

PRICE REDUCED

For Sale
±2.18 Acres
Raw Land



734 Pine Ridge Drive

West Columbia, South Carolina

Property Features

- Unique raw land opportunity in path of development
- Zoned C-1, General Commercial
- Pine Ridge was voted the 5th safest city in South Carolina by SafeWise
- ±2.4 miles and 5 minutes to I-77
- ±2.6 miles and 5 minutes to I-26
- 2015 Traffic Counts:
10,900 VPD, Fish Hatchery Road
6,400 VPD, Pine Ridge Drive
- Sales price: ~~\$595,000~~ \$395,000

CONTACT BROKER FOR MORE INFORMATION

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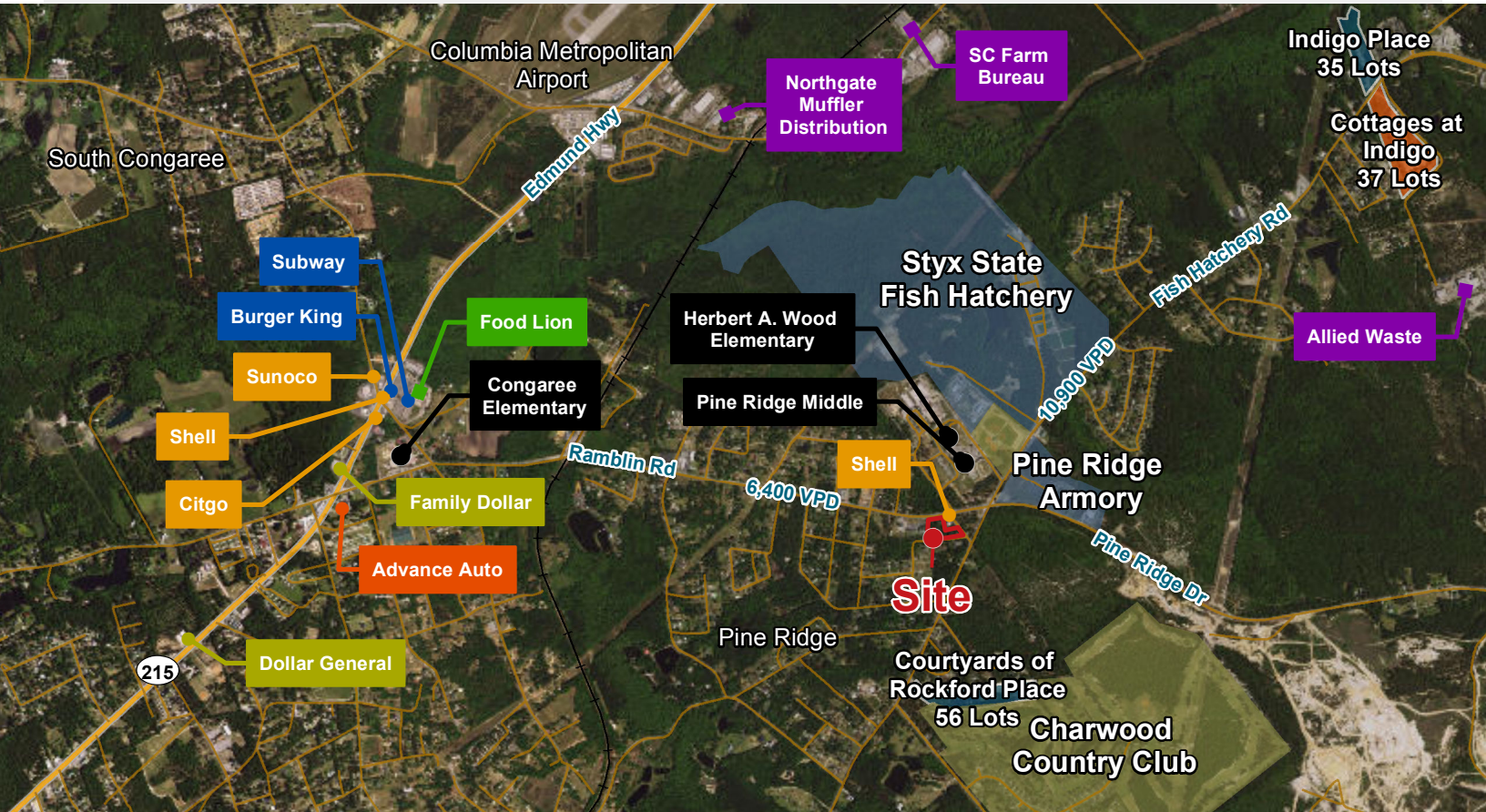
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Aerial and Location Map



Map Updated: Friday, May 05, 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

Pine Ridge Road and Fish Hatchery Road - Columbia, South Carolina

| | 1 Mile | 3 Miles | 5 Miles | | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|---|----------|----------|----------|
| Population | | | | Median Household Income | | | |
| 2010 Census | 1,496 | 13,114 | 44,958 | 2018 Estimate | \$54,757 | \$48,536 | \$50,754 |
| 2018 Estimate | 1,869 | 14,607 | 50,046 | 2023 Projection | \$63,265 | \$56,375 | \$56,677 |
| 2023 Projection | 2,101 | 15,762 | 53,476 | Average Household Income | | | |
| % Chg. 2018-2023 | 12.4% | 7.9% | 6.9% | 2018 Estimate | \$72,387 | \$62,330 | \$62,807 |
| Households | | | | 2023 Projection | \$84,056 | \$72,801 | \$72,319 |
| 2010 Census | 568 | 5,163 | 17,837 | Per Capita Household Income | | | |
| 2018 Estimate | 706 | 5,725 | 19,702 | 2018 Estimate | \$28,377 | \$24,179 | \$24,758 |
| 2023 Projection | 791 | 6,160 | 20,992 | 2023 Projection | \$32,797 | \$28,162 | \$28,422 |
| Families | | | | 2018 Household Income Dist. | | | |
| 2010 Census | 398 | 3,636 | 12,029 | Less than \$15,000 | 9.2% | 12.1% | 10.6% |
| 2018 Estimate | 487 | 3,947 | 13,054 | \$15,000 - \$24,999 | 6.5% | 9.7% | 10.2% |
| 2023 Projection | 543 | 4,219 | 13,825 | \$25,000 - \$34,999 | 11.3% | 13.2% | 11.2% |
| 2018 Age Dist. | | | | \$35,000 - \$49,999 | 17.7% | 16.2% | 17.1% |
| 0 - 4 | 5.4% | 6.4% | 6.2% | \$50,000 - \$74,999 | 19.8% | 18.2% | 20.6% |
| 5 - 9 | 5.9% | 6.4% | 6.3% | \$75,000 - \$99,999 | 14.2% | 13.3% | 14.0% |
| 10 - 14 | 5.9% | 6.1% | 6.1% | \$100,000 - \$149,999 | 14.9% | 12.8% | 11.8% |
| 15 - 19 | 5.4% | 5.6% | 5.6% | \$150,000 - \$199,999 | 2.8% | 2.9% | 3.0% |
| 20 - 24 | 5.2% | 5.8% | 5.9% | \$200,000 and Up | 3.5% | 1.6% | 1.5% |
| 25 - 34 | 12.4% | 14.1% | 14.2% | 2018 Dist. by Race & Ethnicity | | | |
| 35 - 44 | 11.8% | 12.4% | 13.0% | White Alone | 84.8% | 71.3% | 71.0% |
| 45 - 54 | 14.4% | 12.9% | 13.2% | Black Alone | 10.0% | 21.4% | 21.0% |
| 55 - 64 | 14.3% | 13.7% | 13.6% | American Indian Alone | 0.4% | 0.6% | 0.6% |
| 65 - 74 | 11.8% | 10.7% | 9.9% | Asian Alone | 1.4% | 1.5% | 1.5% |
| 75 - 84 | 6.2% | 4.6% | 4.6% | Pacific Islander Alone | 0.0% | 0.1% | 0.1% |
| 85+ | 1.4% | 1.2% | 1.4% | Some Other Race Alone | 1.0% | 2.6% | 3.2% |
| Median Age | | | | Two or More Races | 2.4% | 2.7% | 2.6% |
| 2010 Census | 40.5 | 37.8 | 37.4 | Hispanic Origin (Any Race) | 3.6% | 5.7% | 6.5% |
| 2018 Estimate | 43.3 | 39.2 | 39.1 | 2018 Housing Data | | | |
| 2023 Projection | 44.3 | 40.2 | 40.2 | Owner Occ. Housing Units | 440 | 3,782 | 13,761 |
| Average Household Size | | | | Renter Occ. Housing Units | 267 | 1,943 | 5,942 |
| 2010 Census | 2.63 | 2.54 | 2.52 | 2018 Business Data | | | |
| 2018 Estimate | 2.65 | 2.55 | 2.54 | Total Businesses: | 31 | 489 | 1,373 |
| 2023 Projection | 2.66 | 2.56 | 2.54 | Total Employees: | 1,418 | 11,028 | 22,221 |