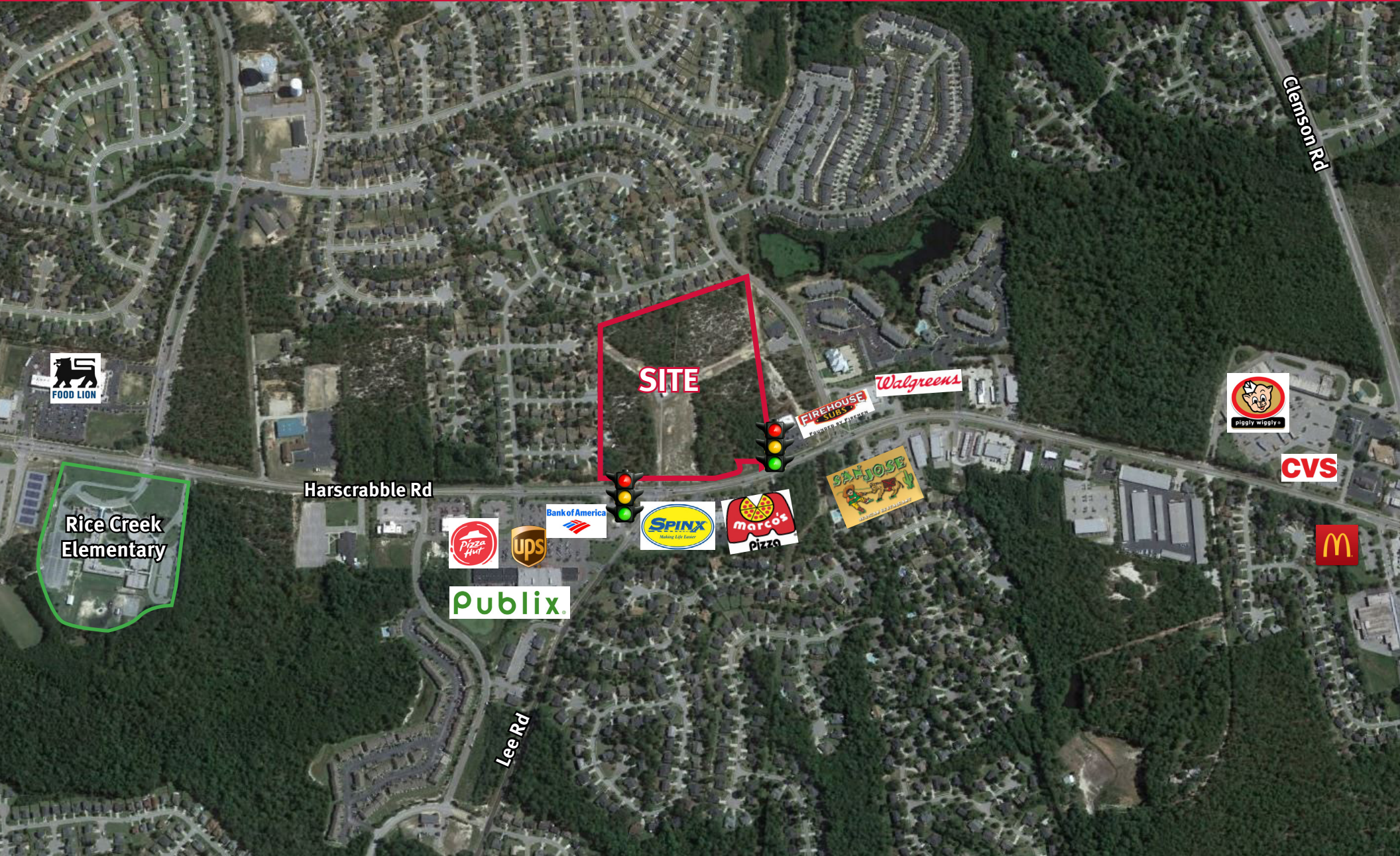


# ±20 ACRES GENERAL COMMERCIAL LAND

Intersection of Lee Road and Hardscrabble Road  
Columbia, South Carolina



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The information contained herein has been obtained from sources we believe to be reliable; however, Newmark Grubb Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Independently owned and operated.

# PROPERTY INFORMATION



- Description:** ±20 acres at the signalized intersections of Hardscrabble and Lee Roads and Hardscrabble at Elders Pond. All utilities included. 860' frontage. Access on Elders Pond Drive as well as Hardscrabble Road.
- Zoning:** General Commercial (GC) which is Richland County's most intense commercial zoning. General Commercial zoning also allows for 16 units per acre of multifamily.
- Location:** The property is located in the Northeast Columbia Submarket at the intersection of Hardscrabble and Lee Roads. Close proximity to I-77 with connection to I-20 and I-26. 5 mile population of 103,262 (2017).
- Traffic Counts:** Average daily traffic counts of 26,000 VPD on Hardscrabble Rd. Average daily traffic counts of 26,500 VPD on nearby Clemson Rd.
- Sub-division:** May sub-divide
- Sales Price:** \$3,500,000.00

# DEMOGRAPHIC INFORMATION



## DEMOGRAPHIC SUMMARY

Lee Rd, Columbia, South Carolina, 29229 (Ring of 3 miles)



## INCOME



\$69,982

Median Household  
Income



\$30,809

Per Capita Income



\$164,721

Median Net Worth

## KEY FACTS

61,538

Population



21,931

Households

35.1

Median Age

\$55,666

Median Disposable Income

## EDUCATION

3%

No High  
School  
Diploma



17%

High School  
Graduate



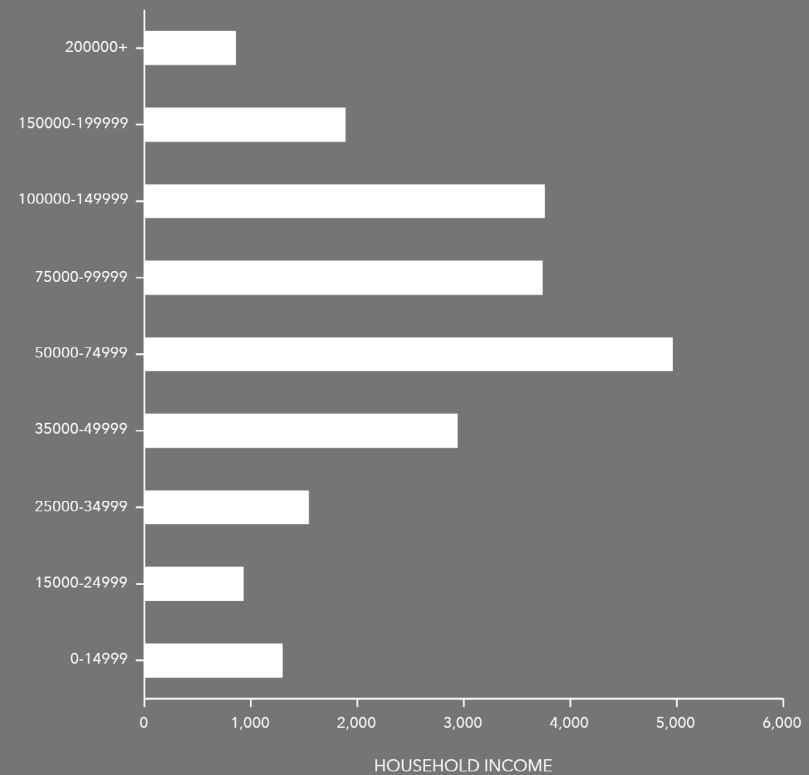
37%

Some College



43%

Bachelor's/Grad/Prof  
Degree



# POSSIBLE SUB-DIVISION

