

FOR SALE: MULTI-FAMILY SITE

±4.94 ACRE SITE IN DOWNTOWN COLUMBIA, SC



Site



Former Bombers Stadium/
Pending Shopping Center
Development

Heyward St

Assembly St

Olympia Ave

Bluff Rd

Rosewood Dr

SC State
Fairgrounds

NAI Avant

John Gregory, PE

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Adjacent property (± 4.16 acres) is also for sale. In addition, two adjacent single-family residences to the East could be purchased, adding ± 0.75 acres to the development. The total assemblage could be ± 9.85 acres.

± 4.16 AC



± 4.94 AC



PROPERTY OVERVIEW

- Fantastic Multi-family site in the path of student housing development
- Total assembled development could be up to ± 9.85 acres
- Undergraduate growth rate from Fall 2016 to Fall 2017 at the University of South Carolina was 3.15%, growing by 806 students
- Part of the Assembly Street/Bluff Road growth corridor
- Less than 1/4 mile to the University of South Carolina campus
- Adjacent to Rocky Branch Greenway project
- Water and sewer available
- Zoned RM-HD Multi-family, High Density Residential
- Traffic Counts: 13,300 VPD (Station 332)
- Sale Price: \$1,869,750 (\$340,563/acre)

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LOCATION MAP



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the lease.

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AERIAL MAP



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DEMOGRAPHIC PROFILE



Assembly Street and Dreyfuss Road - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	12,198	69,422	146,779	2017 Estimate	\$29,684	\$37,190	\$41,079
2017 Estimate	13,274	74,370	156,269	2022 Projection	\$32,851	\$42,674	\$47,870
2022 Projection	14,038	78,057	163,694	Average Household Income			
% Chg. 2017-2022	5.8%	5.0%	4.8%	2017 Estimate	\$60,435	\$60,863	\$63,605
Households				Per Capita Household Income			
2010 Census	3,590	28,362	61,059	2017 Estimate	\$22,397	\$26,884	\$27,779
2017 Estimate	4,134	30,707	65,379	2022 Projection	\$24,781	\$30,596	\$31,437
2022 Projection	4,488	32,417	68,738	2017 Household Income Dist.			
Families				Less than \$15,000			
2010 Census	949	11,008	29,579		28.8%	22.5%	18.5%
2017 Estimate	1,026	11,489	30,693	\$15,000 - \$24,999			
2022 Projection	1,084	11,917	31,813		14.8%	14.2%	13.1%
2017 Age Distribution				\$25,000 - \$34,999			
0 - 4	1.9%	4.6%	5.7%		11.9%	10.7%	11.5%
5 - 9	1.4%	3.5%	4.6%	\$35,000 - \$49,999			
10 - 14	1.3%	3.0%	4.2%		11.5%	13.5%	14.4%
15 - 19	29.2%	12.7%	9.5%	\$50,000 - \$74,999			
20 - 24	38.5%	23.3%	16.0%		10.4%	15.3%	16.1%
25 - 34	11.5%	15.5%	15.4%	\$75,000 - \$99,999			
35 - 44	4.4%	9.0%	10.3%		6.2%	8.0%	9.9%
45 - 54	4.2%	9.9%	11.9%	\$100,000 - \$149,999			
55 - 64	4.3%	8.9%	10.5%		7.9%	8.5%	9.3%
65 - 74	1.9%	4.5%	5.7%	\$150,000 - \$199,999			
75 - 84	0.9%	3.1%	4.1%		3.4%	3.1%	3.2%
85+	0.5%	1.9%	2.1%	\$200,000 and Up			
Median Age					5.3%	4.1%	4.1%
2010 Census	22.1	26.5	30.7	2017 Dist. by Race & Ethnicity			
2017 Estimate	22.5	27.7	32.2	White Alone			
2022 Projection	22.6	28.4	33.1		77.2%	62.2%	56.8%
Average Household Size				Black Alone			
2010 Census	1.96	2.08	2.17		13.2%	29.9%	35.8%
2017 Estimate	1.99	2.10	2.18	American Indian Alone			
2022 Projection	2.01	2.10	2.18		0.3%	0.3%	0.3%
2017 Housing Data				Asian Alone			
Owner Occ. Housing Units					5.7%	3.0%	2.3%
1,012				Pacific Islander Alone			
Renter Occ. Housing Units					0.2%	0.1%	0.1%
3,123				Some Other Race Alone			
2017 Business Data					1.2%	2.6%	2.6%
Total Businesses:					2.3%	2.1%	2.0%
546				Hispanic Origin (Any Race)			
Total Employees:					4.1%	5.2%	5.4%
14,155				2017 Housing Data			
Owner Occ. Housing Units					1,012	11,891	31,176
Renter Occ. Housing Units					3,123	18,816	34,203
2017 Business Data				Total Businesses:			
Total Businesses:					546	5,399	8,676
Total Employees:					14,155	88,134	133,139

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