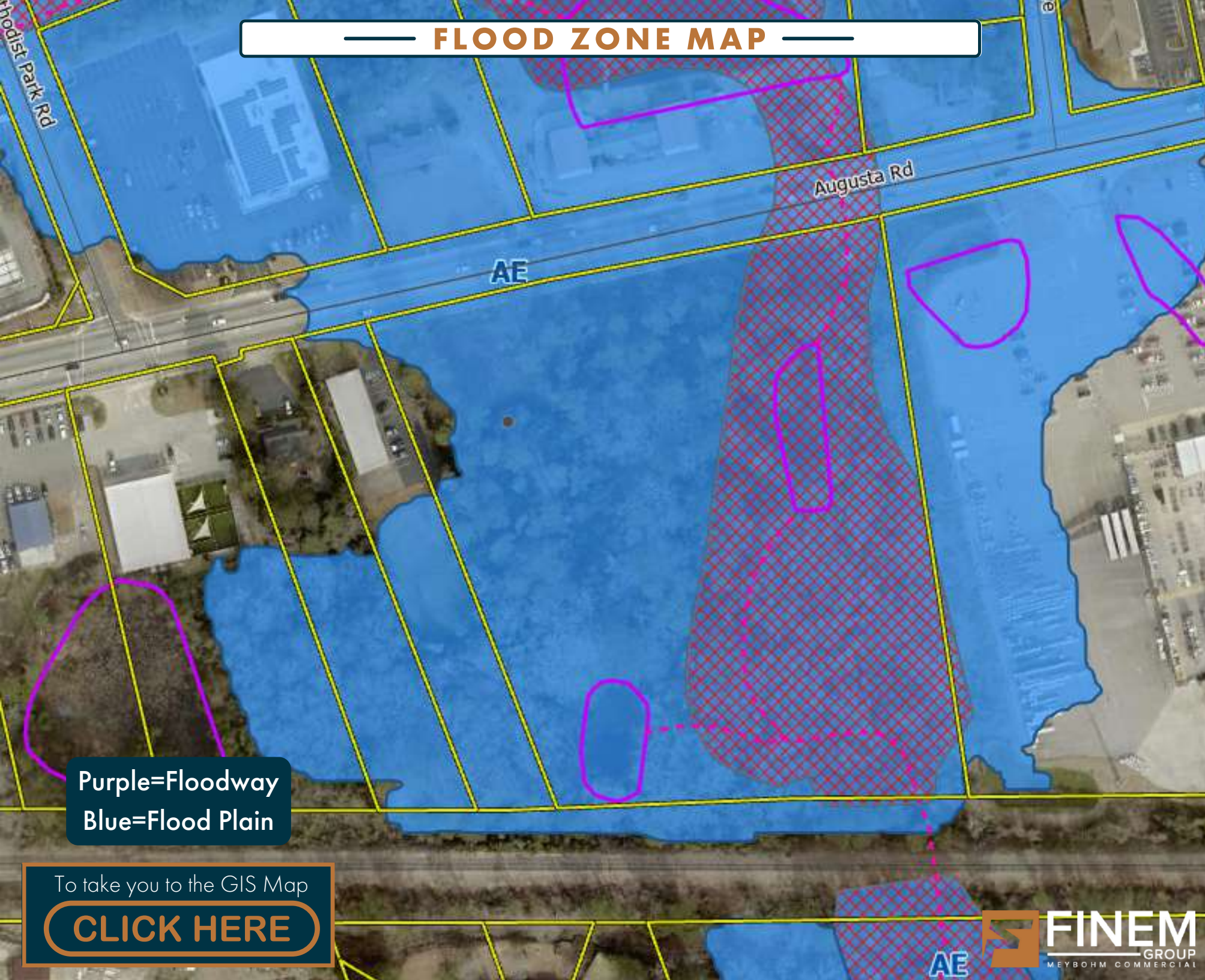


To take you to the GIS Map  
[CLICK HERE](#)





# FLOOD ZONE MAP



Purple=Floodway  
Blue=Flood Plain

To take you to the GIS Map

[CLICK HERE](#)



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# WET LANDS MAP



To take you to the GIS Map

[CLICK HERE](#)





# DEMO- GRAPHICS



 **Key Facts**  
 **3 Mile Radius**  


**KEY FACTS**

**34,329**

Population

**40.8**

Median Age

**4%**

No High School Diploma

**2.5**

Average Number of Kids

**\$90,046**

Median Household Income



**18%**  
High School Graduate



**28%**  
Some College



**51%**  
Bachelor's/Grad /Prof Degree

**BUSINESS**



**1,660**

Total Businesses



**18,305**

Total Employees



White Collar



Blue Collar



Services

**76.6%**

**13.6%**

**9.8%**

**2.1%**

Unemployment Rate

**INCOME**



**\$90,046**

Median Household Income



**\$48,424**

Per Capita Income



**\$227,073**

Median Net Worth



**109**

Number of Restaurants



# Key Facts

# 10 Min Drive Time

## KEY FACTS

47,723

Population



Median Age



No High School Diploma



17%  
High School Graduate



29%  
Some College



51%  
Bachelor's/Grad /Prof Degree

2.5

Average Number of Kids

\$94,141

Median Household Income

## BUSINESS



2,017

Total Businesses



22,654

Total Employees



White Collar



Blue Collar



Services

75.8%

13.9%

10.3%



Unemployment Rate

## INCOME



\$94,141

Median Household Income



\$48,127

Per Capita Income



\$255,829

Median Net Worth



134

Number of Restaurants

AREA  
OVERVIEW

Columbia, SC

DEVELOPMENT SITE / OFFERING MEMORANDUM





# COLUMBIA, SC OVERVIEW



830,000  
Population



\$58,213  
Med. Income



\$235,000  
Med. Home Value



1.78%  
Annual Growth Rate



9  
Total Colleges



±50,000  
College Students



396,000  
Labor Force



2.90%  
Unemployment Rate

# MSA BUSINESS OVERVIEW

Columbia, SC MSA is the second largest MSA in South Carolina, and includes Columbia, SC which is the capital of South Carolina. For decades, Columbia has been one of the most prominent cities for manufacturing and transporting materials due to its location. Being only 100 miles from Charleston, SC (one of the major ports) and being situated in the middle of the state, it is the ideal location for many businesses to be located. Columbia is, also, home to the University of South Carolina which has 37,000 students as well as Fort Jackson, which is the Army's primary training base.

The city's three largest employers are the State of South Carolina with 25,000 employees, Prisma Health with 15,000 employees, and BlueCross BlueShield with 6,500 employees. Other Companies with headquarters or distribution centers in the Columbia MSA are but are not limited to, the University of South Carolina, Aflac, Fort Jackson, the VA, Michelin, AT&T, International Paper, and many more.



UNIVERSITY OF  
SOUTH CAROLINA



BlueCross<sup>®</sup>  
BlueShield<sup>®</sup>



AT&T



MICHELIN



MIDLANDS VA  
TECHNICAL COLLEGE



U.S. Department  
of Veterans Affairs



# MSA COMPARISON

## Athens-Clarke County, GA



## Augusta-Aiken, GA-SC



## Columbia, SC



Population	
Total Population	215,922
5 Yr Prj Pop Growth Rate	4.5%
Total Households	81,873
Urban Population	67.1%
Rural Population	32.9%
Average Age	36.4
Pop Density per SqMi	208.6

Labor	
White Collar Workers	62.2%
Blue Collar Workers	18.7%
Farm & Service Workers	19.1%
Per Capita Income	\$30,863
Median Household Income	\$53,924

Population	
Total Population	617,069
5 Yr Prj Pop Growth Rate	5.2%
Total Households	236,908
Urban Population	72.3%
Rural Population	27.7%
Average Age	38.8
Pop Density per SqMi	172.3

Labor	
White Collar Workers	58.2%
Blue Collar Workers	23.1%
Farm & Service Workers	18.8%
Per Capita Income	\$30,491
Median Household Income	\$57,310

Population	
Total Population	850,665
5 Yr Prj Pop Growth Rate	5.2%
Total Households	330,266
Urban Population	75.7%
Rural Population	24.3%
Average Age	38.3
Pop Density per SqMi	221.9

Labor	
White Collar Workers	61.5%
Blue Collar Workers	21.0%
Farm & Service Workers	17.4%
Per Capita Income	\$31,002
Median Household Income	\$57,840

# LEXINGTON COUNTY, SC

Originally chartered in 1785, Lexington County is the sixth largest county in South Carolina and is a part of the Columbia, SC Metropolitan Statistical Area. It has a total population of over 300,000 people and is one of the fastest-growing areas in the state. It has one of the highest per capita income and the lowest unemployment rates in the entire state. Residents who live in the Lexington area are able to enjoy suburban life while still being close to the downtown area of Columbia, SC, which offers the College town feel. Living in close proximity to many manufacturing and industrial facilities, numerous jobs are available to the citizens of Lexington.

Lexington County has a medium household income of \$62,740 with a median home value of \$163,200. The county of Lexington employs around 143,000 people with its largest industries being Health Care, Retail, and manufacturing. From 2020-2021 there was an increase of 8.45% year-over-year growth in employment. Three major interstates run through the county, I-20, I-26, and I-77. I-20 provides access west to cities like Augusta, Ga, and Atlanta, Ga. I-26 provides north and south access to Greenville/Spartanburg, SC, and Charleston, SC. Lastly, I-77 ends in Lexington, County and goes north through Charlotte, NC.



**\$62,740**

**MHI**



**300,137**

**Population**



**3.7%**

**Unemployment**

# NEWS ARTICLES

*\$80 million investment will create 165 new jobs*



November 21, 2022

**COLUMBIA, S.C.** – [Chick-fil-A Supply](#), a wholly owned subsidiary of Chick-fil-A, today announced plans to establish its newest distribution center in Lexington County. The company's \$80 million investment will create 165 new jobs.

Founded in 2020, Chick-fil-A Supply supplements Chick-fil-A's distribution network and allows the company to maintain greater flexibility within its supply chain. Chick-fil-A Supply is an innovative distribution service provider focused on understanding and meeting the unique needs of Chick-fil-A restaurants.

Located at Saxe Gotha Industrial Park in West Columbia, Chick-fil-A Supply's Lexington County facility will help ensure

## GOVERNMENT

### Economic development momentum building in Lexington County



By Melinda Waldrop

[mwaldrop@scbiznews.com](mailto:mwaldrop@scbiznews.com)

PRINT STORY

MAR 10, 2022

SHARE

Lexington County attracted \$364 million in economic investment in the past year, resulting in the creation of 472 jobs.

Projects with county involvement include ongoing expansion as part of Nephron Pharmaceuticals Corp.'s \$215.8 million investment, which has created 250 jobs, and Vertical Roots' \$7.6 million expansion of its hydroponic lettuce and other greens operations at the S.C. Farmers Market, creating 14 jobs. Concentrated

### FedEx distribution facility coming to Lexington County



# MSA ECONOMIC OVERVIEW

## Income

**\$32,025**

Per capita income

a little less than the amount in South Carolina: \$33,339

about 80 percent of the amount in United States: \$38,332

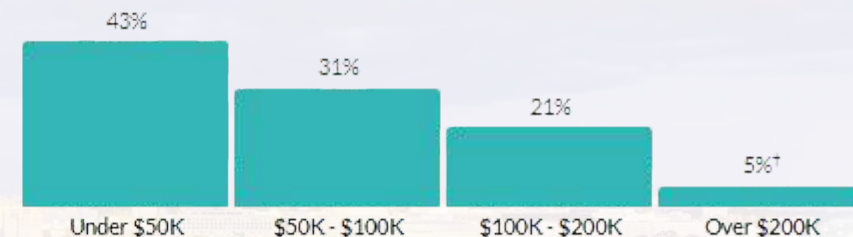
**\$58,213**

Median household income

about the same as the amount in South Carolina: \$59,318

about 80 percent of the amount in United States: \$69,717

## Household income



Show data / Embed

## Poverty

**15.1%**

Persons below poverty line

a little higher than the rate in South Carolina: 14.7%

about 20 percent higher than the rate in United States: 12.8%

### Children (Under 18)



■ Poverty  
■ Non-poverty

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### Seniors (65 and over)



■ Poverty  
■ Non-poverty

Show data / Embed

## Transportation to work

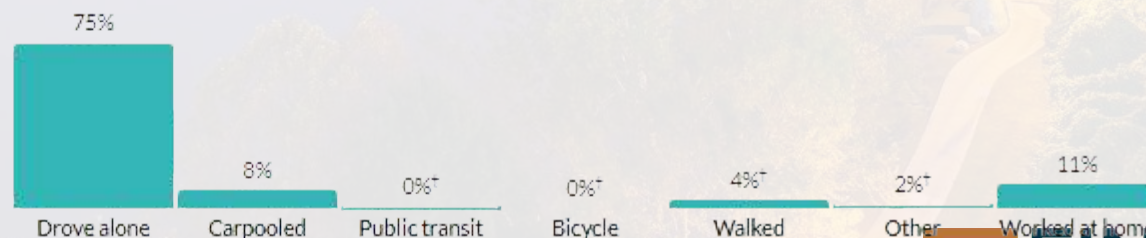
**25.1** minutes

Mean travel time to work

about the same as the figure in South Carolina: 25.6

about the same as the figure in United States: 25.6

## Means of transportation to work



\* Universe: Workers 16 years and over

<https://censusreporter.org/profiles/31000US17900-columbia-sc-metro-area/>

# MSA HOUSING OVERVIEW

## Units & Occupancy

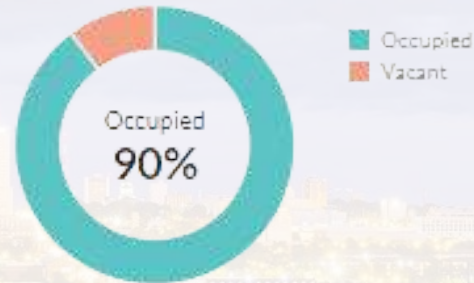
**372,120**

Number of housing units

South Carolina: 2,395,957

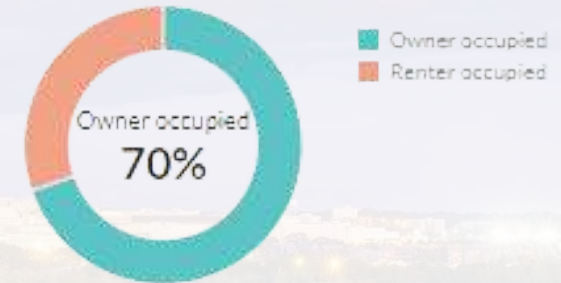
United States: 142,148,050

Occupied vs. Vacant



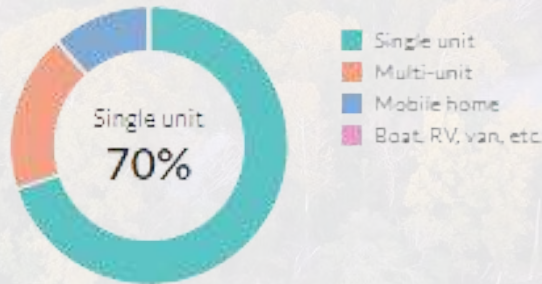
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Ownership of occupied units



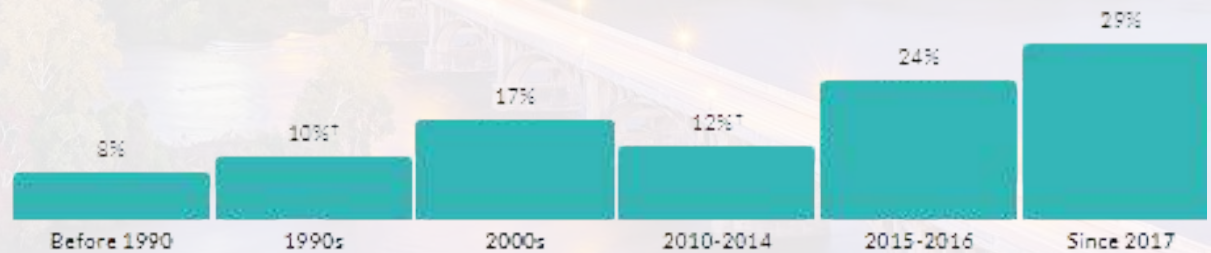
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## Types of structure



Show data / Embed

Year moved in, by percentage of population



Show data / Embed

## Value

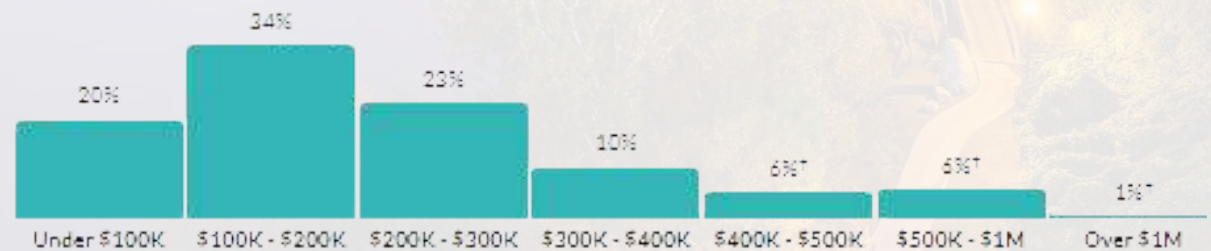
**\$185,800**

Median value of owner-occupied housing units

about 90 percent of the amount in South Carolina: \$213,500

about two-thirds of the amount in United States: \$281,400

Value of owner-occupied housing units



Show data / Embed

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.



The Finem Group is a team of brokers at Meybohm Commercial that have partnered to provide modern brokerage tools coupled with local expertise to their clients. Whether you have interest in understanding a single property, or wish to plan a greater real estate investment strategy, our team of seasoned brokers, financial analysts, and support staff exist to help our clients make wise decisions.

## HOW WE HELP OUR CLIENTS

### Regional Expertise Meets Advanced Analytics & Marketing



#### **DATA-DRIVEN DECISION-MAKING**

The numbers speak for themselves and we dig deep to understand ROI/IRR. Our team of brokers and on staff analysts advise and analyze the data for you.



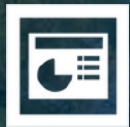
#### **SEGMENTED, DETERMINED MARKETING**

Augusta's largest team of commercial brokers includes a team of the area's most sophisticated real estate marketers. We collect, target and market our listings with determination and intentionality.



#### **BUSINESS-MINDED EXPERTISE**

We are a team of CCIM-educated brokers with MBAs and the experience running our own businesses with our own support staff.



#### **TOP-OF-MARKET LISTING PRESENTATION**

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



#### **EXPERIENCED NEGOTIATORS/DEAL-MAKERS**

We negotiate on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



#### **ASSET-CLASS- FOCUSED**

Being connected to the buyers, sellers, landlords and tenants, and understanding your particular type of asset matters. We are a team of brokers with specific asset-type focus.