

For Sale

±0.69 AC

Commercial Land



# 4508 Hard Scrabble Road

Columbia, South Carolina

**NAI**Columbia

**Ben Kelly, CCIM**

+1 803 744 9830

[bkelly@naicolumbia.com](mailto:bkelly@naicolumbia.com)

**Patrick Chambers**

+1 803 744 9857

[pchambers@naicolumbia.com](mailto:pchambers@naicolumbia.com)

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

807 Gervais Street, Suite 301  
Columbia, South Carolina 29201

+1 803.254.0100

[www.naicolumbia.com](http://www.naicolumbia.com)



For Sale

±0.69 AC

Commercial Land

## Property Features

4508 Hard Scrabble Road - Columbia, South Carolina

**PROPERTY DESCRIPTION:** ±0.69 acres of land available on Hard Scrabble Road in Columbia, SC. The parcel shares access with Walgreen's to the North and The Shores at Elders Pond Apartments to the South. It has all utilities stubbed-out to the parcel, detention off-site, and all curb cuts/shared drive aisles installed. Hard Scrabble Road is being widened to four lanes and scheduled to be complete by the end of 2018, and ranks #1 in priority for Richland County road widening projects.

**SITE SIZE:** ±0.69 acres

**TRAFFIC COUNTS (2017):** 24,800 VPD (Station 430) South of property  
21,500 VPD (Station 437) North of property

**UTILITIES:** Water: City of Columbia  
Sewer: Palmetto Utilities

**ZONING:** Summit PDD: Commercial District  
Richland County

**LOCATION DESCRIPTION:** The site is located on the corner of Marchbank Road with cross access to Walgreen's and the signalized intersection of Hard Scrabble Road and Elders Pond Road. The area has experienced significant residential and retail growth, with additional growth anticipated over the next five years. Retailers within one mile of the property include Walgreen's, Sonic, Jiffy Lube, O'Reilly, Firehouse Subs, Marco's Pizza, Bank of America, Publix, Food Lion, The UPS Store, Pizza Hut, CVS, and more.

**DEMOGRAPHICS:** 1 Mile      3 Miles      5 Miles

Population: 9,318      62,841      108,147

Households: 3,400      22,507      40,446

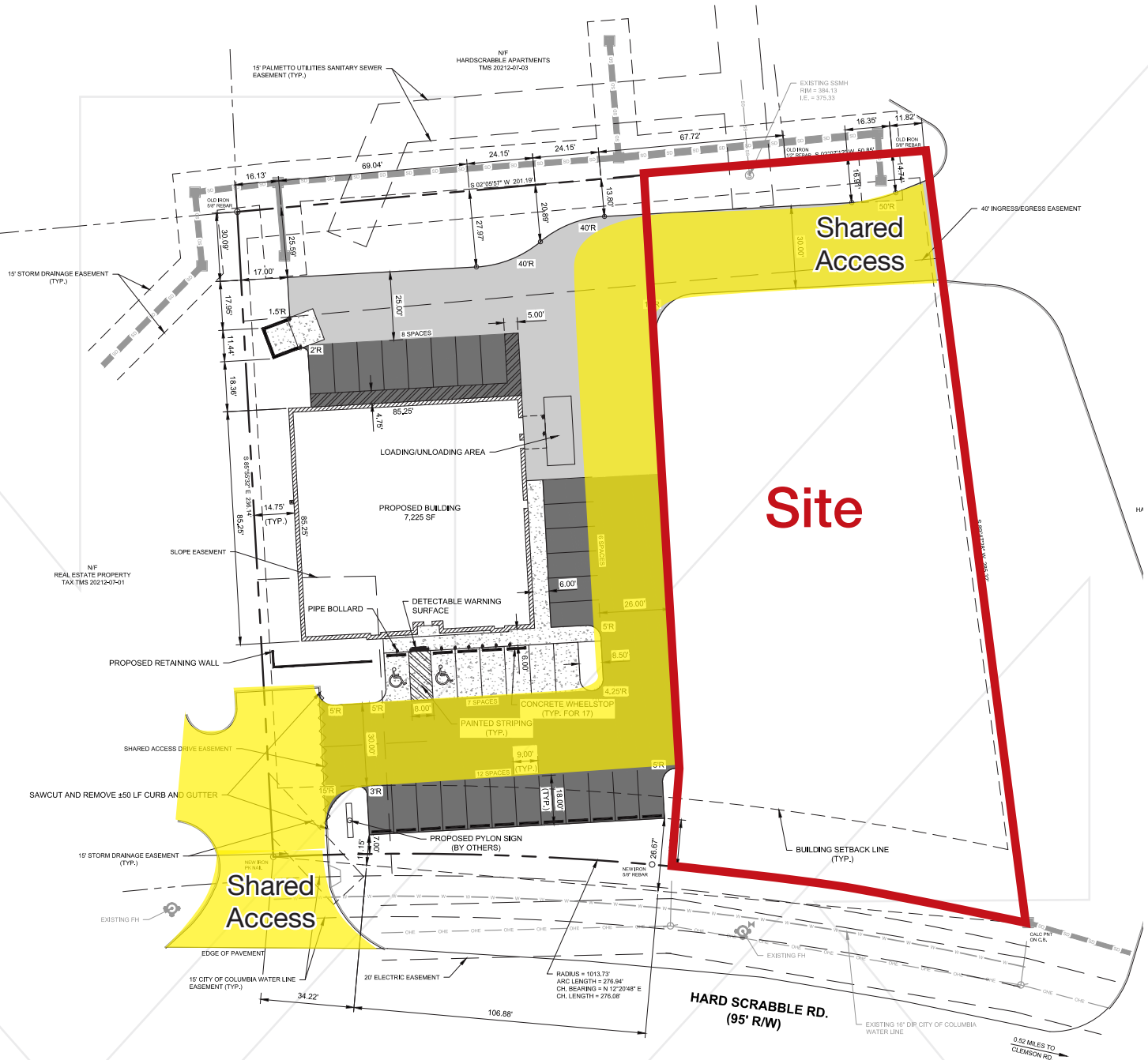
Average Household Income: \$77,633      \$91,036      \$92,907

**SALES PRICE:** \$325,000

For Sale  
**±0.69 AC**  
 Commercial Land

# Site Plan

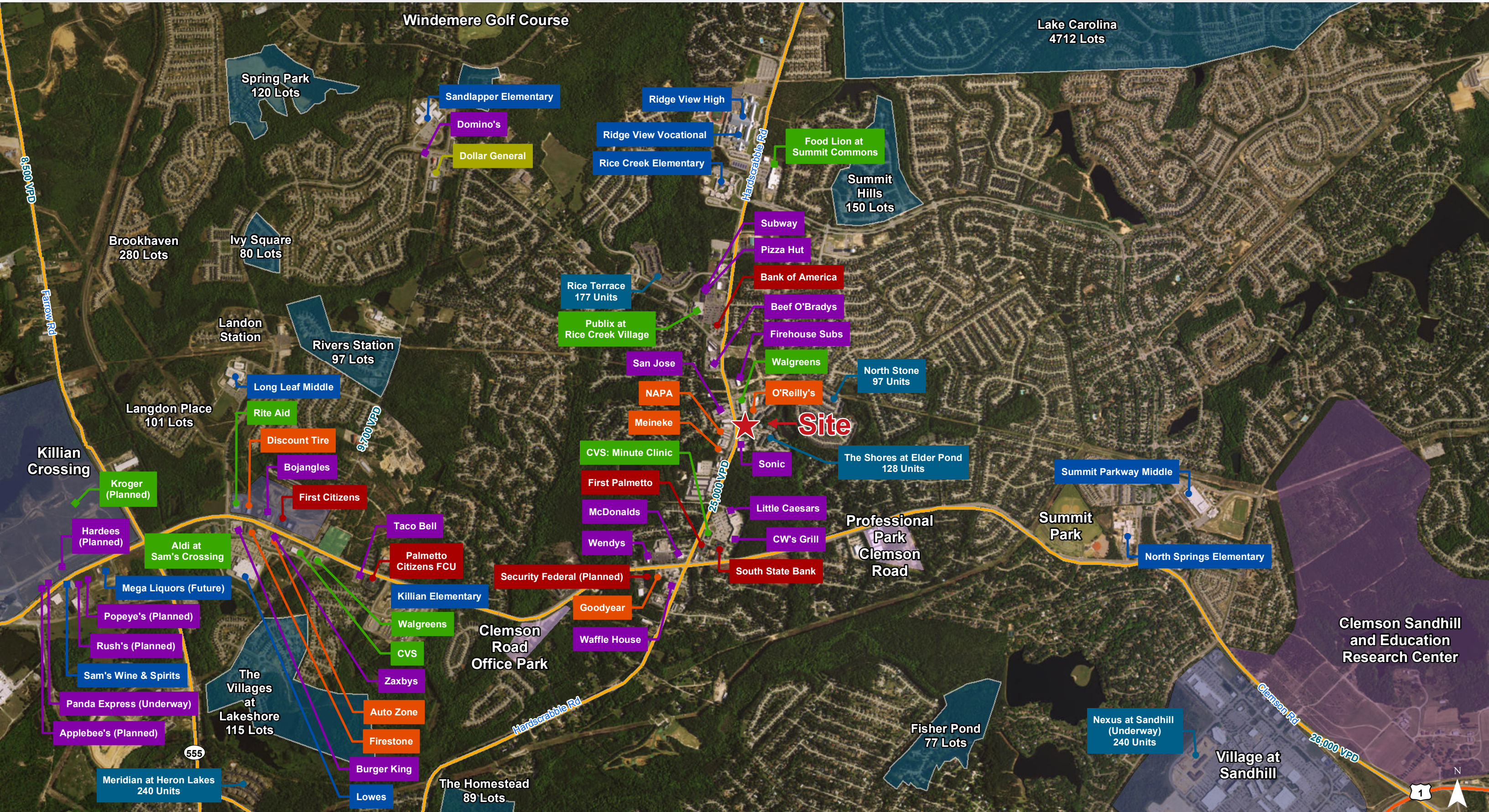
4508 Hard Scrabble Road - Columbia, South Carolina



NOTE: NO PROTECTED NOR GRAND TREES LOCATED ON THE SUBJECT PARCEL.

\*Hard Scrabble Road is being widened to 4 lanes





Map Updated: Wednesday, March 22, 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.



# Demographic Profile

Hardscrabble Road and Elders Pond Drive - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Median Household Income</b>			
2010 Census	8,542	55,027	94,311	2018 Estimate	\$66,716	\$76,286	\$74,626
2018 Estimate	9,318	62,841	108,147	2023 Projection	\$76,183	\$83,412	\$81,816
2023 Projection	9,796	67,440	116,287	<b>Average Household Income</b>			
% Chg. 2018-2023	5.1%	7.3%	7.5%	2018 Estimate	\$77,633	\$91,036	\$92,907
<b>Households</b>				2023 Projection	\$87,362	\$102,212	\$104,396
2010 Census	3,087	19,664	35,259	<b>Per Capita Household Income</b>			
2018 Estimate	3,400	22,507	40,446	2018 Estimate	\$27,974	\$32,726	\$34,826
2023 Projection	3,578	24,159	43,507	2023 Projection	\$31,458	\$36,753	\$39,134
<b>Families</b>				<b>2018 Household Income Dist.</b>			
2010 Census	2,339	15,165	25,876	Less than \$15,000	5.4%	5.2%	5.8%
2018 Estimate	2,539	17,077	29,224	\$15,000 - \$24,999	3.6%	3.7%	5.2%
2023 Projection	2,655	18,229	31,247	\$25,000 - \$34,999	10.3%	7.0%	7.7%
<b>2018 Age Dist.</b>				\$35,000 - \$49,999	15.2%	12.4%	11.8%
0 - 4	6.9%	7.1%	6.8%	\$50,000 - \$74,999	20.8%	20.6%	19.7%
5 - 9	7.1%	7.7%	7.3%	\$75,000 - \$99,999	18.6%	17.2%	16.3%
10 - 14	7.4%	7.9%	7.5%	\$100,000 - \$149,999	18.6%	19.9%	18.6%
15 - 19	6.8%	6.8%	6.6%	\$150,000 - \$199,999	5.9%	9.7%	8.8%
20 - 24	6.5%	5.7%	5.9%	\$200,000 and Up	1.6%	4.4%	6.2%
25 - 34	16.2%	14.2%	14.2%	<b>2018 Dist. by Race &amp; Ethnicity</b>			
35 - 44	15.7%	16.0%	15.1%	White Alone	27.9%	38.8%	42.0%
45 - 54	14.2%	13.6%	13.3%	Black Alone	62.8%	52.1%	47.8%
55 - 64	11.2%	11.3%	11.9%	American Indian Alone	0.2%	0.2%	0.2%
65 - 74	5.8%	6.9%	7.7%	Asian Alone	3.7%	3.8%	4.1%
75 - 84	1.7%	2.3%	2.8%	Pacific Islander Alone	0.1%	0.2%	0.1%
85+	0.4%	0.6%	0.8%	Some Other Race Alone	1.4%	1.6%	2.3%
<b>Median Age</b>				Two or More Races	3.9%	3.4%	3.3%
2010 Census	32.4	33.7	34.4	Hispanic Origin (Any Race)	5.4%	5.3%	6.2%
2018 Estimate	34.3	35.4	36.1	<b>2018 Housing Data</b>			
2023 Projection	33.5	35.1	36.1	Owner Occ. Housing Units	2,638	17,898	29,235
<b>Average Household Size</b>				Renter Occ. Housing Units	762	4,608	11,211
2010 Census	2.77	2.80	2.67	<b>2018 Business Data</b>			
2018 Estimate	2.74	2.79	2.67	Total Businesses:	176	980	2,240
2023 Projection	2.74	2.79	2.67	Total Employees:	1,430	10,877	28,190