

Killian Road Development

±4.03 AC Killian Road - Columbia, South Carolina

Final Remaining Subdividable Parcel



Site



West Killian Road



MCDANIEL'S
Automotive Group

RUSH'S

Access Road

LOUISIANA
KITCHEN

NAI Columbia

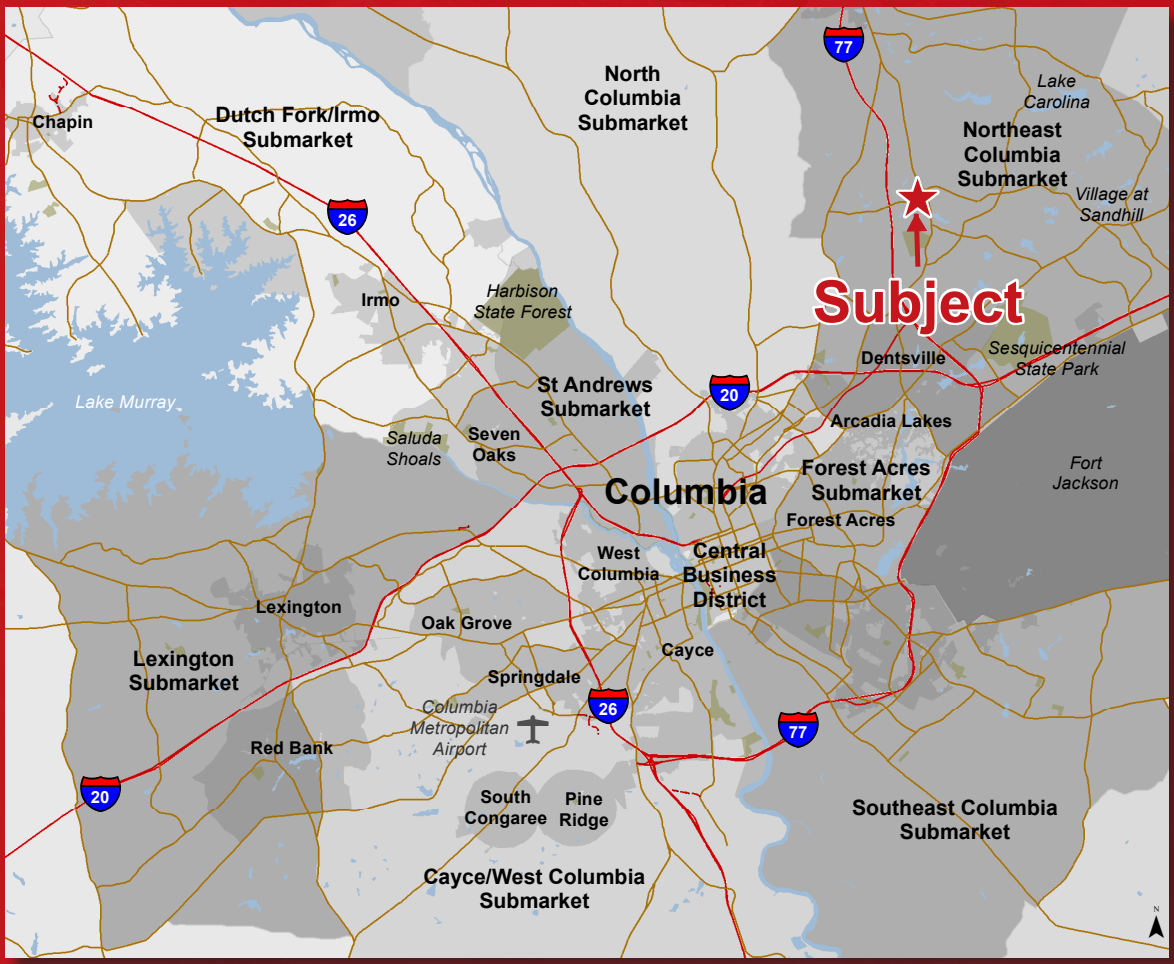
Killian Road



Exclusively Offered By:

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Location:





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LOCATION: Situated along Killian Road in one of the fastest growing corridors in the Columbia Metro region. Approximately one-half mile from I-77 (Exit 22) and one-quarter of a mile from the cross change of Killian Road into Clemson Road, which serves as the major thoroughfare connecting I-77 and I-20. The property boasts frontage on both Killian and W. Killian Road and is across from the new Kroger anchored Killian Crossing Development.

AVAILABILITY: ±4.03 Acres
Will Divide To Suit

UTILITIES: Water and Sewer - City of Columbia
Stormwater Detention included in rear of site

ZONING: GC (General Commercial)
Richland County

2016 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	1,613	34,389	91,431
Households:	656	12,749	34,212
Avg. Household Income:	\$70,402	\$75,389	\$76,960

2016 TRAFFIC COUNTS: 32,800 VPD (Station 448) Clemson Road, East of Site
24,000 VPD (Station 442) Clemson Road, West of Site
9,600 VPD (Station 285) Farrow Road, North of Site
86,800 VPD (Station 2219) I-77, East of Site

COMMENTS: There are two future traffic light locations to serve the property, subject to SCDOT approval. Recent and planned commercial activity in the immediate area includes Kroger Marketplace, Applebee's, Panda Express, Chick-Fil-A, McDonald's, Hardee's, Starbucks, Popeye's, Rush's, Mega Liquors, Sam's Wine & Spirits, Porsche and Subaru dealerships, and much more.

LIST PRICE: \$11.95 per SF

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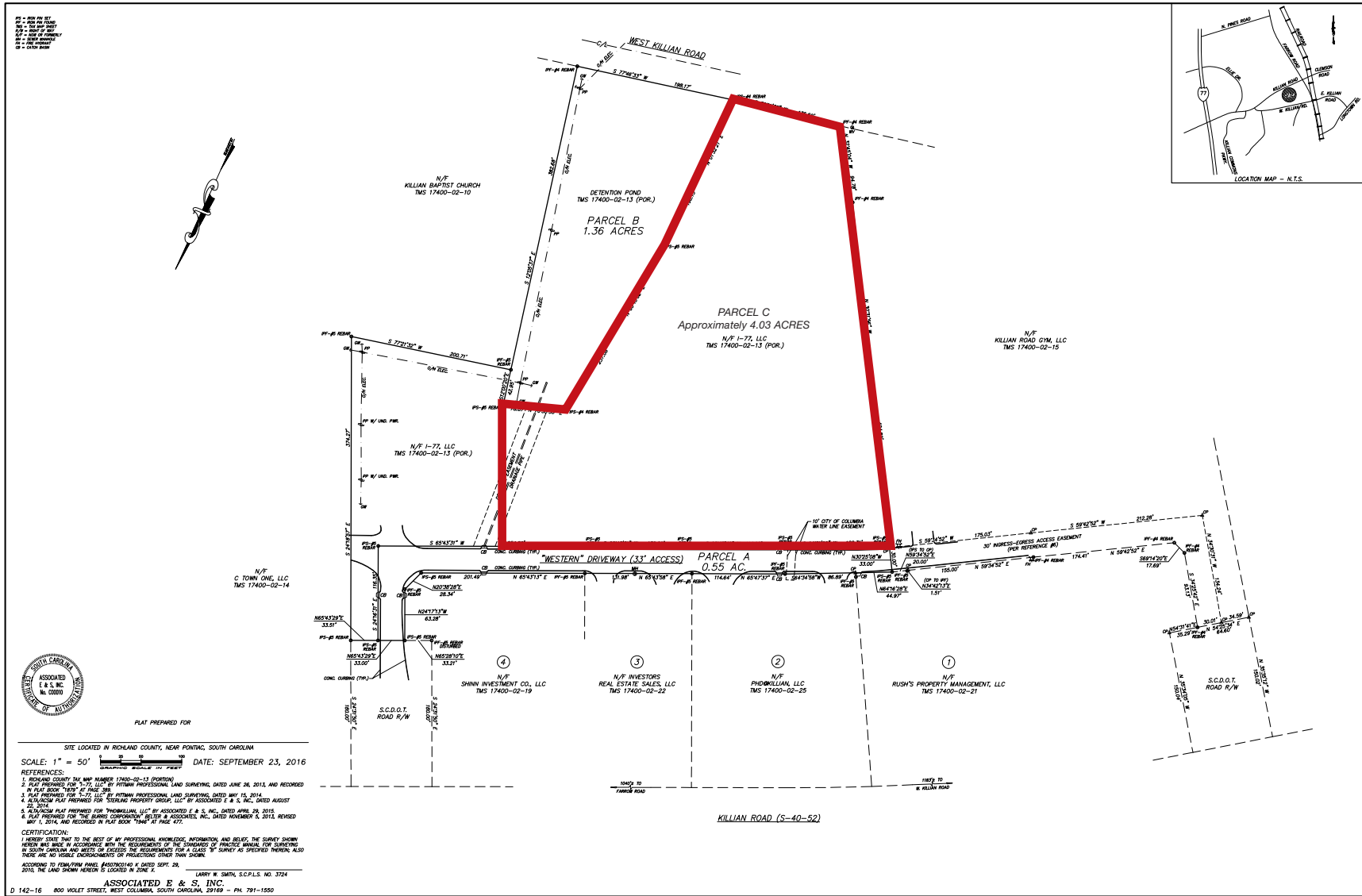
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To View Drone Footage, [Click Here](#)

Demographic Profile

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Demographic Profile

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2016 Age Distribution				Median Household Income			
2010 Census	1,066	30,397	84,145	0 - 4	8.5%	7.6%	7.3%	2016 Estimate	\$54,510	\$57,932	\$59,307
2016 Estimate	1,613	34,389	91,431	5 - 9	9.0%	8.1%	7.8%	2021 Projection	\$62,746	\$66,347	\$66,899
2021 Projection	1,822	37,507	98,188	10 - 14	9.0%	8.6%	8.0%	Average Household Income			
% Chg. 2016-2021	13.0%	9.1%	7.4%	15 - 19	7.2%	7.7%	7.2%	2016 Estimate	\$70,402	\$75,389	\$76,960
Households				20 - 24	5.0%	5.0%	5.4%	2021 Projection	\$78,703	\$83,537	\$84,894
2010 Census	423	11,352	31,757	25 - 34	18.9%	15.4%	14.7%	Per Capita Household Income			
2016 Estimate	656	12,749	34,212	35 - 44	17.9%	16.3%	15.6%	2016 Estimate	\$27,105	\$27,685	\$28,827
2021 Projection	737	13,842	36,546	45 - 54	11.8%	14.3%	14.3%	2021 Projection	\$30,101	\$30,529	\$31,601
Families				55 - 64	7.5%	10.3%	10.9%	2016 Household Income Dist.			
2010 Census	299	8,332	22,830	65 - 74	3.1%	4.4%	5.3%	Less than \$15,000	10.7%	7.6%	7.9%
2016 Estimate	434	9,231	24,311	75 - 84	1.4%	1.8%	2.5%	\$15,000 - \$24,999	6.3%	7.2%	8.1%
2021 Projection	485	9,953	25,831	85+	0.7%	0.6%	0.9%	\$25,000 - \$34,999	13.7%	11.3%	10.7%
2016 Dist. by Race & Ethnicity				Median Age				\$35,000 - \$49,999	14.5%	16.0%	13.9%
White Alone	30.4%	34.5%	37.0%	2010 Census	31.3	33.6	34.7	\$50,000 - \$74,999	18.9%	19.3%	20.1%
Black Alone	61.5%	57.3%	53.8%	2016 Estimate	33.4	35.2	35.9	\$75,000 - \$99,999	13.4%	14.5%	14.6%
American Indian Alone	0.3%	0.2%	0.3%	2021 Projection	32.6	34.9	35.9	\$100,000 - \$149,999	13.0%	14.1%	14.3%
Asian Alone	2.9%	2.7%	3.6%	Average Household Size				\$150,000 - \$199,999	7.3%	7.2%	7.0%
Pacific Islander Alone	0.1%	0.2%	0.2%	2010 Census	2.52	2.67	2.62	\$200,000 and Up	2.0%	2.9%	3.4%
Some Other Race Alone	1.9%	2.2%	2.2%	2016 Estimate	2.45	2.69	2.64	2016 Business Data			
Two or More Races	2.9%	2.9%	3.0%	2021 Projection	2.47	2.71	2.66	Total Businesses:	87	706	2,763
Hispanic Origin (Any Race)	5.8%	6.2%	5.8%	2016 Housing Data				Total Employees:	1,392	9,479	33,517
				Owner Occ. Housing Units	428	9,433	23,787				
				Renter Occ. Housing Units	228	3,315	10,425				

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