NAI Avant

Taylor St

Holiday Inn Express

Hampton St

Veterans Park

Site →

Wayne St

Washington St

Huger St

Pulaski St

Aloft Downtown

Wild Wing Cafe

Lady St

Carolina Ale House

SpringHill Suites by Marriott

Gervais St

Corner of Hampton and Wayne Streets
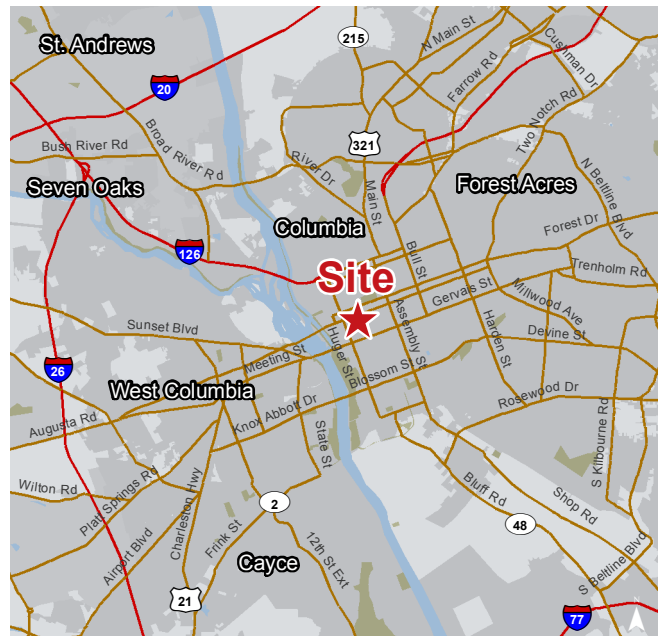## Columbia, South Carolina

Property Features

- ±1.8 acres for sale in the Columbia Business District
- Corner location
- PUD zoning allows for 35-40 residential units
- Possible rezone to office or hospitality
- Traffic Counts: 9,500 VPD (Station 219)
- Walk to Vista Restaurant/Entertainment District
- Sales price: $500,000

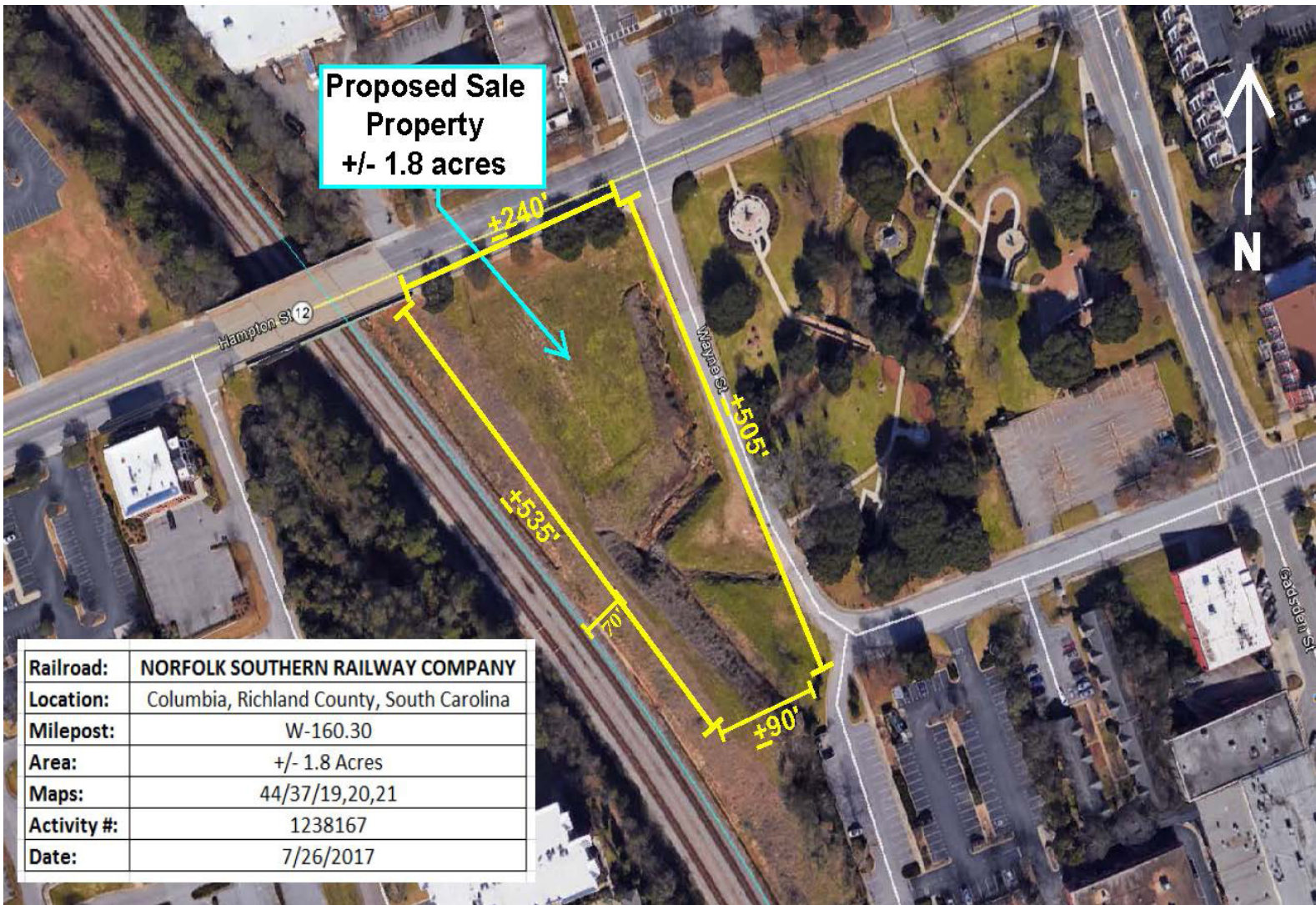For more information: **Mac Fanning**
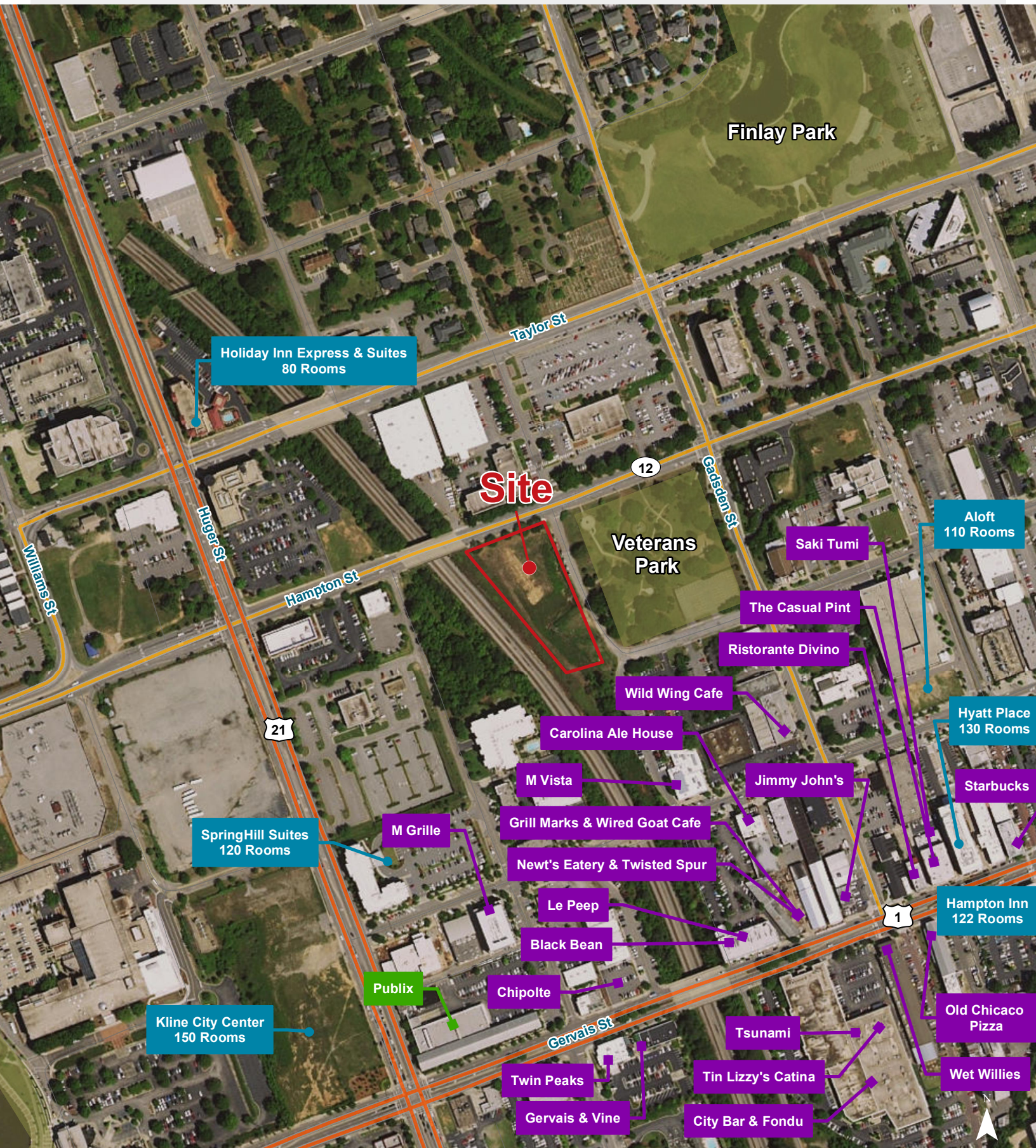+1 803 744 9840
mfanning@naiavant.com

St. Andrews

Seven Oaks

Bush River Rd

Broad River Rd

River Dr

Forest Acres

Forest Dr

Trenholm Rd

Columbia

Site

Gervais St

Millwood Ave

Devine St

West Columbia

Sunset Blvd

Meeting St

Huger St

Blossom St

Assembly St

Harden St

Rosewood Dr

S Kilbourne Rd

Augusta Rd

Knox Abbott Dr

State St

Bluff Rd

Shop Rd

Wilton Rd

Platt Springs Rd

Charleston Hwy

Frink St

12th St Ext

Cayce

S Beltline Blvd

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

Overview and Site Dimensions
Corner of Hampton and Wayne Street - Columbia, South Carolina

Proposed Sale Property +/- 1.8 acres

±240'   Wayne St +505'   +535'   70'   +90'

Hampton St 12   Gadsden St

N

Railroad:	NORFOLK SOUTHERN RAILWAY COMPANY
Location:	Columbia, Richland County, South Carolina
Milepost:	W-160.30
Area:	+/- 1.8 Acres
Maps:	44/37/19,20,21
Activity #:	1238167
Date:	7/26/2017

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Finlay Park

Holiday Inn Express & Suites
80 Rooms

Taylor St

Huger St

Williams St

Site

12

Gadsden St

Veterans Park

Aloft
110 Rooms

Saki Tumi

The Casual Pint

Ristorante Divino

Hampton St

Wild Wing Cafe

Hyatt Place
130 Rooms

Carolina Ale House

21

M Vista

Jimmy John's

Starbucks

SpringHill Suites
120 Rooms

M Grille

Grill Marks & Wired Goat Cafe

Newt's Eatery & Twisted Spur

Le Peep

1

Hampton Inn
122 Rooms

Black Bean

Chipolte

Publix

Old Chicaco
Pizza

Kline City Center
150 Rooms

Gervais St

Tsunami

Wet Willies

Twin Peaks

Tin Lizzy's Catina

Gervais & Vine

City Bar & Fondu

N

NAI Avant

±1.8 Acres, Hampton & Wayne Streets
Columbia, South Carolina 29201

Demographic Profile

Hampton Street and Wayne Street - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				**Median Household Income**			
2011 Census	4,635	77,046	157,836	2017 Estimate	$39,989	$35,597	$39,537
2017 Estimate	4,908	82,275	167,773	2022 Projection	$52,349	$40,487	$45,459
2022 Projection	5,181	86,447	175,710				
% Chg. 2017-2022	5.6%	5.1%	4.7%	**Average Household Income**			
				2017 Estimate	$64,600	$55,855	$59,837
Households				2022 Projection	$79,063	$64,295	$68,184
2011 Census	2,183	31,804	67,422				
2017 Estimate	2,408	34,269	71,848	**Per Capita Household Income**			
2022 Projection	2,566	36,199	75,390	2017 Estimate	$34,157	$24,955	$26,579
				2022 Projection	$41,052	$28,538	$30,170
Families							
2011 Census	549	13,184	32,467	**2017 Household Income Dist.**			
2017 Estimate	572	13,702	33,598	Less than $15,000	18.9%	22.6%	18.6%
2022 Projection	596	14,248	34,794	$15,000 - $24,999	14.0%	14.1%	13.6%
				$25,000 - $34,999	12.5%	12.6%	12.2%
2017 Age Distribution				$35,000 - $49,999	11.3%	13.8%	14.9%
0 - 4	2.6%	5.4%	6.0%	$50,000 - $74,999	15.4%	15.2%	16.4%
5 - 9	1.5%	4.0%	4.8%	$75,000 - $99,999	10.4%	8.3%	9.5%
10 - 14	1.3%	3.5%	4.3%	$100,000 - $149,999	7.9%	7.9%	8.7%
15 - 19	8.7%	11.8%	9.0%	$150,000 - $199,999	4.9%	2.6%	2.9%
20 - 24	24.7%	19.6%	15.2%	$200,000 and Up	4.6%	3.0%	3.3%
25 - 34	23.3%	16.4%	15.5%				
35 - 44	10.4%	9.5%	10.4%	**2017 Dist. by Race & Ethnicity**			
45 - 54	11.1%	10.6%	12.0%	White Alone	64.3%	53.4%	53.3%
55 - 64	10.1%	9.3%	10.6%	Black Alone	26.9%	38.7%	39.5%
65 - 74	3.5%	4.7%	5.9%	American Indian Alone	0.3%	0.3%	0.3%
75 - 84	1.8%	3.4%	4.2%	Asian Alone	5.1%	2.6%	2.1%
85+	0.9%	2.0%	2.1%	Pacific Islander Alone	0.0%	0.1%	0.1%
				Some Other Race Alone	1.0%	2.8%	2.8%
Median Age				Two or More Races	2.5%	2.1%	2.0%
2011 Census	28.7	27.9	31.2	Hispanic Origin (Any Race)	3.4%	5.5%	5.4%
2017 Estimate	29.4	28.9	32.7				
2022 Projection	30.1	29.6	33.7	**2017 Housing Data**			
				Owner Occ. Housing Units	678	12,929	33,348
Average Household Size				Renter Occ. Housing Units	1,729	21,339	38,500
2011 Census	1.71	2.09	2.17				
2017 Estimate	1.68	2.10	2.17	**2017 Business Data**			
2022 Projection	1.69	2.10	2.18	Total Businesses:	2,215	5,915	9,352
				Total Employees:	39,803	96,837	145,789