

For Sale

±0.69 AC

Commercial Land



4502 Hard Scrabble Road

Columbia, South Carolina

NAIAvant

Ben Kelly, CCIM

+1 803 744 9830

bkelly@naiavant.com

Patrick Chambers

+1 803 744 9857

pchambers@naiavant.com

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807 Gervais Street, Suite 301
Columbia, South Carolina 29201
+1 803.254.0100

www.naiavant.com

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Property Features

4502 Hard Scrabble Road - Columbia, South Carolina

PROPERTY DESCRIPTION: ±0.69 acres of land available on Hard Scrabble Road in Columbia, SC. The parcel shares access with Walgreen's to the North and The Shores at Elders Pond Apartments to the South. It has all utilities stubbed-out to the parcel, detention off-site, and all curb cuts/shared drive aisles installed. Hard Scrabble Road is being widened to four lanes and scheduled to be complete by the end of 2018, and ranks #1 in priority for Richland County road widening projects.

SITE SIZE: ±0.69 acres

TRAFFIC COUNTS (2016): 24,900 VPD (Station 430) South of property
20,600 VPD (Station 437) North of property

UTILITIES: Water and Sewer: City of Columbia
Off-site detention provided

ZONING: Summit PDD: Commercial District
Richland County

LOCATION DESCRIPTION: The site is located on the corner of Marchbank Road with cross access to Walgreen's and the signalized intersection of Hard Scrabble Road and Elders Pond Road. The area has experienced significant residential and retail growth, with additional growth anticipated over the next five years. Retailers within one mile of the property include Walgreen's, Sonic, Jiffy Lube, O'Reilly, Firehouse Subs, Marco's Pizza, Bank of America, Publix, Food Lion, The UPS Store, Pizza Hut, CVS, and more.

DEMOGRAPHICS: 1 Mile 3 Miles 5 Miles

Population: 7,152 61,183 104,758

Households: 2,608 21,709 38,804

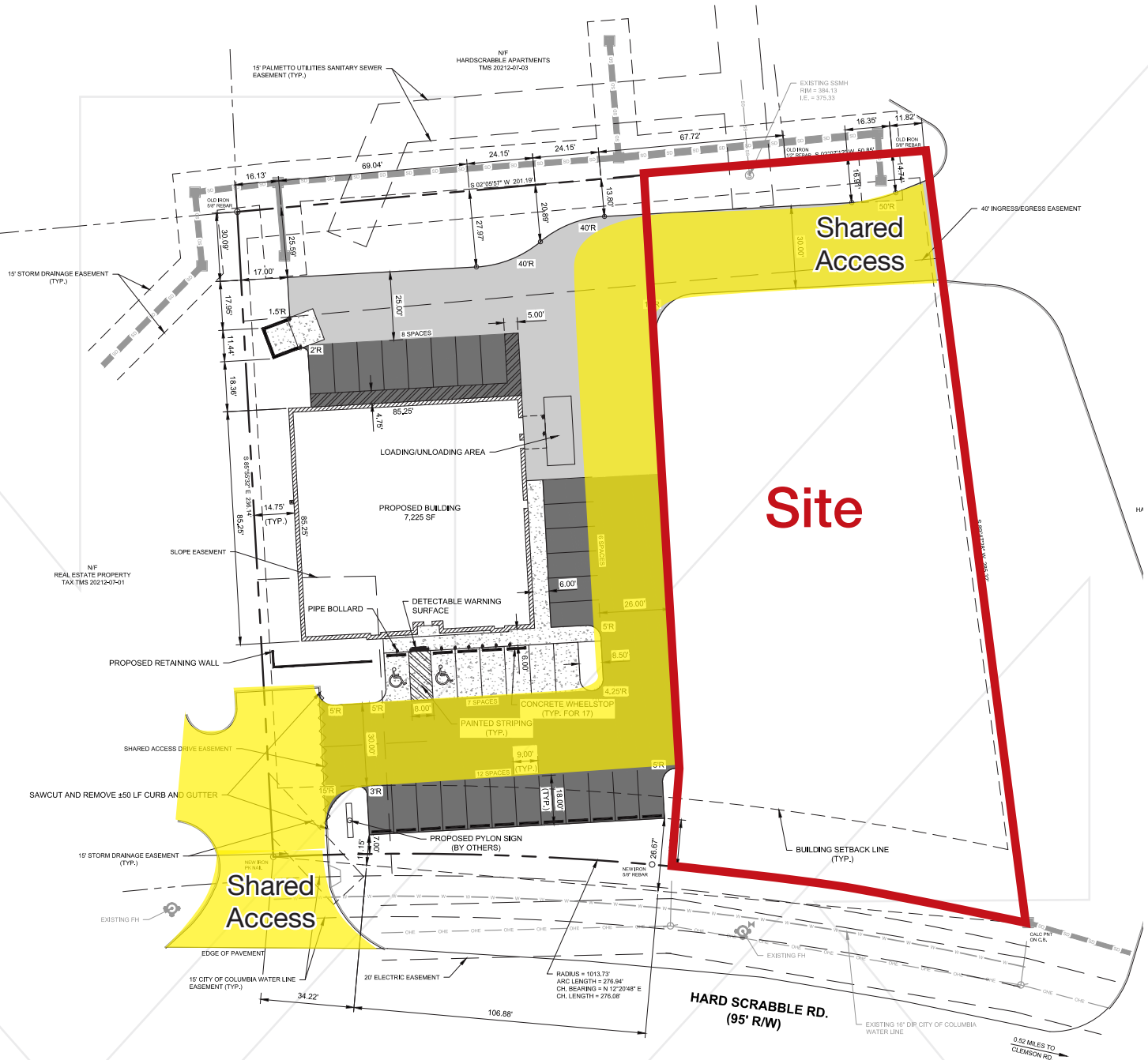
Average Household Income: \$71,609 \$83,209 \$83,882

SALES PRICE: \$325,000

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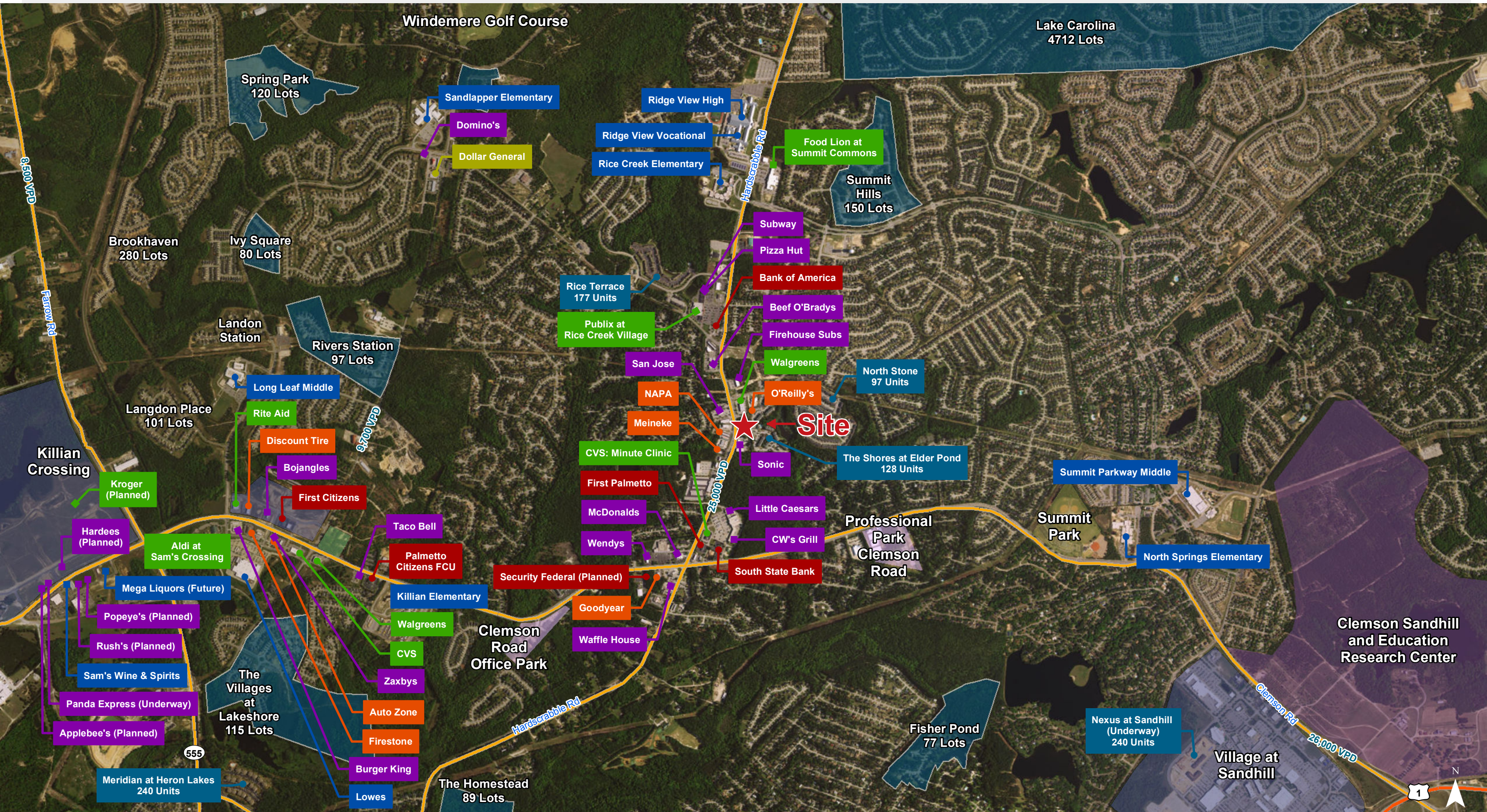
Site Plan

4502 Hard Scrabble Road - Columbia, South Carolina



Site

*Hard Scrabble Road is being widened to 4 lanes



Map Updated: Wednesday, March 22, 2017. 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.

Demographic Profile

Hard Scrabble Road and Elders Pond Drive - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	6,643	55,098	94,311	2016 Estimate	\$60,329	\$67,504	\$66,150
2016 Estimate	7,152	61,183	104,758	2021 Projection	\$69,887	\$76,846	\$75,396
2021 Projection	7,550	66,073	113,167	Average Household Income			
% Chg. 2016-2021	5.6%	8.0%	8.0%	2016 Estimate	\$71,609	\$83,209	\$83,882
Households				2021 Projection	\$79,489	\$92,095	\$92,202
2010 Census	2,430	19,689	35,259	Per Capita Household Income			
2016 Estimate	2,608	21,709	38,804	2016 Estimate	\$25,870	\$29,610	\$31,139
2021 Projection	2,742	23,328	41,733	2021 Projection	\$28,551	\$32,607	\$34,062
Families				2016 Household Income Dist.			
2010 Census	1,814	15,186	25,876	Less than \$15,000	8.2%	6.3%	6.7%
2016 Estimate	1,924	16,505	28,111	\$15,000 - \$24,999	4.5%	4.8%	6.7%
2021 Projection	2,009	17,627	30,028	\$25,000 - \$34,999	9.8%	8.3%	9.0%
2016 Age Distribution				\$35,000 - \$49,999	17.1%	13.6%	12.5%
0 - 4	7.4%	7.8%	7.4%	\$50,000 - \$74,999	20.3%	22.0%	20.7%
5 - 9	8.4%	8.8%	8.2%	\$75,000 - \$99,999	17.3%	16.3%	16.3%
10 - 14	8.9%	9.0%	8.3%	\$100,000 - \$149,999	16.6%	17.0%	16.1%
15 - 19	8.0%	7.7%	7.3%	\$150,000 - \$199,999	5.2%	8.4%	7.5%
20 - 24	5.4%	4.3%	5.0%	\$200,000 and Up	1.1%	3.4%	4.6%
25 - 34	15.8%	14.6%	14.6%	2016 Dist. by Race & Ethnicity			
35 - 44	16.9%	17.4%	16.1%	White Alone	28.6%	39.0%	42.2%
45 - 54	15.2%	14.3%	14.5%	Black Alone	62.3%	52.0%	47.7%
55 - 64	9.2%	9.8%	10.7%	American Indian Alone	0.2%	0.2%	0.3%
65 - 74	3.4%	4.4%	5.1%	Asian Alone	3.7%	3.8%	4.2%
75 - 84	1.1%	1.6%	2.1%	Pacific Islander Alone	0.2%	0.2%	0.2%
85+	0.3%	0.4%	0.7%	Some Other Race Alone	1.4%	1.6%	2.3%
Median Age				Two or More Races	3.5%	3.2%	3.1%
2010 Census	32.6	33.7	34.4	Hispanic Origin (Any Race)	5.4%	5.5%	6.3%
2016 Estimate	34.2	35.1	35.7	2016 Housing Data			
2021 Projection	33.6	35.2	35.9	Owner Occ. Housing Units	1,963	17,356	27,933
Average Household Size				Renter Occ. Housing Units	645	4,353	10,872
2010 Census	2.73	2.80	2.67	2016 Business Data			
2016 Estimate	2.74	2.82	2.69	Total Businesses:	220	1,098	2,538
2021 Projection	2.75	2.83	2.71	Total Employees:	1,879	11,695	29,911