

PRICE REDUCED

For Sale

±1.75 AC

Developed Land



Leesburg Road

Columbia, South Carolina

Property Features

- ±1.75 acres of developed land for sale on Leesburg Road
- Directly adjacent to Interstate-77
- Off-site detention pond in place
- All utilities available - water, sewer, storm drainage
- Two access points available - Leesburg Road and Pepper Street
- Zoning: C-3, City of Columbia
- 2016 Traffic Counts: 25,600 VPD (Station 255)
- Sale price: ~~\$495,000~~ ~~\$445,000~~ **\$399,990**

CONTACT BROKER FOR
MORE INFORMATION

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NAIColumbia

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Location



Map Updated: Monday, May 15, 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

Leesburg Road and I-77 - Columbia, South Carolina 29209

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	7,642	51,605	121,237	2016 Estimate	\$58,637	\$46,568	\$43,369
2016 Estimate	7,655	54,174	126,222	2021 Projection	\$67,172	\$52,323	\$48,752
2021 Projection	7,809	56,737	132,044	Average Household Income			
% Chg. 2016-2021	2.0%	4.7%	4.6%	2016 Estimate	\$86,001	\$74,015	\$68,776
Households				2021 Projection	\$95,458	\$80,248	\$74,656
2010 Census	3,306	20,511	44,321	Per Capita Household Income			
2016 Estimate	3,277	21,491	46,654	2016 Estimate	\$35,353	\$30,840	\$27,747
2021 Projection	3,329	22,475	48,962	2021 Projection	\$39,028	\$33,255	\$29,910
Families				2016 Household Income Dist.			
2010 Census	2,116	11,253	22,719	Less than \$15,000	8.6%	14.4%	17.4%
2016 Estimate	2,052	11,509	23,287	\$15,000 - \$24,999	8.8%	11.8%	11.8%
2021 Projection	2,062	11,879	24,110	\$25,000 - \$34,999	11.5%	11.2%	11.7%
2016 Age Distribution				\$35,000 - \$49,999	13.7%	15.2%	14.4%
0 - 4	6.9%	6.0%	5.2%	\$50,000 - \$74,999	16.9%	15.3%	15.2%
5 - 9	7.0%	5.5%	4.7%	\$75,000 - \$99,999	13.6%	10.3%	9.9%
10 - 14	6.6%	4.9%	4.3%	\$100,000 - \$149,999	12.9%	11.0%	10.6%
15 - 19	5.9%	7.6%	12.0%	\$150,000 - \$199,999	6.3%	4.7%	4.0%
20 - 24	7.9%	15.8%	18.4%	\$200,000 and Up	7.6%	6.0%	5.0%
25 - 34	14.6%	16.4%	15.3%	2016 Dist. by Race & Ethnicity			
35 - 44	13.2%	11.4%	9.9%	White Alone	65.1%	60.8%	57.9%
45 - 54	14.4%	12.1%	10.8%	Black Alone	28.3%	31.8%	34.8%
55 - 64	11.1%	10.1%	9.4%	American Indian Alone	0.2%	0.3%	0.3%
65 - 74	6.5%	5.3%	5.0%	Asian Alone	3.2%	2.5%	2.6%
75 - 84	4.2%	3.3%	3.3%	Pacific Islander Alone	0.1%	0.2%	0.2%
85+	1.6%	1.4%	1.6%	Some Other Race Alone	1.3%	2.2%	1.8%
Median Age				Two or More Races	1.8%	2.2%	2.4%
2010 Census	35.8	30.4	28.0	Hispanic Origin (Any Race)	3.9%	5.6%	5.3%
2016 Estimate	36.4	31.6	29.0	2016 Housing Data			
2021 Projection	37.0	32.5	29.7	Owner Occ. Housing Units	2,012	11,508	23,897
Average Household Size				Renter Occ. Housing Units	1,265	9,983	22,757
2010 Census	2.28	2.29	2.24	2016 Business Data			
2016 Estimate	2.30	2.32	2.26	Total Businesses:	367	1,869	6,296
2021 Projection	2.32	2.33	2.27	Total Employees:	5,204	24,014	82,916