

FOR LEASE

NAI Columbia

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WATCH VIDEO



# 10056 Two Notch Road

Columbia, SC

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# PROPERTY Features

10056 Two Notch Road - Buffalo Wild Wings



- A 24-hour Walmart Supercenter anchored outparcel site in one of Columbia's most desirable retail corridors
- Corridor Retail Tenants include Walmart, Regal Cinemas, Kohl's, Sam's, Lowe's, Dick's, Target, Kroger, Hobby Lobby, Publix, Best Buy and more
- ±6,448 SF former Buffalo Wild Wings (Available 11/1/2020)
- Seating Capacity - 300
- Occupancy Capacity - 384
- Parking ratio - 11.64/1000 (75 spaces)
- Multiple access points including signalized interchange
- Traffic Count: 36,900 VPD on US-1 (Station 11) - Increase of 5,000 VPD since 2015
- Back of the house includes 6,000 gallon grease trap, 24' hood, two walk in coolers, walk in freezer, walk in keg cooler
- Lease Rate: \$31.00 PSF, NNN

# PROPERTY Pictures

10056 Two Notch Road - Buffalo Wild Wings



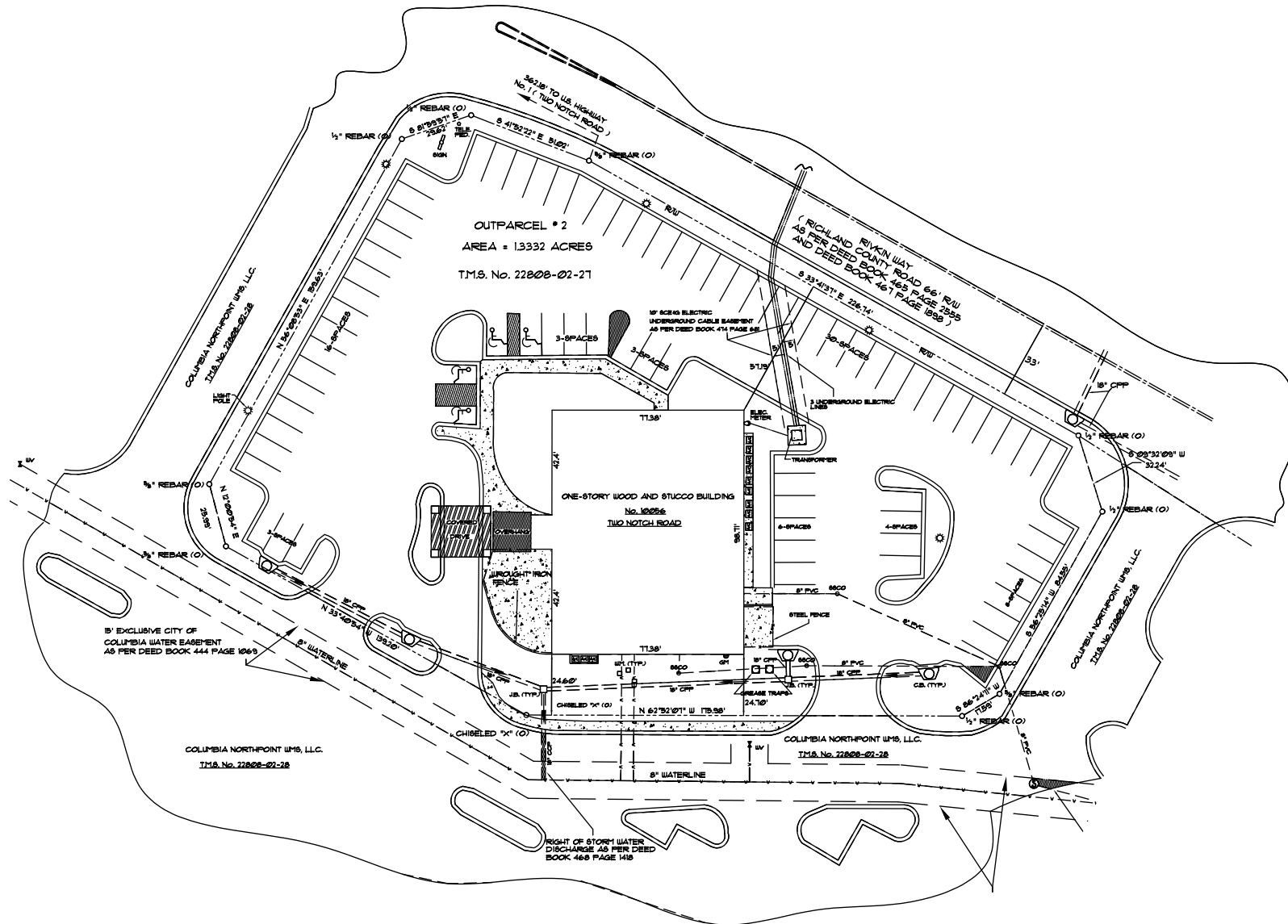
# PROPERTY Pictures

10056 Two Notch Road - Buffalo Wild Wings



# SITE PLAN OVERVIEW

10056 Two Notch Road - Buffalo Wild Wings





111 Restaurant Locations

# Retail Aerial

Village at Sandhill

- belk
- Academy SPORTS+OUTDOORS
- JCPenney
- miv. müvfitness
- BAM! BOOKS-A-MILLION
- REGAL
- VCF VALUE CITY FURNITURE

- THE HOME DEPOT
- THE FRESH MARKET
- HOBBY LOBBY
- DICK'S TARGET SPORTING GOODS

Sparkleberry Square

- Kroger
- BEST BUY
- KOHL'S
- BED BATH & BEYOND
- PET SMART

Subject

- BIG LOTS
- DUNKIN' DONUTS
- FOOD LION
- Starbucks
- Walgreens
- DOLLAR TREE



Two Notch Rd

N Brickyard Rd

Clemson Rd

Clemson Rd

Percival Rd

Alpine Rd

Farrow Rd

Parklane Rd

Spring Valley Country Club

Sesquicentennial State Park



# Retail Aerial



Spring Valley High School  
±2,100 Students

Walmart

Lowe's

Publix

Kroger

FIREHOUSE  
SUBS

Chick-fil-e

MEDicare  
GET BETTER. FASTER.

FIRST  
HORIZON

KFC

Applebee's

Magnolia Buffet

Subject

JO-ANN  
Fabric and craft stores

SHOE DEPT.

CATO

GameStop

Office  
DEPOT

SONIC  
American Drive-In

COOK-OUT

PAPA JOHN'S

POPEYES  
LOUISIANA KITCHEN

Dick Smith  
of Columbia

AutoZone

O'Reilly  
AUTO PARTS

LAXBY'S

36,900 VPD

Two Notch Rd

Sparkleberry Ln

Rivkin Blvd

Aerial

Rivkin Blvd





# NAI Columbia

## Demographic Profile

## Demographic Profile

Two Notch Road & Polo Road | Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>2019 Age Dist.</b>				<b>Median Household Income</b>			
2010 Census	2,289	47,123	102,477	0 - 4	4.6%	6.1%	6.7%	2019 Estimate	\$83,781	\$61,275	\$60,687
2019 Estimate	2,443	52,307	115,939	5 - 9	5.1%	6.3%	6.9%	2024 Projection	\$92,353	\$70,379	\$69,909
2024 Projection	2,552	55,464	123,663	10 - 14	5.9%	6.5%	7.0%				
% Chg. 2019-2024	4.5%	6.0%	6.7%	15 - 19	6.3%	6.1%	6.3%	<b>Average Household Income</b>			
				20 - 24	4.5%	6.1%	6.3%	2019 Estimate	\$116,657	\$84,399	\$81,357
<b>Households</b>				25 - 34	9.6%	14.7%	15.1%	2024 Projection	\$130,056	\$96,691	\$94,283
2010 Census	867	18,553	39,474	35 - 44	11.2%	14.3%	14.8%				
2019 Estimate	915	20,519	44,219	45 - 54	12.0%	12.6%	12.6%	<b>Per Capita Household Income</b>			
2024 Projection	956	21,750	47,085	55 - 64	14.5%	12.6%	11.7%	2019 Estimate	\$45,396	\$33,181	\$30,938
				65 - 74	14.5%	9.4%	8.1%	2024 Projection	\$50,640	\$38,008	\$35,788
<b>Families</b>				75 - 84	8.6%	3.9%	3.3%				
2010 Census	665	12,798	27,545	85+	3.0%	1.4%	1.2%	<b>2019 Household Income Dist.</b>			
2019 Estimate	693	13,846	30,336					Less than \$15,000	7.0%	10.5%	10.8%
2024 Projection	720	14,573	32,117	<b>Median Age</b>				\$15,000 - \$24,999	7.7%	7.3%	7.2%
				2010 Census	45.5	35.5	34.3	\$25,000 - \$34,999	6.8%	9.7%	9.6%
<b>2019 Housing Data</b>				2019 Estimate	47.3	37.7	36.1	\$35,000 - \$49,999	8.3%	11.8%	11.8%
Owner Occ. Housing Units	752	12,954	28,667	2024 Projection	47.9	38.0	36.0	\$50,000 - \$74,999	14.8%	19.5%	20.2%
Renter Occ. Housing Units	163	7,565	15,551					\$75,000 - \$99,999	13.2%	14.3%	14.4%
				<b>Average Household Size</b>				\$100,000 - \$149,999	19.6%	15.9%	15.7%
<b>2019 Business Data</b>				2010 Census	2.63	2.53	2.57	\$150,000 - \$199,999	8.9%	4.4%	4.6%
Total Businesses:	59	1,502	2,850	2019 Estimate	2.66	2.54	2.60	\$200,000 and Up	13.9%	6.7%	5.7%
Total Employees:	510	16,843	32,830	2024 Projection	2.66	2.54	2.61				