

For Sale  
**±8.6 AC**

Walmart

±1.5 Miles to  
INTERSTATE  
**77**

Site  
↓

8 Acres  
Sold as Apartments  
(4th Quarter 2019)

±8.6 Acres  
Total

±0.94 Acres  
(Detention)

±2.00 Acres  
(Out Lot)

ALDI

Advance  
Auto Parts

Garners Ferry Rd  
33,400 VPD

**NAI Columbia**

# Garners Ferry Road

## Columbia, South Carolina

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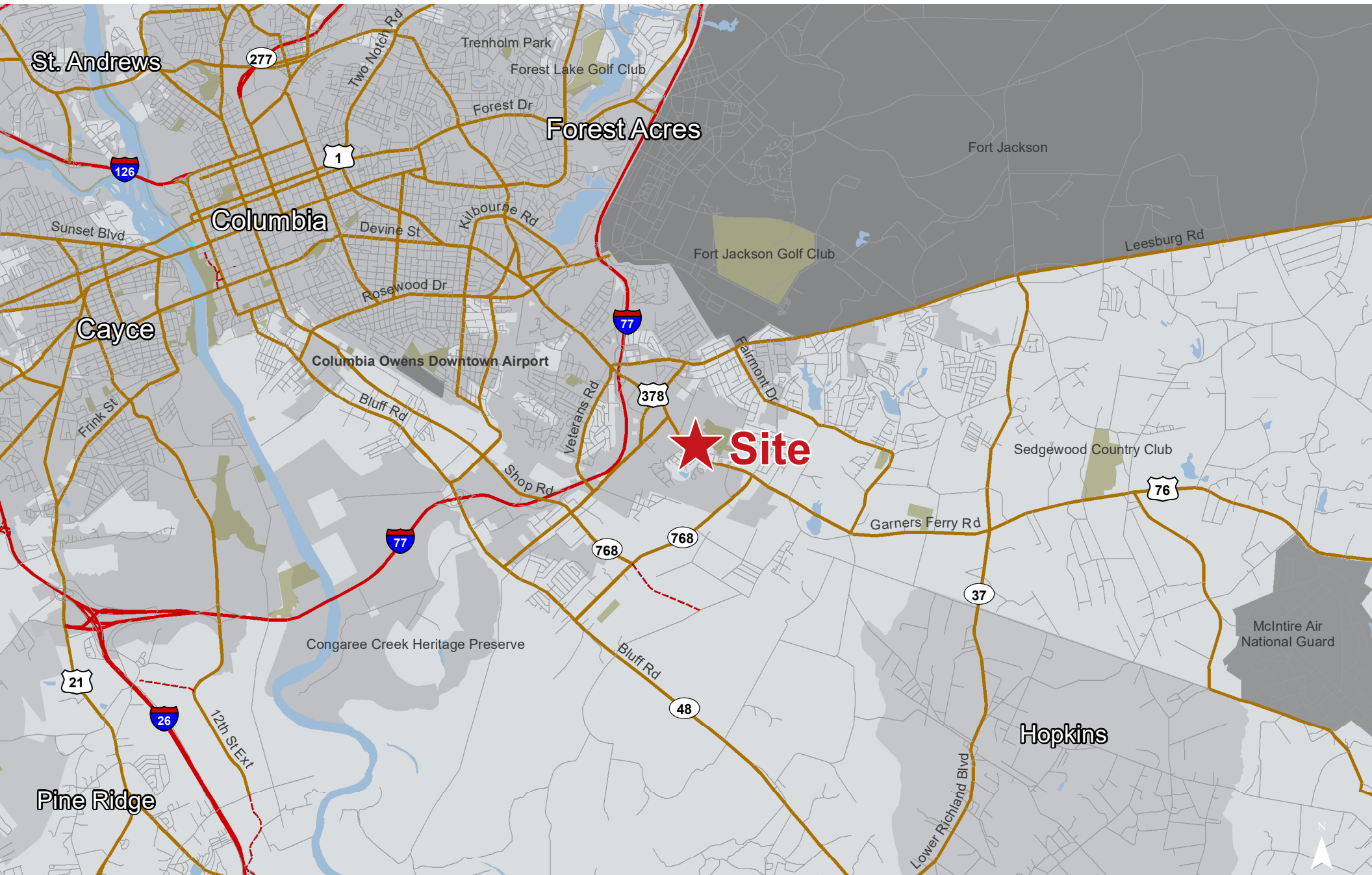
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## Location



Map Updated: Wednesday, July 29, 2020. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

For Sale

**±8.6 AC**

## Property Features

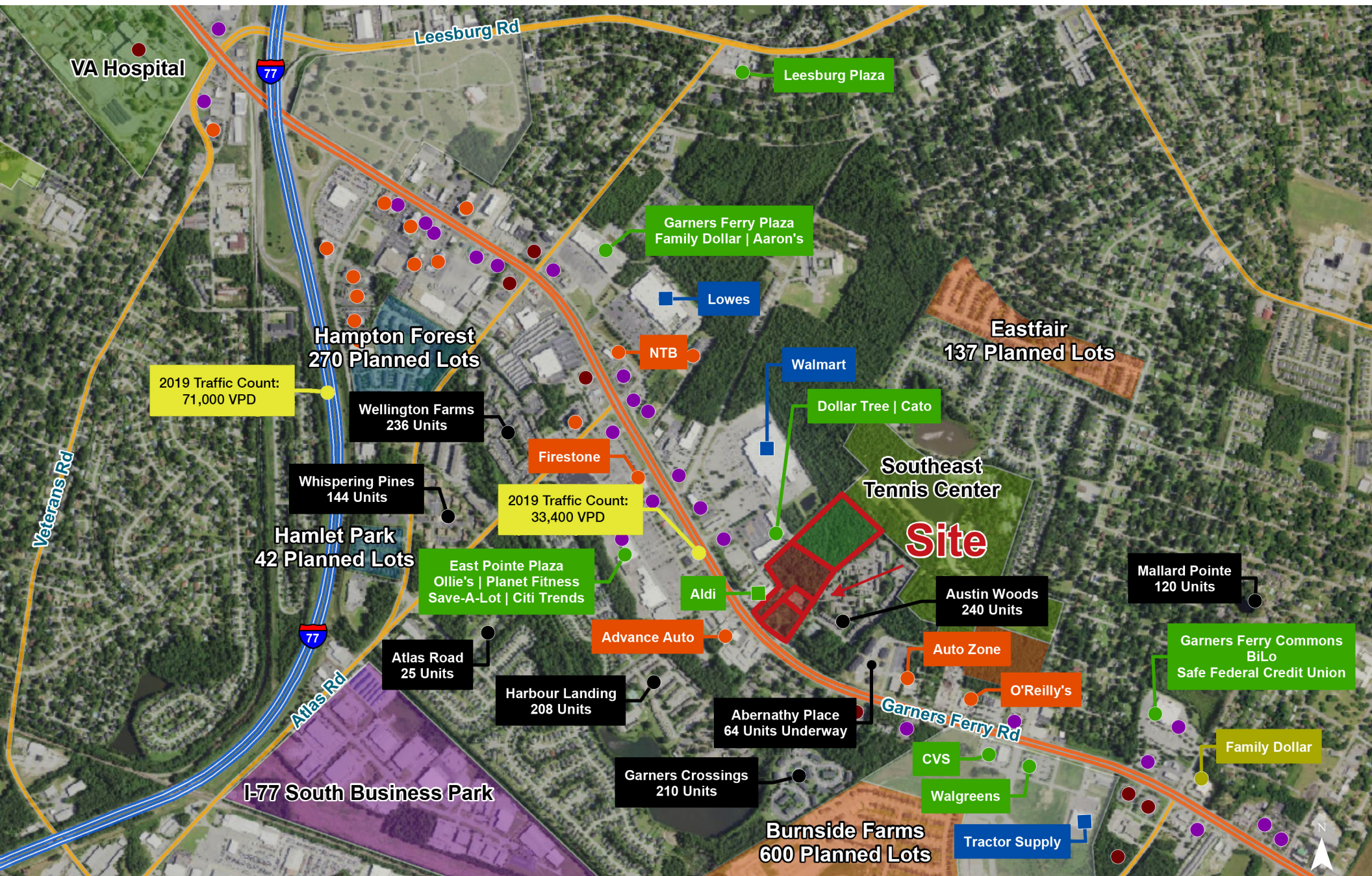
Garners Ferry Road - Columbia, South Carolina

- ±8.6 Acres Total available for sale
- ±2 acre out lot [included] \$750,000
- ±0.9 acre Detention pond [included]
- ±410 feet on Highway 378
- ±374 feet on Daphne Road
- Zoning: Commercial
- Utilities to site\*
- Traffic Count: 33,400 VPD (Station 167) Garners Ferry Road
- Price: ±8.6 Acres: \$1,320,000

\*Utilities and detention pond to be verified by buyers engineer.

# Points of Interest

● Hotels ● Banks ● Restaurants



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## Points of Interest



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# Demographic Profile

Garners Ferry Rd & Colonial Villa Dr | Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	6,371	34,585	84,519	2020 Estimate	\$38,961	\$50,842	\$51,991
2020 Estimate	7,425	36,415	89,564	2025 Projection	\$41,312	\$53,022	\$54,612
2025 Projection	7,960	37,732	93,170	Average Household Income			
% Chg. 2020-2025	7.2%	3.6%	4.0%	2020 Estimate	\$49,069	\$72,530	\$80,193
Households				2025 Projection	\$53,331	\$79,561	\$88,461
2010 Census	2,692	13,469	31,041	Per Capita Household Income			
2020 Estimate	3,124	14,177	33,045	2020 Estimate	\$20,959	\$29,075	\$31,234
2025 Projection	3,351	14,704	34,563	2025 Projection	\$22,793	\$31,871	\$34,364
Families				2020 Household Income Dist.			
2010 Census	1,511	8,316	16,997	Less than \$15,000	15.4%	12.3%	13.2%
2020 Estimate	1,690	8,467	17,537	\$15,000 - \$24,999	13.4%	9.5%	9.4%
2025 Projection	1,791	8,688	18,160	\$25,000 - \$34,999	14.4%	11.3%	10.0%
2020 Age Dist.				\$35,000 - \$49,999	19.4%	15.9%	15.1%
0 - 4	7.4%	6.1%	5.0%	\$50,000 - \$74,999	20.2%	20.6%	19.2%
5 - 9	6.3%	5.9%	5.0%	\$75,000 - \$99,999	8.5%	10.5%	10.0%
10 - 14	5.7%	6.0%	4.9%	\$100,000 - \$149,999	6.7%	10.2%	10.2%
15 - 19	6.6%	6.7%	8.7%	\$150,000 - \$199,999	1.2%	4.7%	5.8%
20 - 24	14.0%	9.1%	16.3%	\$200,000 and Up	0.7%	5.1%	7.0%
25 - 34	21.0%	16.6%	16.7%	2020 Housing Data			
35 - 44	12.7%	13.2%	11.4%	Owner Occ. Housing Units	1,221	7,933	17,506
45 - 54	9.9%	10.9%	9.2%	Renter Occ. Housing Units	1,904	6,244	15,539
55 - 64	8.1%	11.4%	10.2%	2020 Business Data			
65 - 74	5.1%	8.5%	7.6%	Total Businesses:	4,070	14,659	34,099
75 - 84	2.5%	4.2%	3.4%	Total Employees:	7,425	36,415	89,564
85+	0.7%	1.5%	1.6%	Average Household Size			
Median Age				2010 Census	2.30	2.37	2.31
2010 Census	28.5	33.3	28.8	2020 Estimate	2.32	2.39	2.33
2020 Estimate	29.3	34.8	30.5	2025 Projection	2.33	2.39	2.33
2025 Projection	28.7	35.2	31.0				