



KILLIAN & I-77 CORRIDOR

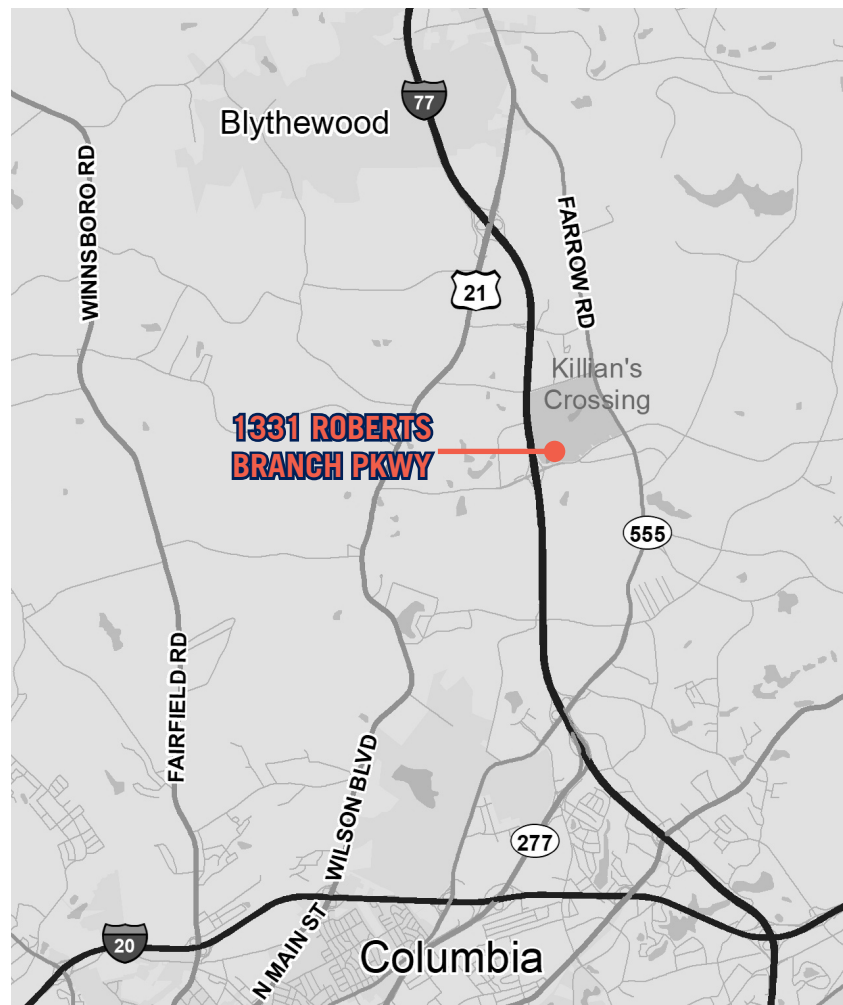
1331 ROBERTS BRANCH PARKWAY

FRONTING NORTHEAST COLUMBIA'S LIFESTYLE COMMUNITY CONCEPT.

FOR SALE: ±3,260 SF Freestanding Building at Killian's Crossing

- Located at 1331 Roberts Branch Parkway in a demographically strong area, at the highly accessible I-77 & Killian Road interchange
- Turn-key restaurant with ample surface parking
- Drive-thru and patio for outdoor seating
- Situated across from Killian Crossing's first hotel, Hampton Inn & Suites
- Positioned for continued sales growth as residential and office developments within the mixed-use lifestyle center take shape
- **Killian Road Traffic Count:** 36,500 VPD
I-77 Traffic Count: 86,800 VPD
- **Year Built:** 2019

**SALES PRICE: ~~\$2,100,000~~
\$1,799,000**



CONTACT

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**TRINITY
PARTNERS**



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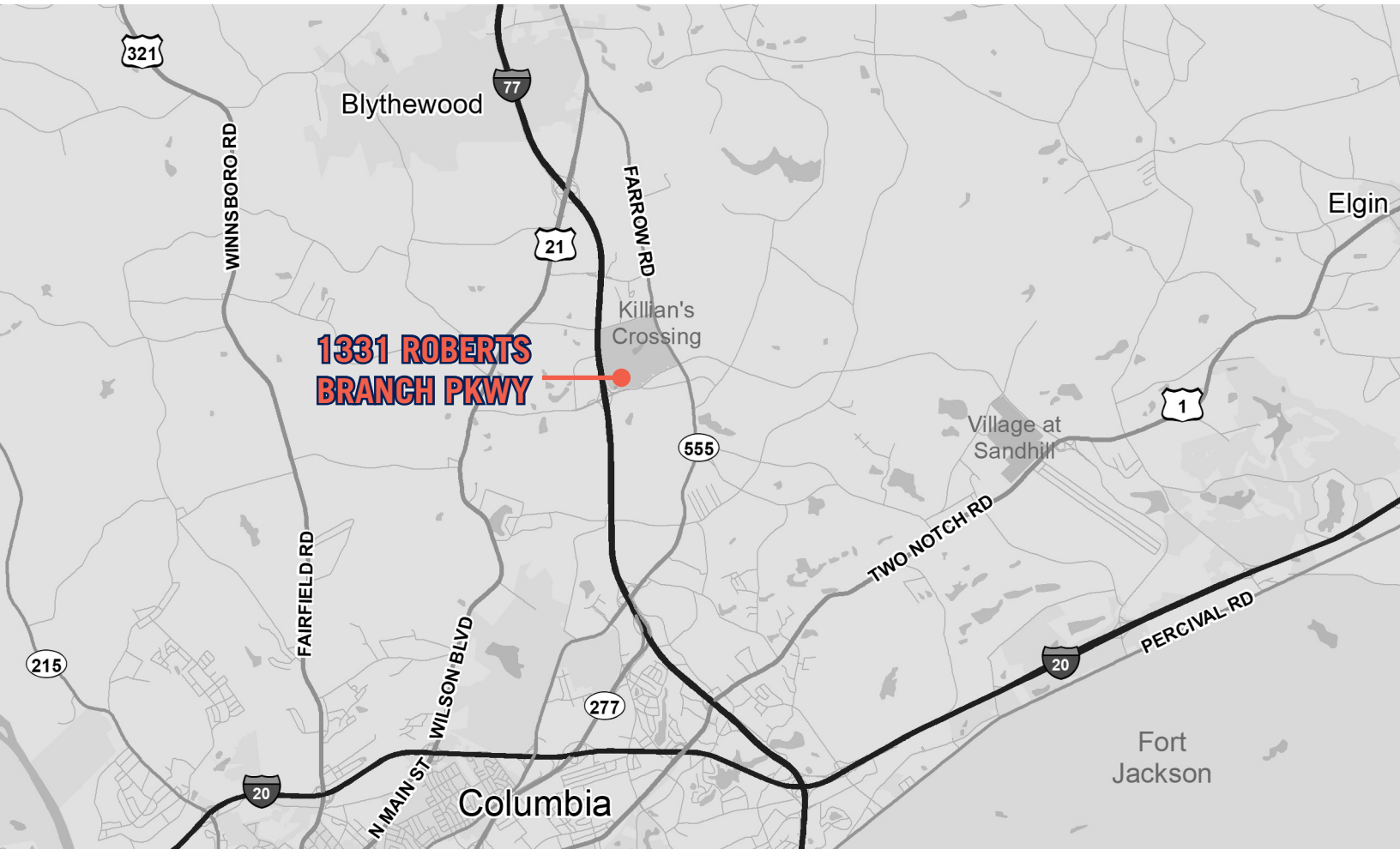
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DEMOGRAPHICS

	2019 Average Household Income	Total Businesses	Total Employees	2019 Population Estimate	2010-2019 Population Growth	2019-2024 Population Growth
1 Mile	\$86,641	79	1,606	1,436	10.32%	2.84%
3 Mile	\$78,689	699	9,544	36,230	1.98%	1.71%
5 Mile	\$81,648	2,471	32,390	95,510	1.50%	1.47%

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