

# COLUMBIA METROPOLITAN AIRPORT



## CAE - SITE 11 → 2 RETAIL SITES FOR SALE

3965 Platt Springs Road | W. Columbia, South Carolina



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# Site 11 Overview

## FOR SALE

### SITE 11 | 3965 PLATT SPRINGS ROAD

- ±33.14 Total Acres
- Lexington County TM 006796-02-009
- Water and Sewer Available on Platt Springs Road
- Electric: Mid-Carolina
- Zoned C-4 Highway Commercial, City of Cayce
- Traffic Count: ±19,900 VPD Emanuel Church Rd & Platt Springs Rd
- ±1 mile to CAE, ±3 miles to US-1, ± 5 miles to I-26 & I-20, ±6 miles to I-77

#### SITE 11 A

±1.58 Acres

SALE PRICE: \$300,000 (\$4.36/SF)

#### SITE 11 B

±2.64 Acres

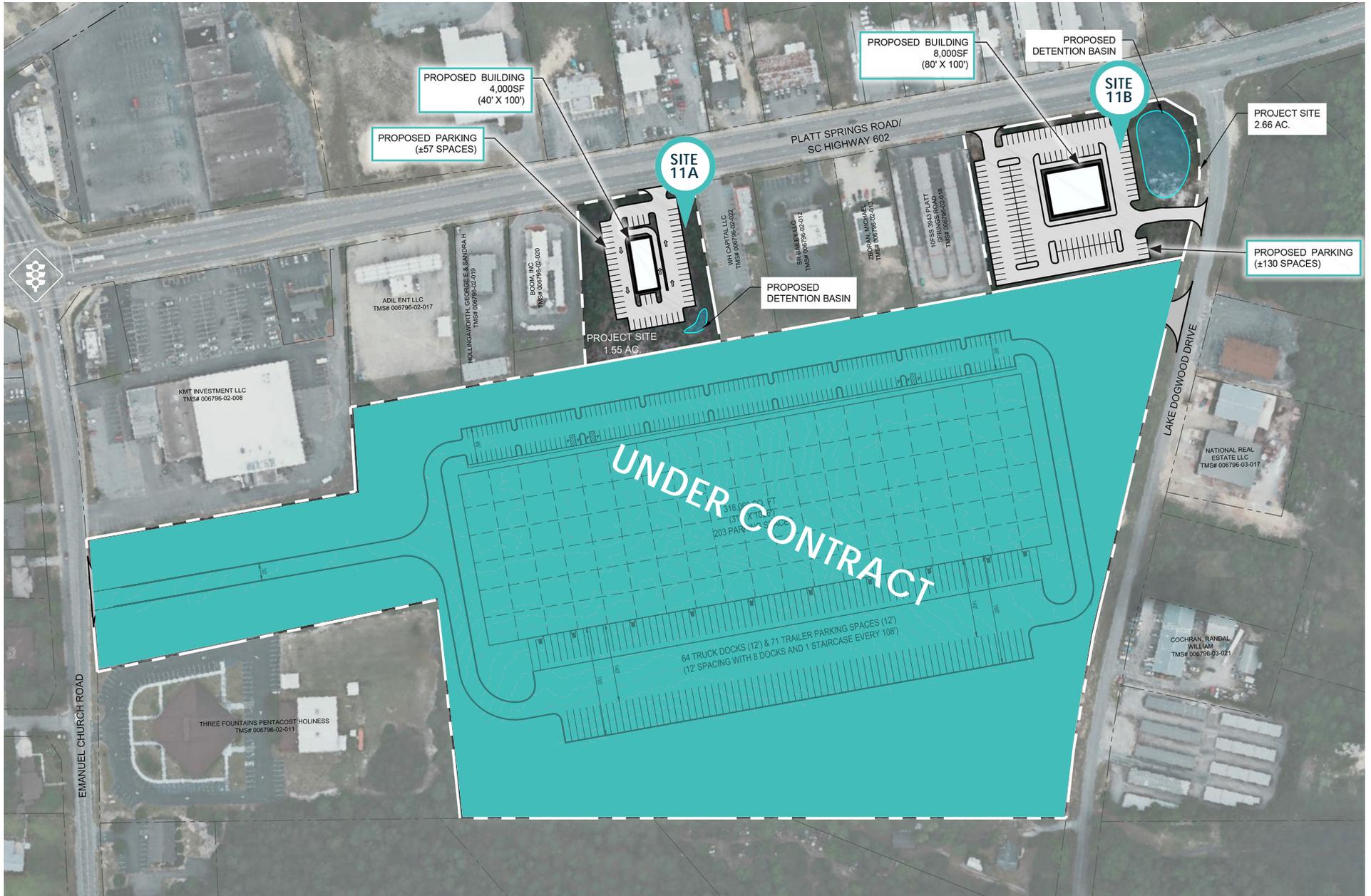
Sale Price: \$689,000 (\$5.99/SF)

#### SITE 11 C

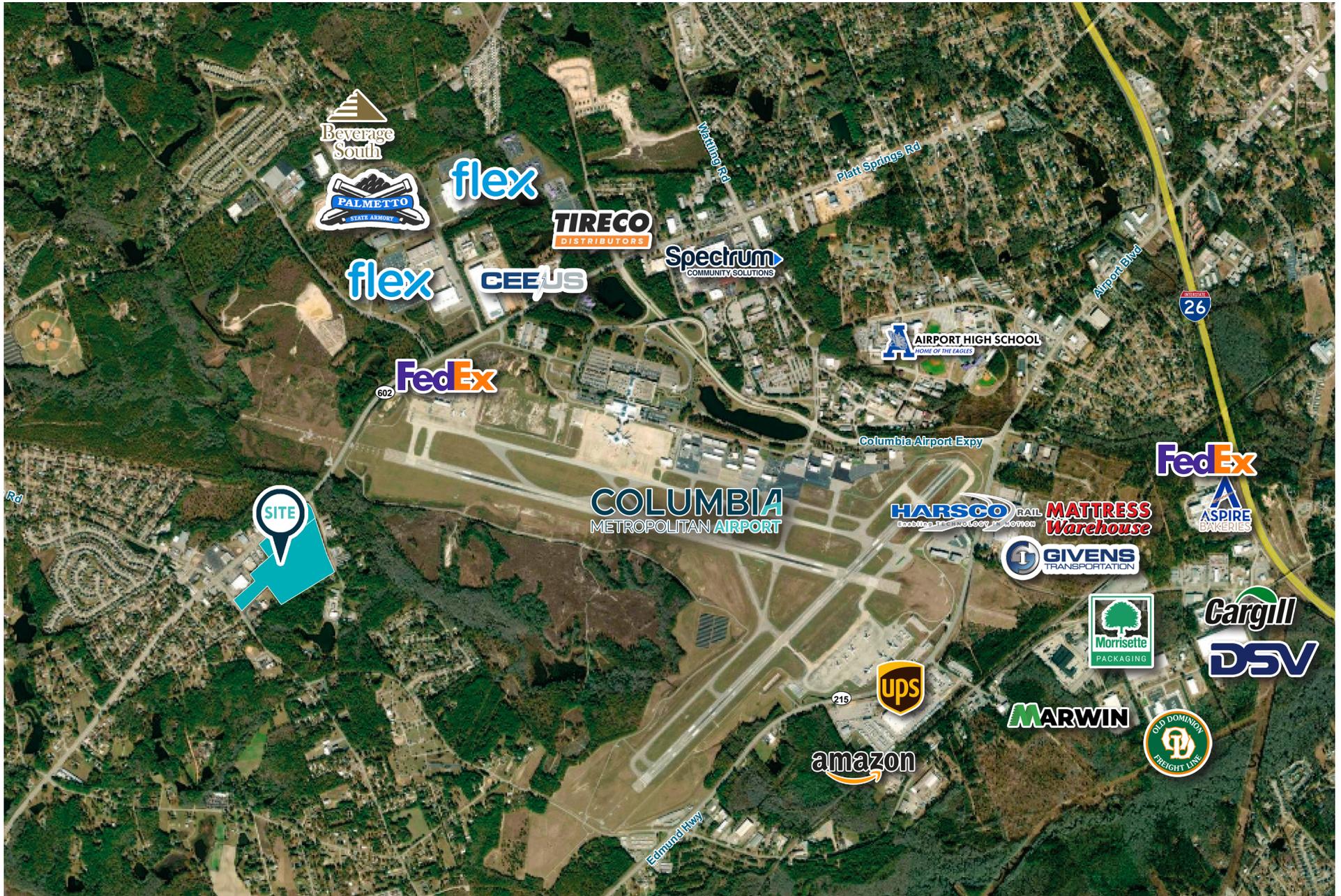
±28.84 Acres (UNDER CONTRACT)



# Conceptual Site Plan



# SUBMARKET MAP



# Why CAE

<p>TOTAL CARGO</p> <p><b>±320.8 MILLION</b></p> <p>BETWEEN 2022 - 2024</p>		<p>PASSENGER TRAFFIC</p> <p><b>3.6+ MILLION</b></p> <p>BETWEEN 2022 - 2024</p>	
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NOW PROVIDING 36+ DAILY FLIGHTS WITH NONSTOP SERVICE TO 12 MAJOR AIRPORTS IN 11 CITIES INCLUDING ATLANTA, CHARLOTTE, CHICAGO, DALLAS/FORT WORTH, NEW YORK CITY (LGA), PHILADELPHIA, WASHINGTON, D.C. (DULLES AND REAGAN NATIONAL) AND BEGINNING THIS SUMMER SERVICE ON ALLEGiant TO ORLANDO/SANFORD AND FORT LAUDERDALE, AS WELL AS SERVICE ON SPIRIT AIRLINES TO NEWARK, ORLANDO AND FORT LAUDERDALE, COLUMBIA METROPOLITAN AIRPORT (CAE), A TWO-TIME GLOBAL BIORISK ADVISORY COUNCIL® (GBAC) STAR™ ACCREDITED FACILITY, CONTINUES TO BE A MAJOR ECONOMIC DRIVER FOR THE MIDLANDS REGION. WELCOMING OVER 1.3+ MILLION PASSENGERS IN 2024, CAE IS SERVED BY AMERICAN AIRLINES, DELTA AIR LINES, UNITED AIRLINES, ALLEGiant AND SPIRIT AIRLINES AND SERVES AS A REGIONAL CARGO HUB FOR UPS AND SERVED BY CARGO CARRIER, FEDEX.



CAE'S AIRLINE PARTNERS OFFER MORE THAN 36+ NONSTOP FLIGHTS TO 12 MAJOR AIRPORTS IN 11 CITIES. THE CONVENIENCE OF CAE IS THAT YOU CAN GET ALMOST ANYWHERE IN THE WORLD WITH JUST ONE STOP.

## Airline Partners

# The Midlands

CENTRAL SOUTH CAROLINA  
ECONOMIC GROWTH SINCE 2022

**\$4.8 BILLION**

MORE THAN 8,200 NEW JOBS



**SOUTH CAROLINA RANKED #1 IN GROWTH - 2024**  
ACCORDING TO THE **U-HAUL** GROWTH INDEX,  
SOUTH CAROLINA RANKED #1 IN GROWTH FOR  
2024. THIS MARKS THE FIRST TIME SC HAS TOPPED  
THE LIST, JUMPING 3 SPOTS FROM 2023.

SOUTH CAROLINA RANKS AS ONE OF THE TOP FIVE STATE  
TO DO BUSINESS IN THE NATION ACCORDING TO AREA  
DEVELOPMENT MAGAZINE

AGGRESSIVE INCENTIVES POSITION INDUSTRIES FOR GROWTH  
AND CREATE AN EXCEPTIONAL ECONOMIC CLIMATE THAT  
MAXIMIZES RETURN ON INVESTMENT.

CAPITAL INVESTMENT IN EV  
SINCE 2017 (SC)

**\$9.6 BILLION**



SC RANKS **#1** IN  
PASSENGER VEHICLE EXPORTS  
IN THE US

## The Newcomers

**Scout**

\$2 BILLION INVESTMENT  
±4,000 NEW JOBS  
EV MANUFACTURER



MARK ANTHONY  
BREWING INC

\$400 MILLION INVESTMENT  
±300 NEW JOBS  
4<sup>TH</sup> LARGEST U.S. BREWER



\$99.6 MILLION INVESTMENT  
±300 NEW JOBS  
BEVERAGE MANUFACTURER