

Wilson Kibler
COMMERCIAL REAL ESTATE



**10444 Two Notch Rd,
Columbia, SC**



Wayne Smith
wsmith@wilsonkibler.com
803.255.8612



Wylie Coker
wcoker@wilsonkibler.com
803.468.0132



Clay Brabham
cbrabham@wilsonkibler.com
803.767.576

Investment Overview



Property Highlights

- Excellent Visibility and Access
- Graded with Utilities and Stormwater Detention
- ± 440 Ft of Two Notch Frontage
- Build-To-Suite and Ground Lease
- Clemson Rd: $\pm 30,000$ VPD
- Two Notch Rd: $\pm 24,800$ VPD

Available Parcels

- **Parcel A**
 - ± 1.25 AC
 - \$850,000/AC
- **Parcel B**
 - ± 1.25 AC
 - \$850,000/AC
- **Parcel C**
 - ± 19.50 AC
 - \$150,000/AC

Demographics

Population

1-Mile	4,346
3-Miles	49,130
5-Miles	99,195

Avg. Household Income

1-Miles	\$91,356
3-Miles	\$98,556
5-Miles	\$89,755



Parcel Outline



Clemson Rd.

Parcel C

Parcel A

Parcel B

Two Notch Rd.

Retail Map

