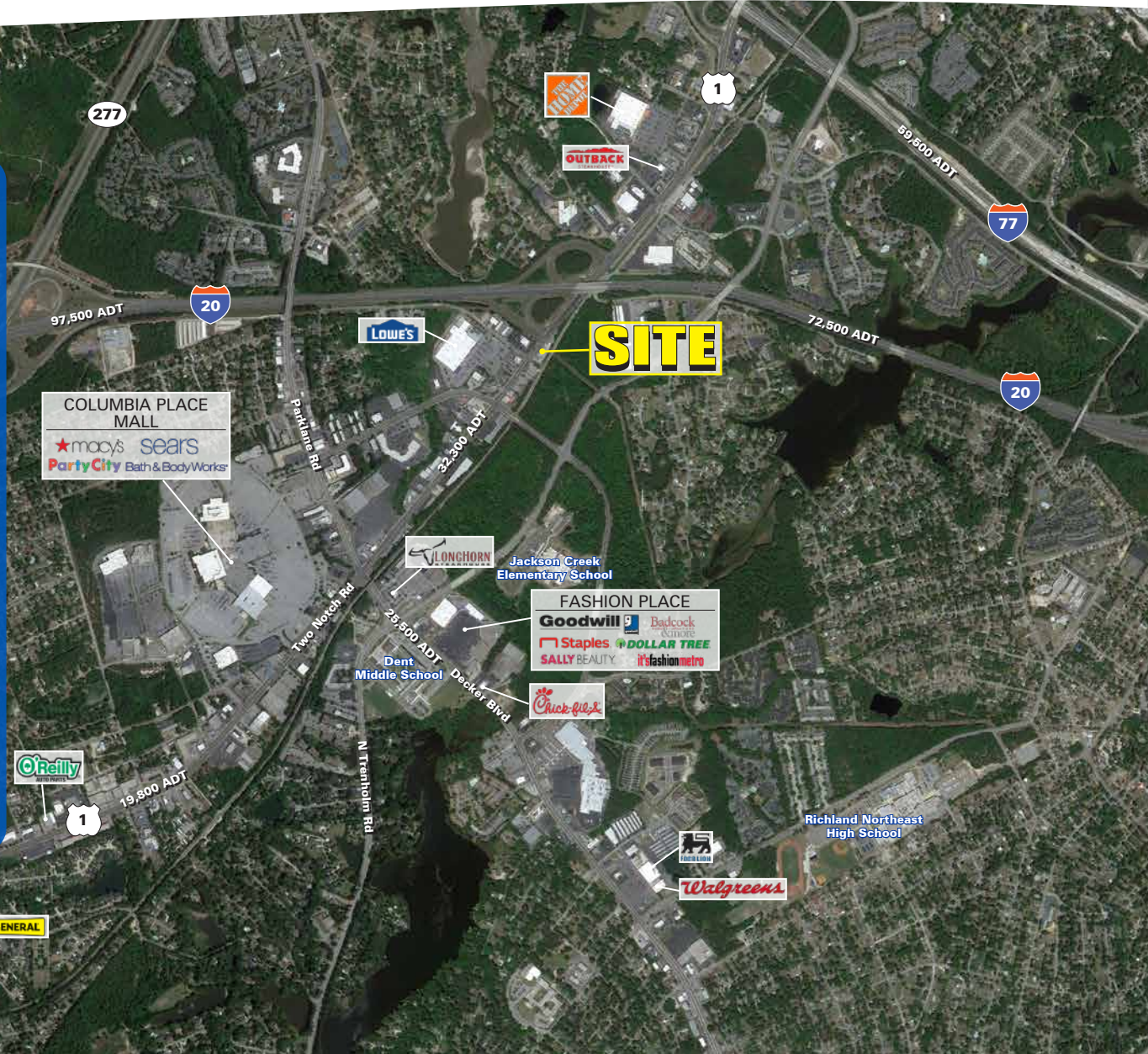


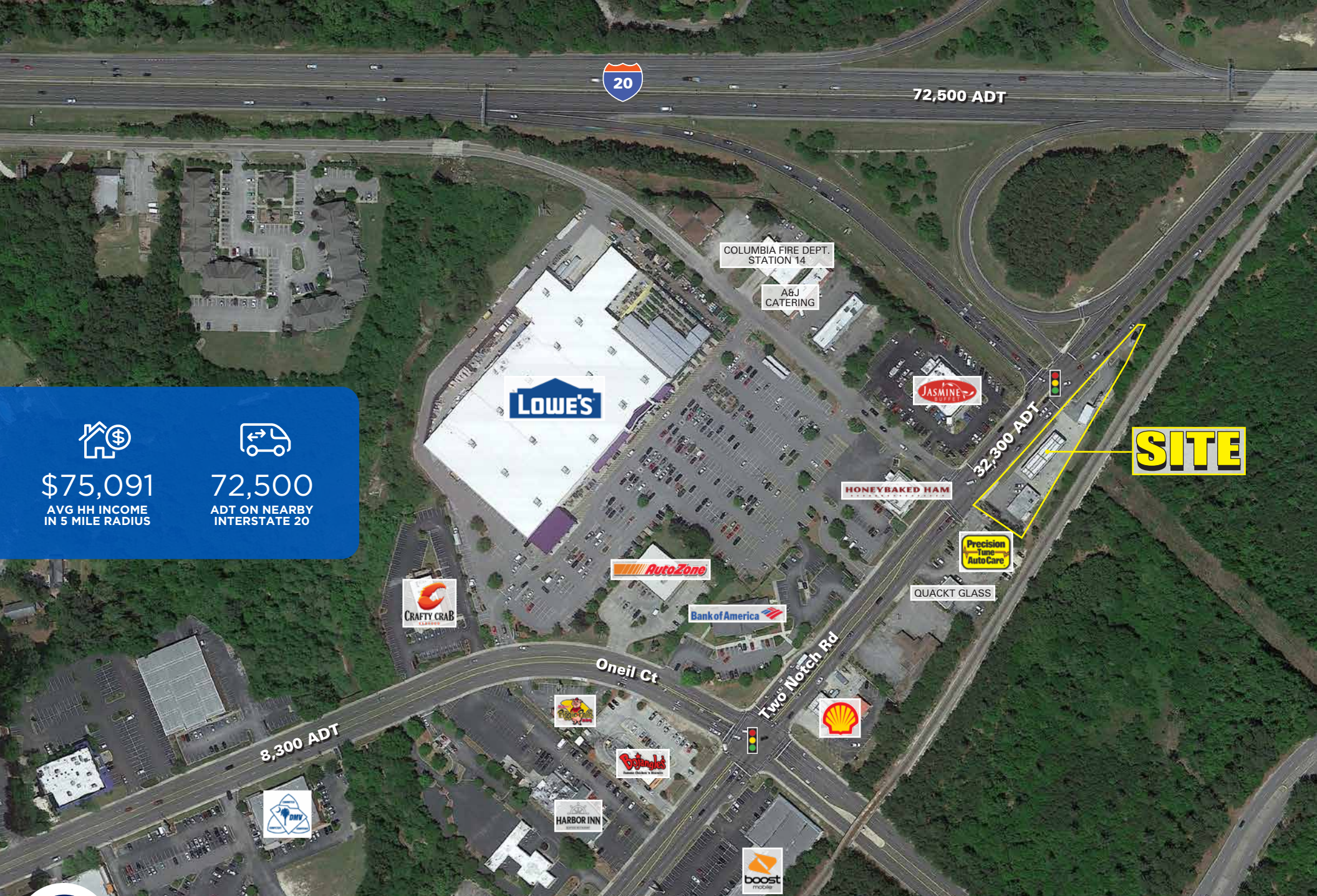
## 0.61 Acres Available

- 5,859 SF on 0.61 Acres Available
- Site is located on Two Notch Rd (32,300 ADT) & just off I-20 (72,500 ADT)
- Nearby retailers include Lowe's Home Improvement, Precision Tune Auto Care, AutoZone Auto Parts, Bank of America, Shell, Home Depot etc.
- Close proximity to Columbia Place Mall, Fashion Place Center & more

2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	9,275	48,148	123,119
Avg HH Income	\$54,061	\$66,307	\$75,091



Roy Crain  
704.697.1903  
rcrain@atlanticretail.com



72,500 ADT

COLUMBIA FIRE DEPT. STATION 14

A&J CATERING



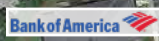
**SITE**

32,300 ADT

HONEYBAKED HAM



QUACKT GLASS



Oneil Ct

Two Notch Rd



8,300 ADT



HARBOR INN



**\$75,091**  
AVG HH INCOME  
IN 5 MILE RADIUS



**72,500**  
ADT ON NEARBY  
INTERSTATE 20



COLUMBIA, SC  
**7460 Two Notch Road**

**Roy Crain**  
704.697.1903  
rcrain@atlanticretail.com

SITE AERIAL

ATLANTICRETAIL.COM