



2315 & 2317 Two Notch Road

Columbia, South Carolina

Property Features

- ±12,618 SF of office/warehouse/retail space situated on ±0.92 acres
- Great owner/user property with additional income possibilities
- ±4,690 SF warehouse with one bay door
- ±3,203 SF retail frontage
- ±4,725 SF office
- City water and sewer, parking available
- Zoned C-3 (general commercial), City of Columbia
- Traffic Count: 14,300 VPD (Station 103)
- Sale price: \$650,000



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For Sale

±12,618 SF

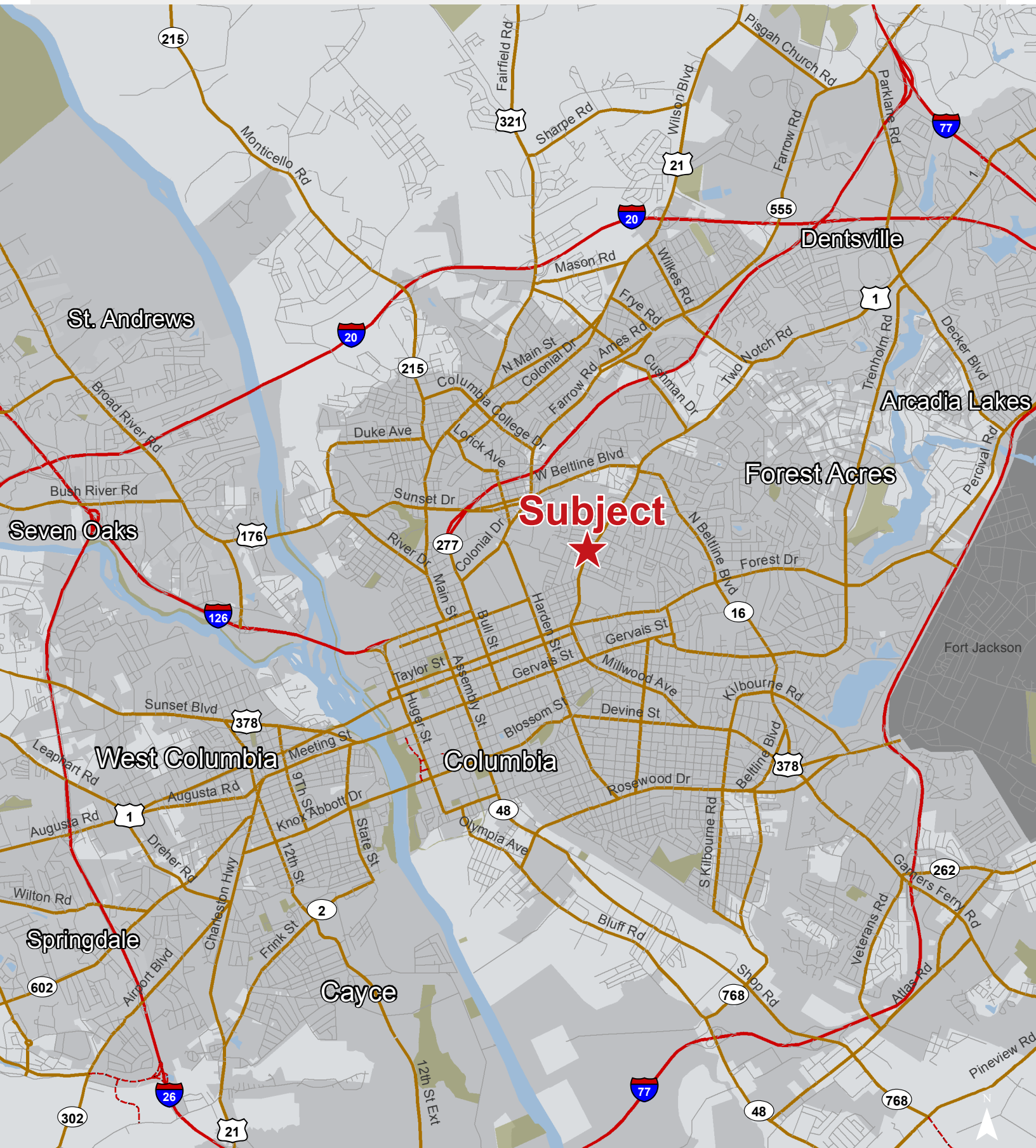
Office/Warehouse/Retail

Overview

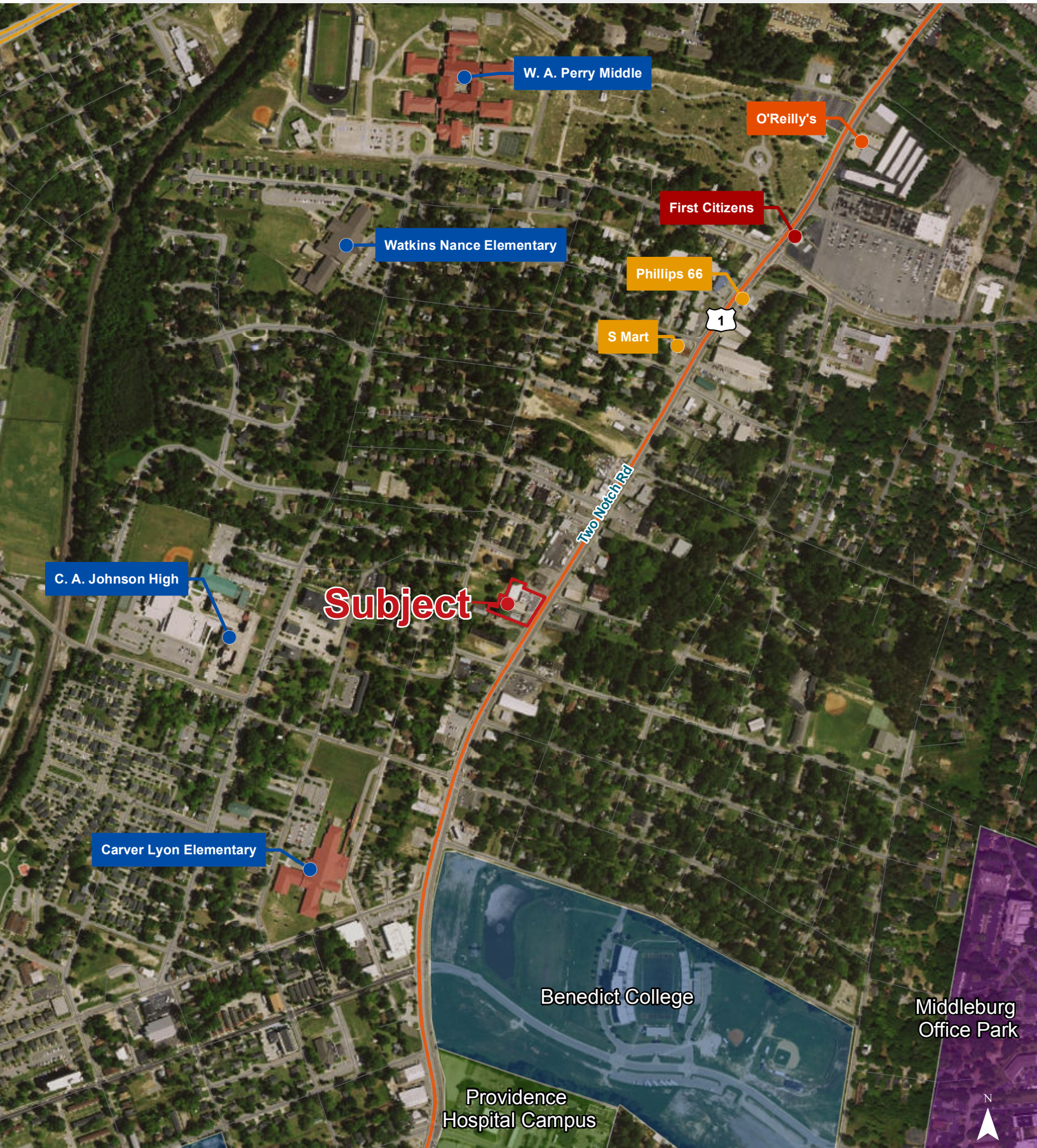
2315 & 2317 Two Notch Road Columbia, South Carolina



Location



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Demographic Profile

Two Notch Road and North Beltline Blvd. - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2011 Census	9,144	74,131	165,664	2017 Estimate	\$28,753	\$38,824	\$40,358
2017 Estimate	9,610	77,707	174,606	2022 Projection	\$30,408	\$44,413	\$46,868
2022 Projection	10,007	80,910	182,057	Average Household Income			
% Chg. 2017-2022	4.1%	4.1%	4.3%	2017 Estimate	\$40,768	\$63,440	\$62,626
Households				2022 Projection	\$46,187	\$71,680	\$71,168
2011 Census	3,624	30,227	64,557	Per Capita Household Income			
2017 Estimate	3,810	32,023	68,804	2017 Estimate	\$17,237	\$27,175	\$26,562
2022 Projection	3,972	33,529	72,172	2022 Projection	\$19,371	\$30,666	\$30,019
Families				2017 Household Income Dist.			
2011 Census	2,174	16,175	32,619	Less than \$15,000	26.7%	20.0%	18.1%
2017 Estimate	2,236	16,627	33,726	\$15,000 - \$24,999	15.7%	13.3%	13.3%
2022 Projection	2,308	17,177	34,896	\$25,000 - \$34,999	16.4%	12.5%	12.4%
2017 Age Distribution				\$35,000 - \$49,999	13.2%	13.2%	14.3%
0 - 4	9.9%	6.3%	5.8%	\$50,000 - \$74,999	13.0%	14.6%	16.3%
5 - 9	6.9%	5.3%	4.8%	\$75,000 - \$99,999	8.5%	9.9%	9.8%
10 - 14	6.3%	5.0%	4.5%	\$100,000 - \$149,999	4.8%	9.1%	8.9%
15 - 19	6.9%	10.1%	10.3%	\$150,000 - \$199,999	1.0%	3.2%	2.9%
20 - 24	9.2%	10.3%	15.6%	\$200,000 and Up	0.5%	4.3%	4.0%
25 - 34	13.6%	13.0%	16.1%	2017 Dist. by Race & Ethnicity			
35 - 44	9.7%	10.3%	10.2%	White Alone	22.2%	42.8%	47.4%
45 - 54	13.0%	13.0%	11.3%	Black Alone	74.8%	53.0%	45.0%
55 - 64	11.4%	12.4%	10.2%	American Indian Alone	0.2%	0.2%	0.3%
65 - 74	6.1%	7.0%	5.5%	Asian Alone	0.4%	1.3%	2.4%
75 - 84	5.0%	5.0%	3.9%	Pacific Islander Alone	0.0%	0.0%	0.1%
85+	2.2%	2.3%	1.8%	Some Other Race Alone	0.8%	1.0%	2.4%
Median Age				Two or More Races	1.6%	1.6%	2.4%
2011 Census	32.8	35.0	29.7	Hispanic Origin (Any Race)	2.2%	2.7%	5.8%
2017 Estimate	34.0	36.6	31.1	2017 Housing Data			
2022 Projection	34.6	37.5	31.9	Owner Occ. Housing Units	1,796	17,099	31,853
Average Household Size				Renter Occ. Housing Units	2,015	14,923	36,951
2011 Census	2.42	2.22	2.20	2017 Business Data			
2017 Estimate	2.42	2.21	2.20	Total Businesses:	287	4,844	8,478
2022 Projection	2.42	2.21	2.20	Total Employees:	2,810	75,087	129,336