

# VACANT LAND IN WEST COLUMBIA FOR SALE

**11.24± ACRES**

**FOUNDRY**  
COMMERCIAL



**Asking Price \$395,000**

**1009 MAIN ST, WEST COLUMBIA, SC 29170**

## PROPERTY FEATURES

- 11.24 ± Acres
- Vacant Land
- Location - Town limits of South Congaree, Lexington County
- Close access to I-26, Columbia Airport and Downtown South Congaree
- 12,646 VPD
- Excellent frontage on Main St

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2015 ESTIMATED POPULATION	3,040	13,908	44,725
2020 PROJECTED POPULATION	5.99%	5.72%	5.70%
AVERAGE HH INCOME	\$50,884	\$57,052	\$59,873
MEDIAN HOME VALUE	\$109,237	\$116,687	\$123,732

For more information, please contact:

### BRIAN CRAVER

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### MATTHEW MESSIER, SIOR, CCIM

Principal  
407.540.7718

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Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

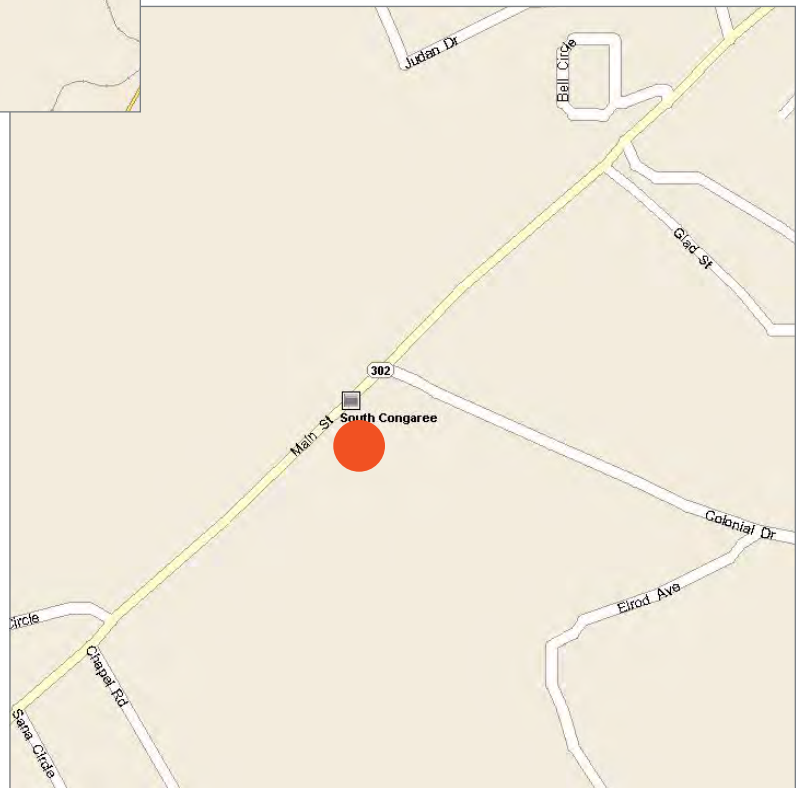
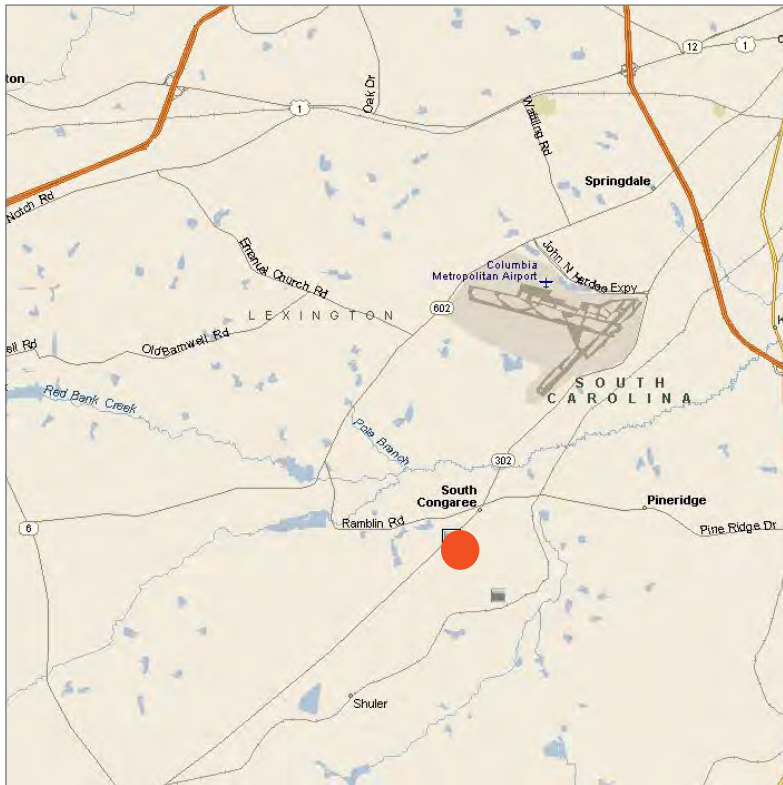
121 West Trade Street, Suite 2500  
Charlotte, NC 28202

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### LOCATION



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## AERIAL & PROPERTY OUTLINE



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