

Dreher Road

West Columbia, South Carolina



For more Information:

Patrick Chambers

+1 803 744 9857

pchambers@naicolumbia.com

Ben Kelly, CCIM

+1 803 744 9830

bkelly@naicolumbia.com

For Sale
±16.92 Acres
Development Tract

Executive Summary

3 Dreher Road - West Columbia, South Carolina

LOCATION DESCRIPTION: The site is situated on Dreher Road, between US Hwy 1 and Platt Springs Road in West Columbia, SC. The location is ±0.2 miles from the intersection of Dreher Road and Augusta Road, directly behind Hobby Lobby and MUV Fitness. The I-26 interchange is less than one mile to the west and downtown Columbia is 3.2 miles to the east.

SITE SIZE: ±16.92 Acres

UTILITIES: Water & Sewer - City of West Columbia
Electric - SCE&G

TRAFFIC COUNTS (2016): 12,900 VPD (Station 585) North of site
12,500 VPD (Station 586) South of site

PROPERTY DESCRIPTION: The property is in close proximity to the commercial retail corridor of Augusta Road (US Hwy 1) in West Columbia, as well as other commercial uses off of Dreher Road such as Hackney, Old Dominion Freight Lines, and Sun Printing. The site is well positioned for retail, office park, medical, multifamily, mixed uses, and many other uses.

ZONING: C-2 - General Commercial
City of West Columbia

DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	6,069	47,406	127,036
Households:	2,697	20,784	53,032
Average Household Income:	\$46,773	\$54,781	\$55,479

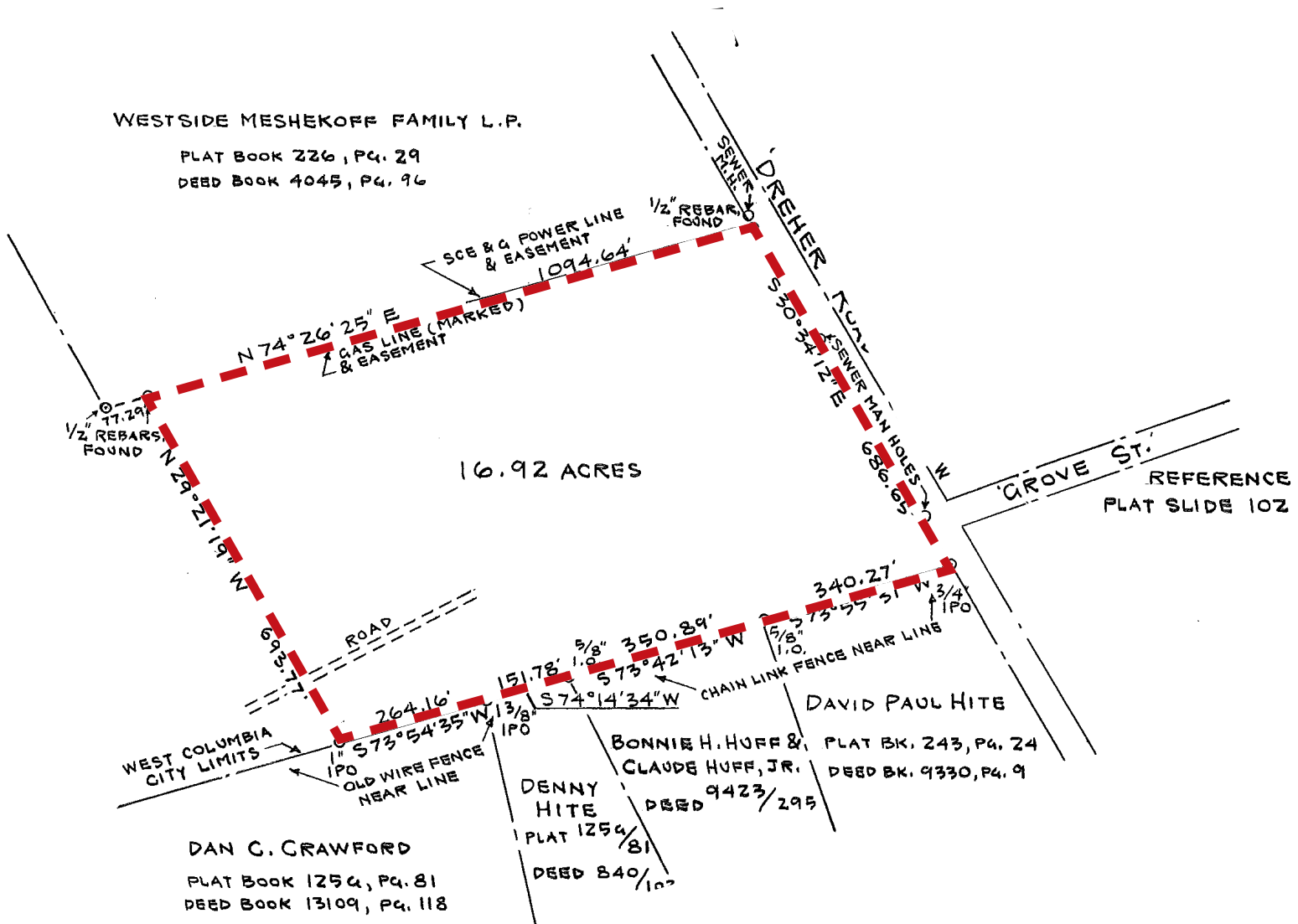
SALES PRICE: \$1,050,000

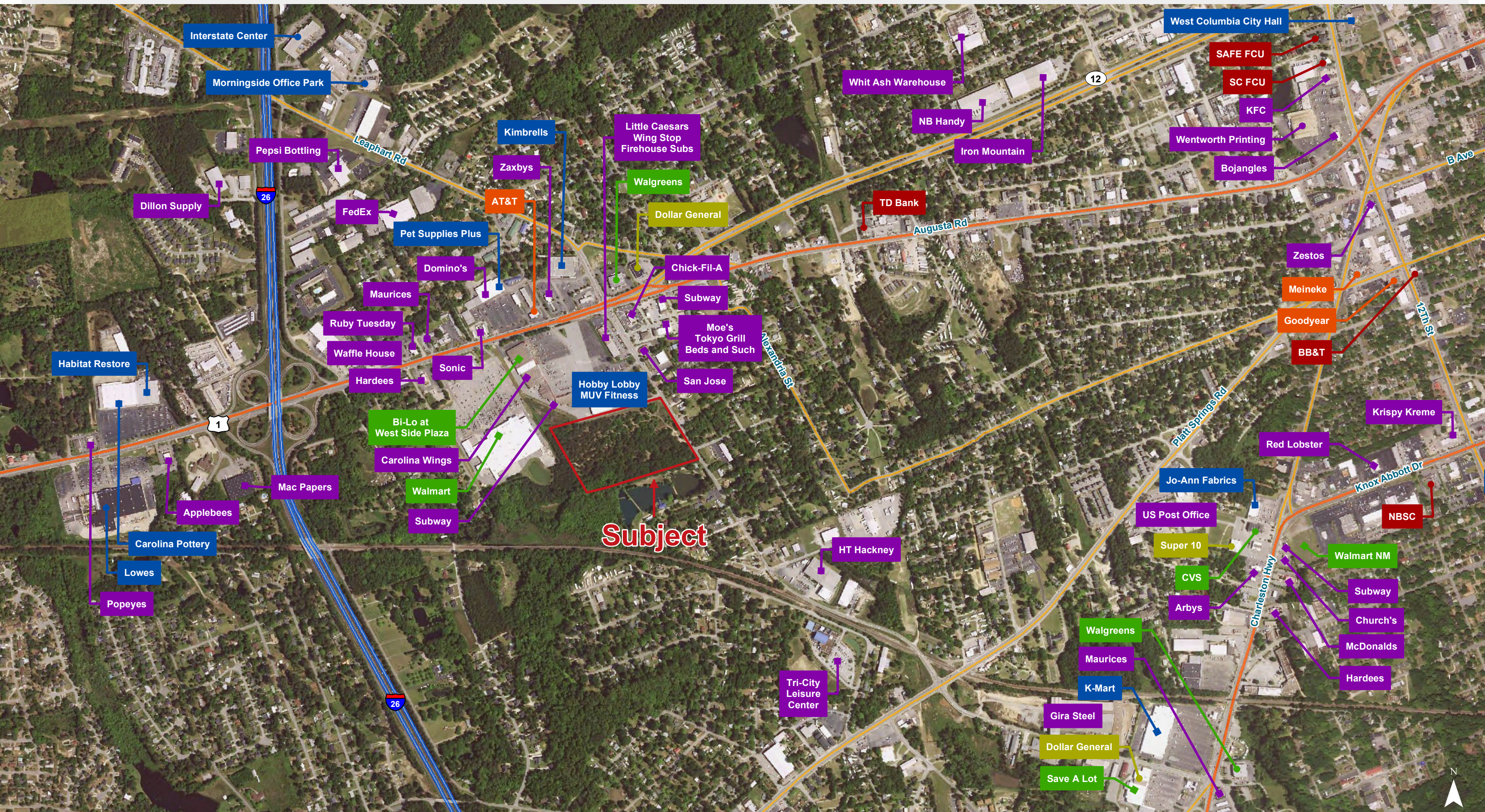
PRICE PER ACRE: \$62,056.74 per AC

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Plat

3 Dreher Road - West Columbia, South Carolina





Map Updated: Monday, June 20, 2016. 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

Augusta Road & Leaphart (Dreher) Road - West Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	5,669	44,010	118,803	2016 Estimate	\$37,734	\$41,934	\$41,240
2016 Estimate	6,069	47,406	127,036	2021 Projection	\$37,222	\$45,364	\$45,079
2021 Projection	6,424	50,403	134,633	Average Household Income			
% Chg. 2016-2021	5.8%	6.3%	6.0%	2016 Estimate	\$46,773	\$54,781	\$55,479
Households				2021 Projection	\$48,708	\$59,138	\$60,250
2010 Census	2,553	19,505	49,710	Per Capita Household Income			
2016 Estimate	2,697	20,784	53,032	2016 Estimate	\$20,285	\$24,349	\$24,143
2021 Projection	2,840	21,991	56,093	2021 Projection	\$21,012	\$26,104	\$26,019
Families				2016 Household Income Dist.			
2010 Census	1,407	10,379	24,839	Less than \$15,000	16.6%	14.1%	16.0%
2016 Estimate	1,458	10,828	26,040	\$15,000 - \$24,999	18.1%	13.7%	13.5%
2021 Projection	1,519	11,332	27,298	\$25,000 - \$34,999	10.8%	12.8%	12.5%
2016 Age Distribution				\$35,000 - \$49,999	18.4%	17.1%	16.0%
0 - 4	7.2%	6.3%	5.8%	\$50,000 - \$74,999	19.1%	19.5%	18.3%
5 - 9	5.7%	5.0%	4.7%	\$75,000 - \$99,999	8.3%	10.8%	11.0%
10 - 14	4.3%	4.4%	4.3%	\$100,000 - \$149,999	7.2%	8.7%	8.5%
15 - 19	5.1%	5.6%	9.7%	\$150,000 - \$199,999	1.4%	2.2%	2.6%
20 - 24	8.6%	10.6%	14.8%	\$200,000 and Up	0.1%	1.2%	1.5%
25 - 34	16.3%	16.1%	16.3%	2016 Dist. by Race & Ethnicity			
35 - 44	11.8%	11.8%	10.9%	White Alone	66.6%	66.7%	60.1%
45 - 54	14.2%	13.1%	12.0%	Black Alone	18.0%	21.4%	30.9%
55 - 64	11.3%	11.2%	10.1%	American Indian Alone	1.1%	0.5%	0.4%
65 - 74	7.2%	7.3%	5.8%	Asian Alone	1.4%	2.0%	2.8%
75 - 84	5.6%	5.5%	3.7%	Pacific Islander Alone	0.1%	0.0%	0.1%
85+	2.9%	3.1%	1.8%	Some Other Race Alone	9.7%	6.9%	3.5%
Median Age				Two or More Races	3.1%	2.5%	2.4%
2010 Census	37.5	36.7	30.9	Hispanic Origin (Any Race)	16.4%	11.5%	6.7%
2016 Estimate	38.3	37.5	32.4	2016 Housing Data			
2021 Projection	39.0	38.3	33.3	Owner Occ. Housing Units	1,395	10,921	25,217
Average Household Size				Renter Occ. Housing Units	1,302	9,863	27,815
2010 Census	2.22	2.22	2.18	2016 Business Data			
2016 Estimate	2.25	2.25	2.21	Total Businesses:	448	2,754	9,392
2021 Projection	2.26	2.26	2.23	Total Employees:	4,396	38,273	135,553