

For Sale

±16.63 AC



Lowe's Home Improvement

Garner's Ferry Rd.

Wal-Mart Supercenter

±14.63 AC

±2.0 AC

NAI Columbia

Garner's Ferry Road

Columbia, South Carolina

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For Sale

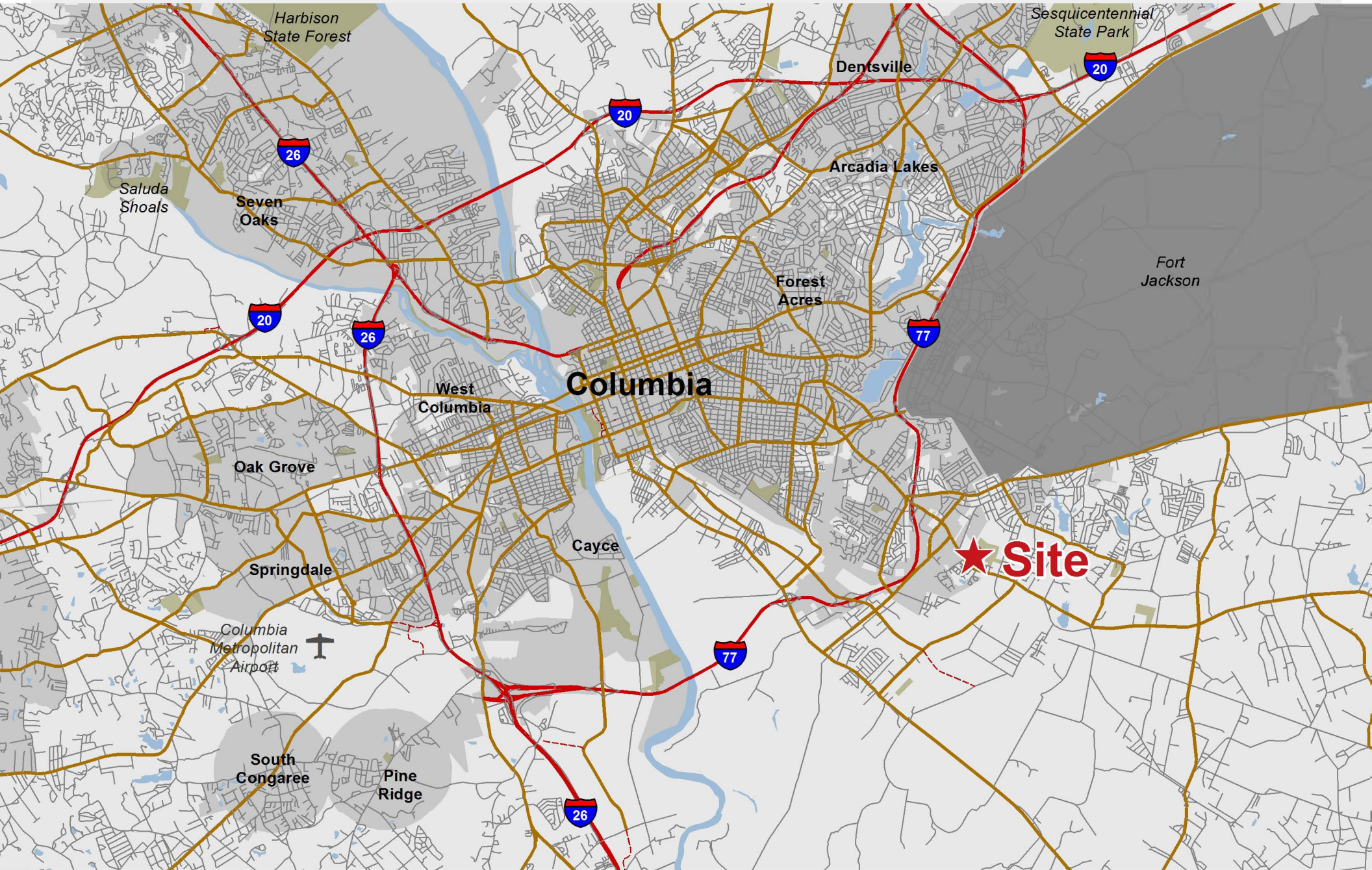
±16.63 AC

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Garners Ferry Road - Columbia, South Carolina

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Location



Map Updated: Friday, February 17, 2017. 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 Avant.

For Sale

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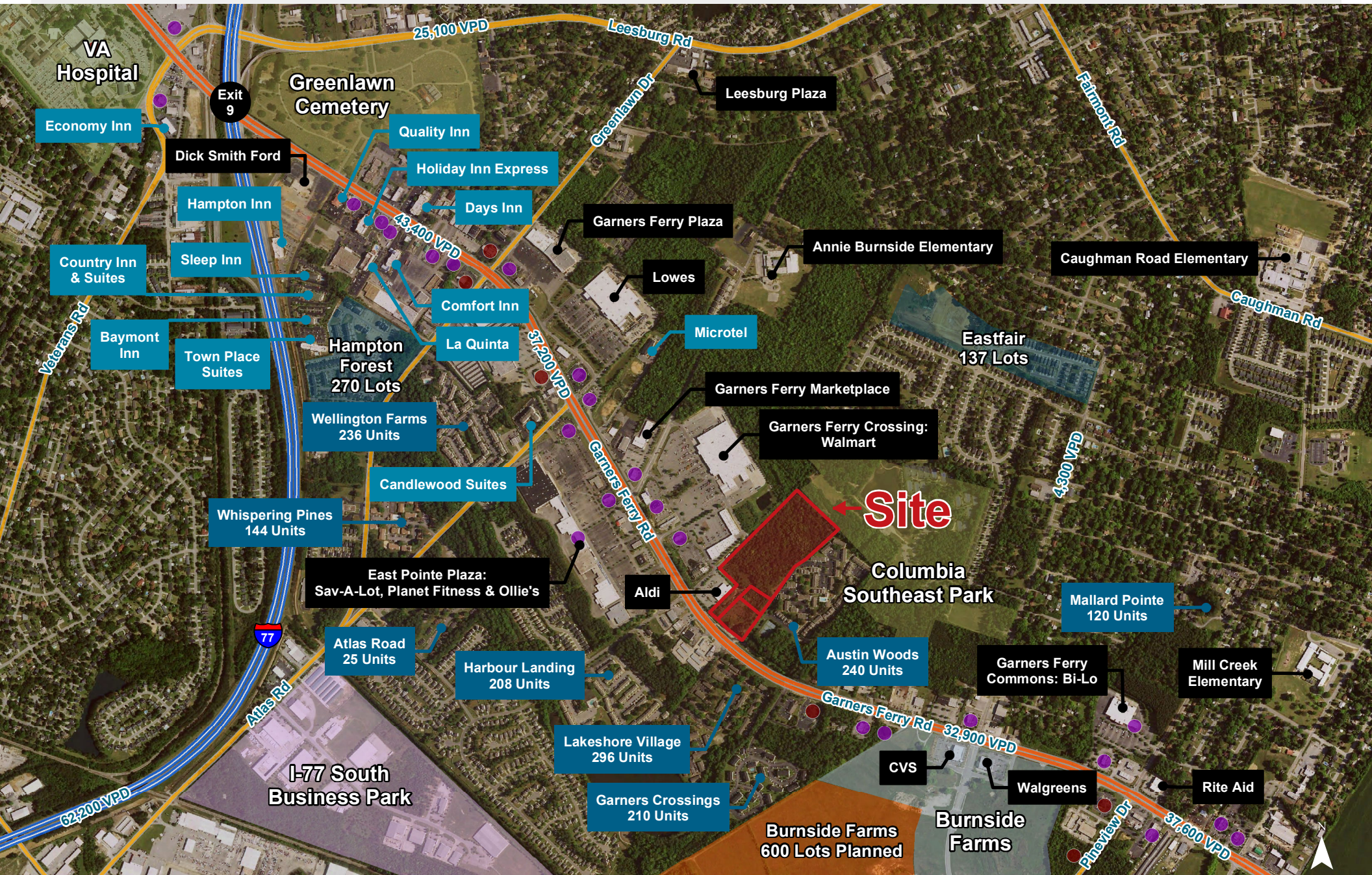
Property Features

Garners Ferry Road - Columbia, South Carolina

- ±16.63 acres available for sale
- ±410 feet of frontage on Garners Ferry Road
- Cross easement for 2.0 acre outlot to Daphne Road with signalized intersection
- Detention pond on site
- Located next to Super Wal-Mart
- The adjoining 61 acre parcel is the City's new park
- Water and sewer on site
- Only 0.14 acres in wetlands - Wetlands Delineation attached
- Zoning: Commercial
- Price: ±14.63 Acres: \$135,000 per acre
±2.0 Acres: \$850,000
±16.63 Acres: \$2,825,000

Points of Interest

● Food Service ● Banks

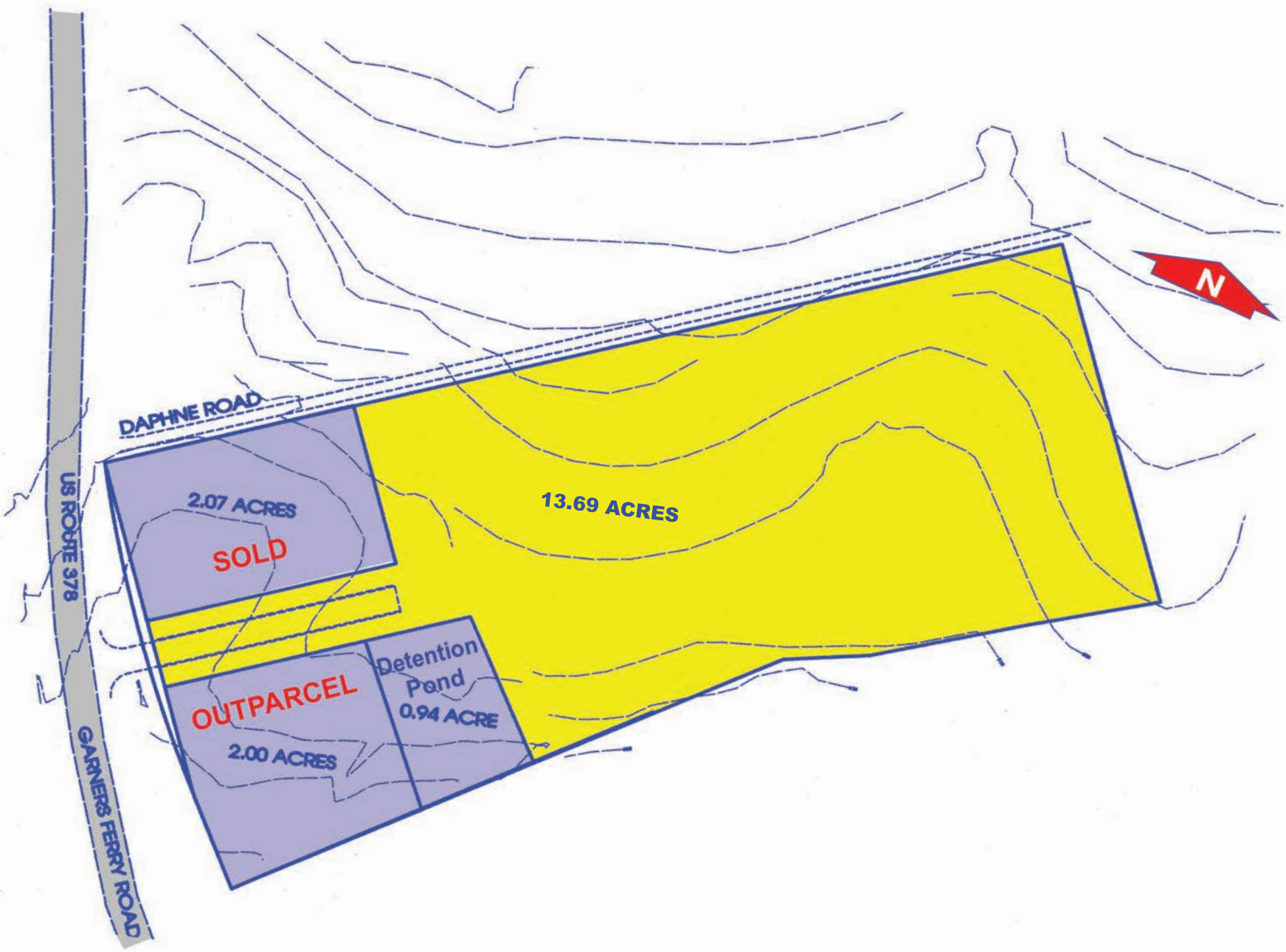


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Points of Interest



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Approximate Scale: 1" = 200'

Reference: SCDNR Digital Orthophotos, Quarter Quadrangles of Fort Jackson South, 2006.

NOTE: JURISDICTIONAL WATERS OF THE U.S. WERE DELINEATED, CLASSIFIED, AND SURVEYED USING A TRIMBLE GPS UNIT BY CAROLINA WETLAND SERVICES, INC. (CWS) ON JANUARY 25, 2006. JURISDICTIONAL WETLANDS HAVE NOT BEEN VERIFIED BY THE USACE. THIS MAP SHOULD BE USED FOR PRELIMINARY PLANNING PURPOSES ONLY.



Carolina Wetland Services
 322A South Lake Drive, Suite 2
 Lexington, South Carolina 29072

PREPARED BY: *EHB* DATE: *1-25-07* CHECKED: *CML* DATE: *1-25-07*

Figure 5. Wetland Boundary Survey
 Edens Jablon Site
 Richland County, South Carolina
 CWS Project No. 2007-1792

Demographic Profile

Garners Ferry Road and Atlas Road - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	7,473	41,973	94,919	2016 Estimate	\$42,741	\$44,186	\$46,883
2016 Estimate	7,745	43,465	99,069	2021 Projection	\$48,624	\$49,828	\$52,537
2021 Projection	8,011	45,315	103,759	Average Household Income			
% Chg. 2016-2021	3.4%	4.3%	4.7%	2016 Estimate	\$59,212	\$66,655	\$73,300
Households				2021 Projection	\$64,556	\$72,347	\$79,695
2010 Census	3,283	16,413	35,752	Per Capita Household Income			
2016 Estimate	3,377	17,004	37,559	2016 Estimate	\$24,915	\$27,646	\$29,747
2021 Projection	3,487	17,715	39,388	2021 Projection	\$27,035	\$29,825	\$32,107
Families				2016 Household Income Dist.			
2010 Census	1,933	9,480	18,923	Less than \$15,000	14.1%	14.7%	15.5%
2016 Estimate	1,939	9,574	19,423	\$15,000 - \$24,999	11.9%	12.1%	11.1%
2021 Projection	1,977	9,845	20,134	\$25,000 - \$34,999	14.0%	12.0%	11.0%
2016 Age Distribution				\$35,000 - \$49,999	16.6%	16.4%	14.7%
0 - 4	8.3%	6.4%	5.4%	\$50,000 - \$74,999	15.2%	16.1%	15.9%
5 - 9	7.0%	5.7%	5.1%	\$75,000 - \$99,999	14.2%	10.6%	10.4%
10 - 14	6.2%	5.2%	4.6%	\$100,000 - \$149,999	8.3%	10.1%	11.2%
15 - 19	6.0%	7.3%	9.2%	\$150,000 - \$199,999	3.8%	3.7%	4.4%
20 - 24	12.2%	13.8%	17.7%	\$200,000 and Up	1.8%	4.4%	5.7%
25 - 34	18.8%	16.6%	16.5%	2016 Dist. by Race & Ethnicity			
35 - 44	12.9%	11.7%	10.6%	White Alone	36.7%	50.9%	58.7%
45 - 54	12.3%	12.8%	11.3%	Black Alone	55.5%	41.7%	33.6%
55 - 64	8.6%	10.2%	9.8%	American Indian Alone	0.3%	0.3%	0.3%
65 - 74	4.3%	5.5%	5.2%	Asian Alone	2.7%	2.5%	2.7%
75 - 84	2.6%	3.4%	3.2%	Pacific Islander Alone	0.1%	0.1%	0.2%
85+	0.9%	1.2%	1.4%	Some Other Race Alone	2.2%	2.1%	2.0%
Median Age				Two or More Races	2.5%	2.3%	2.5%
2010 Census	29.5	31.3	29.1	Hispanic Origin (Any Race)	4.9%	5.3%	5.8%
2016 Estimate	30.2	32.5	30.1	2016 Housing Data			
2021 Projection	29.8	33.4	30.9	Owner Occ. Housing Units	1,459	9,045	20,161
Average Household Size				Renter Occ. Housing Units	1,918	7,960	17,398
2010 Census	2.23	2.35	2.26	2016 Business Data			
2016 Estimate	2.25	2.37	2.29	Total Businesses:	435	1,326	3,756
2021 Projection	2.25	2.38	2.30	Total Employees:	5,034	17,165	49,128