



Clemson Road Retail

Columbia, SC

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LOCATION DESCRIPTION: The ±8,225 SF building is situated on the north side of Clemson Road, just east from the intersection of Longtown Road and ±1.70 miles east of the Killian Road exit (exit 22) off I-77.

SUITE SIZE: ±1,525 SF

TOTAL BUILDING SF: ±8,225 SF

NE SUBMARKET: This location is within the highly desirable Clemson Road corridor in northeast Columbia. The area has seen significant growth over the last 10 years. Lexington Medical Center is constructing a ±225,000 SF medical facility ±0.10 mile from the site.

TRAFFIC COUNTS: Clemson Road at Longtown Road (Station 442) 26,200 VPD
Clemson Road at Killian Road (Station 448) 34,700 VPD

DEMOGRAPHICS:	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	3,382	41,099	100,515
Households:	1,228	15,131	37,273
Average Household Income:	\$74,398	\$80,905	\$84,314

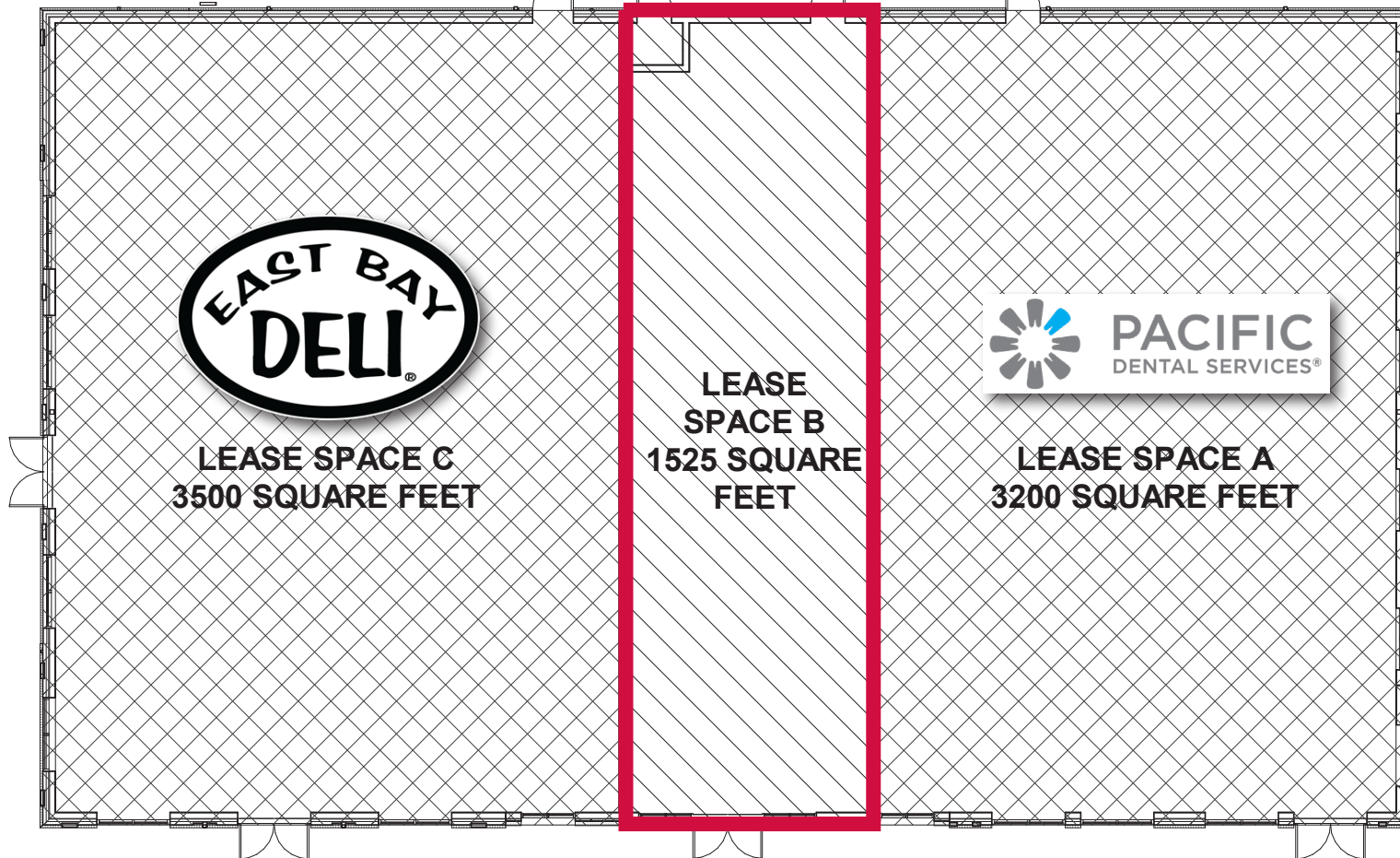
LEASE RATE: \$25 per SF (NNN)

LEASE PLAN OVERVIEW

Clemson Road Retail

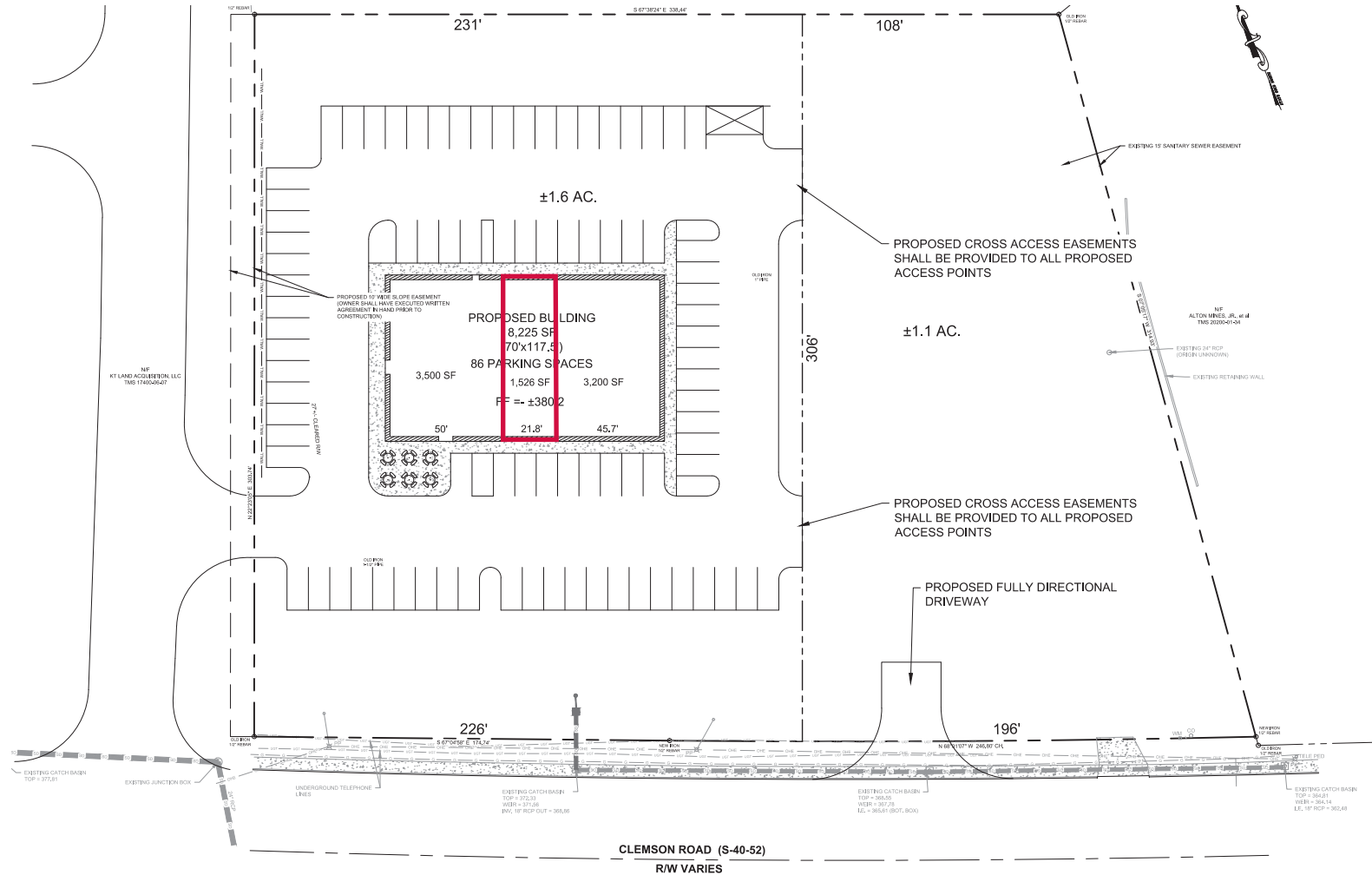
NAI Columbia

Available



SITE PLAN OVERVIEW

Clemson Road Retail





LEXINGTON MEDICAL CENTER

Under Construction:
±225,000 SF Medical
Office Building & Urgent
Care

Map Updated: Wednesday, September 2, 2020. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

NAI Columbia

Demographic Profile

Demographic Profile

Clemson Rd & Farrow Rd | Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2019 Age Dist.				Median Household Income			
2010 Census	2,079	34,227	87,343	0 - 4	7.2%	6.7%	6.7%	2019 Estimate	\$59,427	\$62,872	\$64,718
2019 Estimate	3,382	41,099	100,515	5 - 9	7.4%	7.1%	7.1%	2024 Projection	\$70,368	\$73,760	\$75,592
2024 Projection	3,786	44,604	108,162	10 - 14	7.3%	7.2%	7.1%				
% Chg. 2019-2024	11.9%	8.5%	7.6%	15 - 19	6.8%	6.6%	6.5%	Average Household Income			
				20 - 24	6.9%	6.3%	6.1%	2019 Estimate	\$74,398	\$80,905	\$84,314
Households				25 - 34	15.2%	14.4%	14.6%	2024 Projection	\$89,027	\$94,562	\$98,197
2010 Census	766	12,746	32,710	35 - 44	15.7%	14.9%	14.7%				
2019 Estimate	1,228	15,131	37,273	45 - 54	14.3%	13.9%	13.1%	Per Capita Household Income			
2024 Projection	1,370	16,382	40,036	55 - 64	10.7%	11.8%	11.8%	2019 Estimate	\$26,861	\$29,409	\$31,343
				65 - 74	6.1%	7.8%	8.0%	2024 Projection	\$32,220	\$34,290	\$36,430
Families				75 - 84	1.9%	2.6%	3.1%				
2010 Census	576	9,478	23,672	85+	0.5%	0.7%	1.0%	2019 Household Income Dist.			
2019 Estimate	913	11,103	26,618					Less than \$15,000	13.5%	10.8%	10.2%
2024 Projection	1,012	11,962	28,465	Median Age				\$15,000 - \$24,999	2.4%	5.2%	6.3%
				2010 Census	31.1	33.9	34.5	\$25,000 - \$34,999	7.7%	8.8%	8.9%
2019 Housing Data				2019 Estimate	34.4	36.1	36.2	\$35,000 - \$49,999	17.2%	13.6%	11.3%
Owner Occ. Housing Units	958	11,594	26,516	2024 Projection	32.9	35.3	36.0	\$50,000 - \$74,999	19.4%	19.0%	19.5%
Renter Occ. Housing Units	270	3,537	10,757					\$75,000 - \$99,999	16.3%	15.5%	15.7%
				Average Household Size				\$100,000 - \$149,999	16.2%	17.1%	16.7%
2019 Business Data				2010 Census	2.71	2.68	2.64	\$150,000 - \$199,999	4.2%	5.3%	5.6%
Total Businesses:	93	707	2,307	2019 Estimate	2.75	2.71	2.67	\$200,000 and Up	3.1%	4.7%	5.7%
Total Employees:	1,470	9,111	29,514	2024 Projection	2.76	2.72	2.68				