



Flex space available for lease along bustling commercial corridor

**4046 FERNANDINA RD
COLUMBIA, SC 29212**

FLEX SPACE | FOR LEASE
LEASE RATE:
\$8.25/SF NNN
OPERATING EXPENSES: \$1.19/SF
Available October 1, 2026



Proximity to vibrant Harbison retail district



±5,720 SF of flex space in St. Andrews submarket



Excellent visibility and access to I-26

Property Overview



For Lease | 4046 Fernandina Rd

Address 4046 Fernandina Rd, Columbia, SC 29212

Area Two suites available for lease

Spaces

Suite E - ±5,720 SF

- Free-span warehouse • 20' clear height
- One (1) dock-high door • Available: October 1, 2026
- ±315 SF office with restroom • Operating Expenses: \$1.19/SF

Lease Rate \$8.25/SF NNN

Traffic

I-26	±115,800 VPD
Piney Grover Road	±10,700 VPD

Demographics 2025



Households

1 mile: ±3,475
3 miles: ±21,415
5 miles: ±43,437



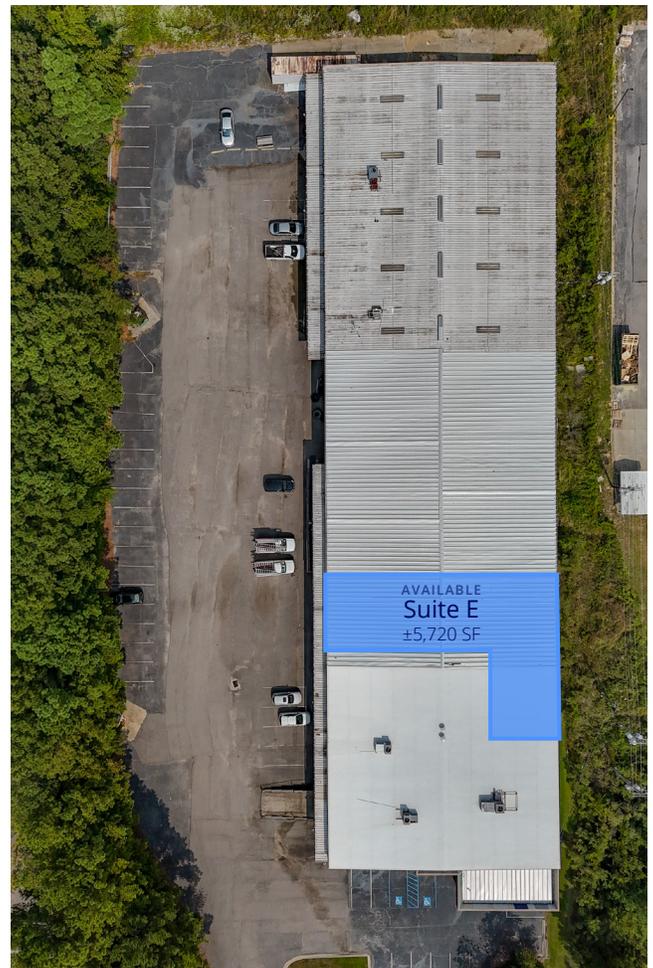
Population

1 mile: ±7,009
3 miles: ±51,134
5 miles: ±101,958



Avg. Household Income

1 mile: \$72,023
3 miles: \$82,964
5 miles: \$94,339



Location Details

Area Highlights

The area surrounding 4046 Fernandina Road is home to numerous restaurants, specialty stores and service-based businesses, making it a popular shopping and commercial hub.

- Situated off Fernandina Road in Piney Grove Park near Costco, with convenient access to I-26 via the Harbison Boulevard and Piney Grove Road interchanges (Exit 104)
- Conveniently close to numerous popular retailers, including Costco, Green's Beverage Warehouse and Sportsman's Warehouse

Travel Distances

Columbia, SC	±9.0 miles
Irmo, SC	±3.4 miles
I-26	<1.0 mile
Columbiana Centre	±1.7 miles
CAE Airport	±15.9 miles



For Lease

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