



**Wilson Kibler**  
COMMERCIAL REAL ESTATE



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



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# 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: ±30,000 VPD
- Two Notch Rd: ±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	<b>4,346</b>
3-Miles	<b>49,130</b>
5-Miles	<b>99,195</b>

### Avg. Household Income

1-Miles	<b>\$91,356</b>
3-Miles	<b>\$98,556</b>
5-Miles	<b>\$89,755</b>

# Parcel Outline



# Retail Map

