

FOR SALE: ±5.40 ACRES

1709 Sunset Boulevard - West Columbia, SC

Site

Sunset Blvd

Botanical Pkwy

For more Information:

Ben Kelly, CCIM

+1 803 744 9830

bkelly@naicolumbia.com

Patrick Chambers

+1 803 744 9857

pchambers@naicolumbia.com

NAIColumbia

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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

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Property Summary

LOCATION: Site is located along the U.S. 378 corridor in West Columbia, between Columbia and Lexington, SC submarket. It is conveniently located 1.2 miles from the intersection of I-26 and US Highway 378 and under 3 miles from downtown Columbia.

SITE SIZE: ±5.40 Acres

SALE PRICE: \$350,000

UTILITIES: All Available at Site:
Water Supply - City of West Columbia
Sewer Supply - City of West Columbia

ZONING: C3 - City of Columbia

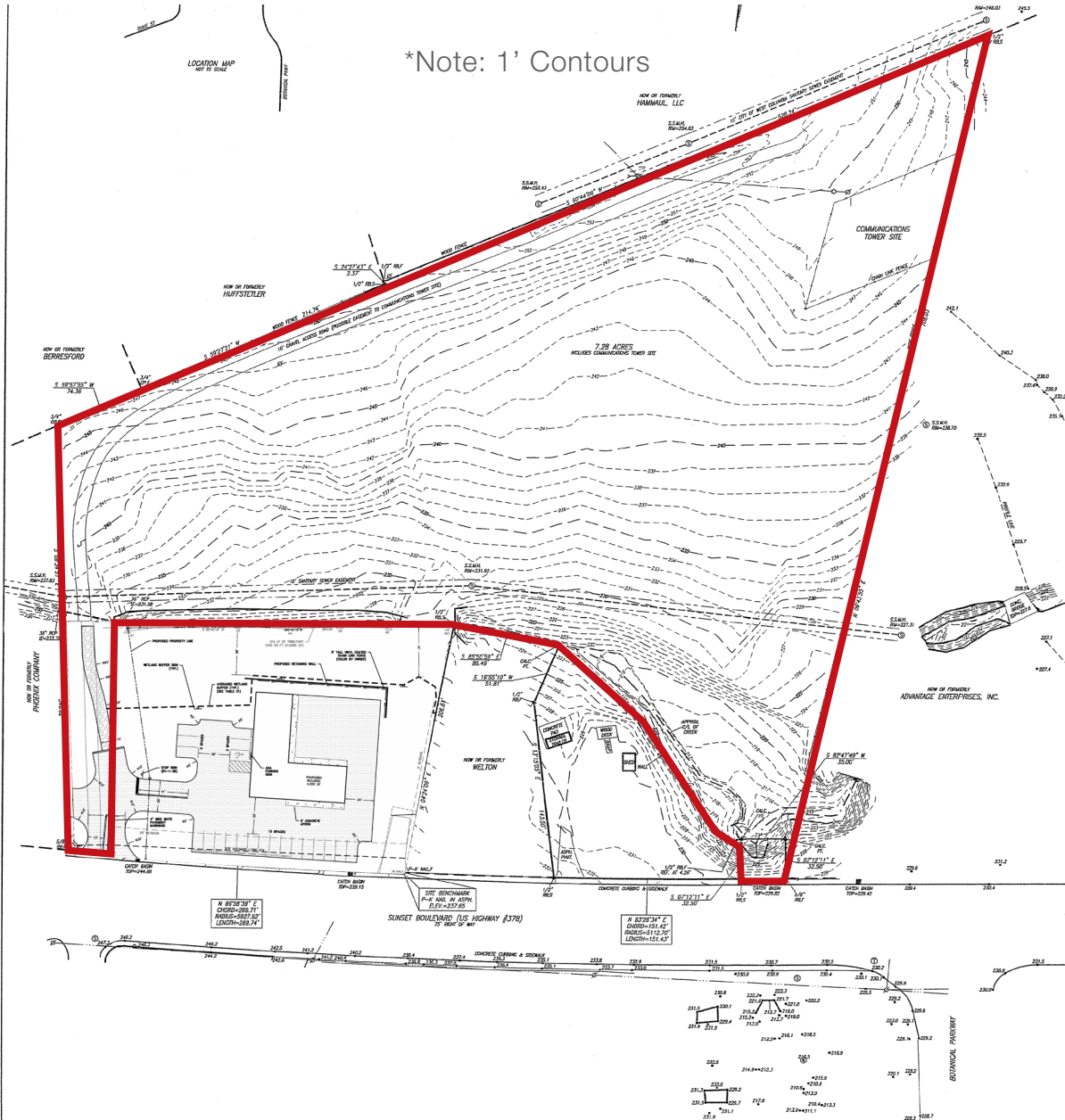
DEMOGRAPHICS:	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	7,269	55,509	150,911
Households	2,923	25,699	61,393
Average Household Income	\$62,274	\$59,825	\$58,031

TRAFFIC COUNTS: 21,900 VPD (Station 191)

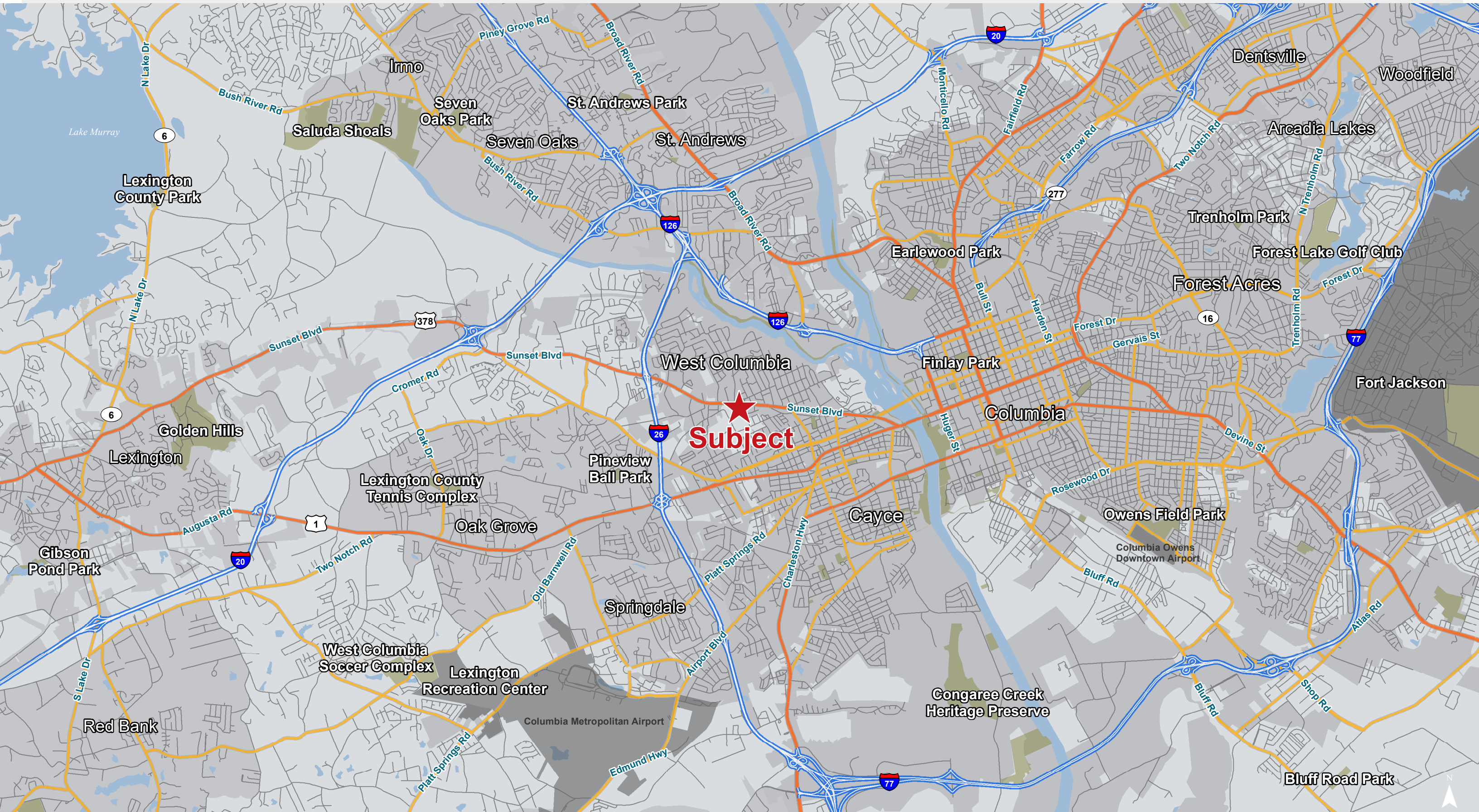
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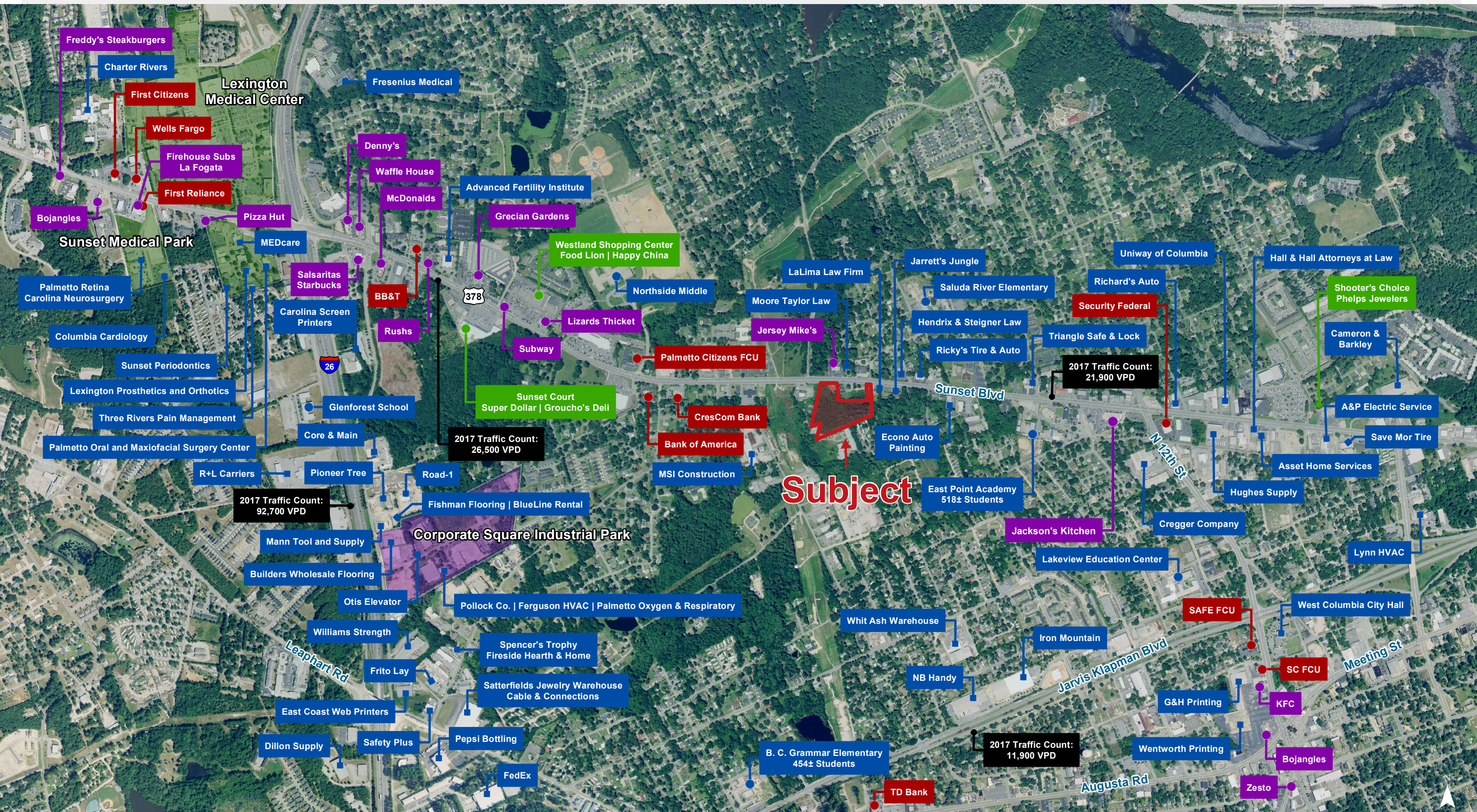
Property Survey



Location



Map Updated: Friday, October 26, 2018. 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.



Subject

Demographic Profile

Sunset Boulevard and Botanical Parkway - West Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	6,741	49,907	139,461	2018 Estimate	\$45,352	\$44,268	\$41,680
2018 Estimate	7,269	55,509	150,911	2023 Projection	\$52,500	\$50,717	\$47,433
2023 Projection	7,658	59,521	159,110	Average Household Income			
% Chg. 2018-2023	5.4%	7.2%	5.4%	2018 Estimate	\$62,274	\$59,825	\$58,031
Households				2023 Projection	\$71,294	\$68,145	\$65,862
2010 Census	2,759	23,250	56,351	Per Capita Household Income			
2018 Estimate	2,923	25,699	61,393	2018 Estimate	\$26,183	\$28,048	\$24,723
2023 Projection	3,070	27,581	65,066	2023 Projection	\$29,796	\$31,884	\$27,973
Families				2018 Household Income Dist.			
2010 Census	1,594	11,061	27,929	Less than \$15,000	11.9%	14.2%	16.9%
2018 Estimate	1,646	11,818	29,464	\$15,000 - \$24,999	11.5%	11.5%	11.9%
2023 Projection	1,711	12,479	30,799	\$25,000 - \$34,999	14.6%	13.0%	12.6%
2018 Age Dist.				\$35,000 - \$49,999	16.0%	16.4%	16.1%
0 - 4	6.3%	5.7%	5.3%	\$50,000 - \$74,999	18.2%	19.6%	17.5%
5 - 9	6.1%	5.2%	4.8%	\$75,000 - \$99,999	11.1%	10.7%	10.4%
10 - 14	5.3%	4.6%	4.5%	\$100,000 - \$149,999	11.2%	9.5%	9.3%
15 - 19	4.3%	4.7%	8.7%	\$150,000 - \$199,999	3.5%	3.0%	3.1%
20 - 24	6.3%	11.1%	13.4%	\$200,000 and Up	2.2%	2.2%	2.1%
25 - 34	15.2%	18.2%	16.7%	2018 Dist. by Race & Ethnicity			
35 - 44	12.0%	12.4%	11.6%	White Alone	63.6%	60.7%	52.9%
45 - 54	11.7%	10.9%	10.6%	Black Alone	19.9%	28.4%	38.8%
55 - 64	11.8%	11.0%	10.7%	American Indian Alone	0.4%	0.4%	0.3%
65 - 74	9.8%	8.3%	7.7%	Asian Alone	1.6%	2.2%	2.6%
75 - 84	6.9%	4.9%	4.0%	Pacific Islander Alone	0.1%	0.1%	0.1%
85+	4.4%	3.0%	2.0%	Some Other Race Alone	11.2%	5.7%	3.0%
Median Age				Two or More Races	3.2%	2.4%	2.3%
2010 Census	39.4	33.9	31.1	Hispanic Origin (Any Race)	19.0%	9.7%	5.8%
2018 Estimate	40.2	35.4	32.8	2018 Housing Data			
2023 Projection	40.9	36.3	33.5	Owner Occ. Housing Units	1,771	11,525	27,588
Average Household Size				Renter Occ. Housing Units	1,152	14,173	33,805
2010 Census	2.41	2.10	2.17	2018 Business Data			
2018 Estimate	2.46	2.12	2.19	Total Businesses:	315	3,294	8,382
2023 Projection	2.47	2.12	2.19	Total Employees:	2,958	48,489	138,838