

VACANT LAND FOR SALE

3.98± ACRES

FOUNDRY
COMMERCIAL



Asking Price ~~\$1,050,000~~

Reduced to \$895,000

2630 CLEMSON ROAD, COLUMBIA, SC 29229

PROPERTY FEATURES

- 3.98 ± Acres
- Vacant Land
- Zoning - RS-MD Residential Single Family Medium Density
- Potential for Rezoning to GC (General Commercial District) or OI (Office and Institutional District)
- Location - Less than 1 mile from Killian's Crossing, a planned 400 acre, mixed use development
- Excellent access to I-77 via Killian Road
- Utilities available
- 21,000 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2015 ESTIMATED POPULATION	4,959	50,914	107,714
2020 PROJECTED POPULATION	5.99%	6.10%	5.95%
AVERAGE HH INCOME	\$63,152	\$76,653	\$75,862
MEDIAN HOME VALUE	\$147,319	\$162,574	\$168,272

For more information, please contact:

BRIAN CRAVER
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MATTHEW MESSIER, SIOR, CCIM
Principal
407.540.7718
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Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

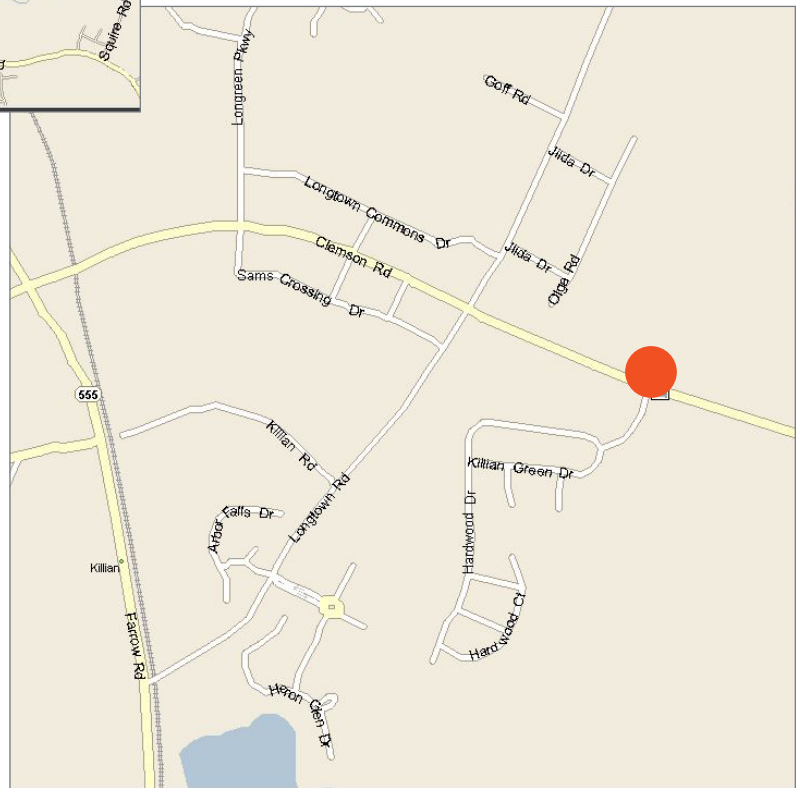
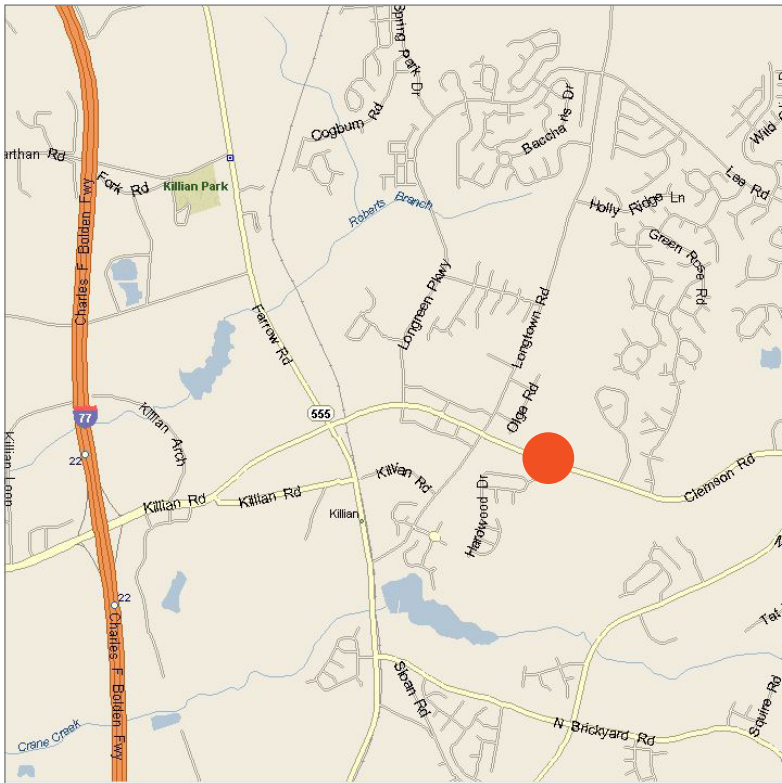
121 West Trade Street, Suite 2500
Charlotte, NC 28202

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LOCATION



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AERIAL & PROPERTY OUTLINE



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