

PRICE REDUCED

For Sale or Lease
±7,500 SF



NAIAvant

5445 Two Notch Road

Columbia, South Carolina

For more information:

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Property Features

- ±7,500 SF building with ±4,500 SF of showroom
- ±150 feet of frontage along Two Notch Road
- Multiple curb cuts and excellent parking and signage
- Traffic Counts: 19,800 VPD (Station 107)

Pricing

- Sales Price: ~~\$280,000~~ **\$194,400**
- Lease Rate: \$2,500

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807 Gervais Street, Suite 301
Columbia, South Carolina 29201
+1 803.254.0100
www.naiavant.com

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Property Pictures

5445 Two Notch Road - Columbia, South Carolina



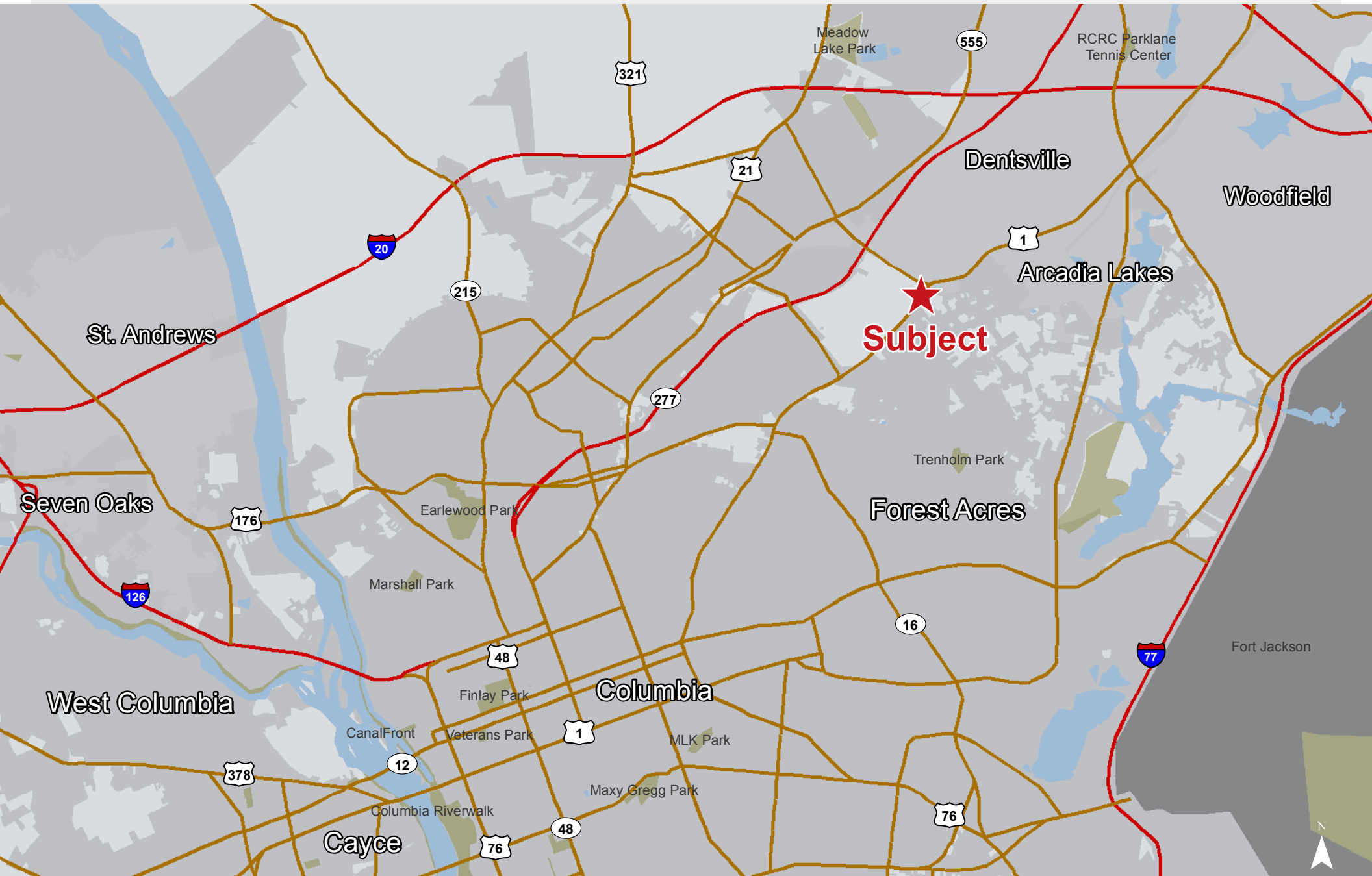
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Location



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Demographic Profile

Two Notch Road and Fontaine Road - Columbia, South Carolina 29204

	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	5,798	61,513	148,472	0 - 4	6.0%	7.2%	5.9%	2016 Estimate	\$44,136	\$38,147	\$39,450
2016 Estimate	5,948	64,237	154,100	5 - 9	6.0%	6.2%	5.1%	2021 Projection	\$50,153	\$40,836	\$42,791
2021 Projection	6,202	67,057	160,853	10 - 14	6.4%	6.0%	4.9%	Average Household Income			
% Chg. 2016-2021	4.3%	4.4%	4.4%	15 - 19	6.0%	6.6%	10.6%	2016 Estimate	\$62,996	\$58,799	\$61,481
				20 - 24	4.3%	7.1%	13.2%	2021 Projection	\$69,528	\$63,888	\$66,678
Households				25 - 34	11.9%	13.4%	15.4%	Per Capita Household Income			
2010 Census	2,400	25,565	55,767	35 - 44	11.5%	11.1%	10.5%	2016 Estimate	\$25,856	\$24,555	\$25,127
2016 Estimate	2,444	26,506	58,296	45 - 54	14.8%	13.8%	11.7%	2021 Projection	\$28,423	\$26,522	\$27,061
2021 Projection	2,539	27,569	60,983	55 - 64	14.9%	12.7%	10.7%	2016 Household Income Dist.			
				65 - 74	10.0%	7.7%	5.9%	Less than \$15,000	11.4%	17.3%	17.3%
Families				75 - 84	6.3%	5.7%	4.1%	\$15,000 - \$24,999	13.6%	14.2%	14.1%
2010 Census	1,602	15,457	30,649	85+	1.9%	2.5%	1.8%	\$25,000 - \$34,999	14.8%	14.6%	13.4%
2016 Estimate	1,599	15,690	31,264	Median Age				\$35,000 - \$49,999	14.9%	14.5%	14.2%
2021 Projection	1,645	16,143	32,295	2010 Census	43.2	38.1	31.0	\$50,000 - \$74,999	17.7%	15.2%	15.7%
				2016 Estimate	43.5	39.0	32.4	\$75,000 - \$99,999	10.7%	9.8%	9.8%
2016 Dist. by Race & Ethnicity				2021 Projection	43.5	39.6	33.1	\$100,000 - \$149,999	11.0%	8.7%	9.0%
White Alone	42.1%	34.7%	44.0%	Average Household Size				\$150,000 - \$199,999	2.9%	2.6%	3.0%
Black Alone	53.4%	59.3%	48.2%	2010 Census	2.41	2.34	2.26	\$200,000 and Up	3.0%	3.2%	3.6%
American Indian Alone	0.3%	0.3%	0.3%	2016 Estimate	2.43	2.36	2.28	2016 Business Data			
Asian Alone	1.0%	1.3%	2.3%	2021 Projection	2.44	2.37	2.29	Total Businesses:	298	3,064	9,093
Pacific Islander Alone	0.1%	0.1%	0.2%	2016 Housing Data				Total Employees:	3,575	35,419	122,513
Some Other Race Alone	1.4%	2.3%	2.5%	Owner Occ. Housing Units	1,779	14,255	28,968				
Two or More Races	1.6%	2.0%	2.4%	Renter Occ. Housing Units	665	12,251	29,328				
Hispanic Origin (Any Race)	3.1%	4.9%	6.1%								