

PRICE REDUCED

For Sale

±77 Acres
Development Site



Killian Road and I-77

Columbia, South Carolina

NAIAvant

Patrick Palmer, CCIM
+1 803 556 3340
ppalmer@naiavant.com

Dick Stanland, CCIM, SIOR
+1 803 744 9858
dstanland@naiavant.com

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 PURCHASE OR LEASE.

807 Gervais Street, Suite 301
Columbia, South Carolina 29201
+1 803.254.0100
www.naiavant.com

For Sale

±77 Acres
Development Site

Property Features

Killian Road and I-77 - Columbia, South Carolina

- Prime ±77 AC development site in high growth area
- Over ±3,200 feet of frontage on I-77
- Zoned M-1 (allows for intense commercial and industrial uses)
- All utilities on site
- Shared signalized intersection with Super Walmart
- Other users within the development site include:
 - Jim Hudson Lexus
 - Jim Hudson GMC/Cadillac
 - Jim Hudson Audi
 - Tractor Supply Company
 - Corner Pantry
- Traffic Counts: 86,100 VPD (Station 2219) I-77
12,100 VPD (Station 443) Killian Rd.
- Sale Price: ~~\$2,500,000~~ **\$2,250,000**

For Sale

±77 Acres
Development Site

Conceptual Site Plan

Killian Road and I-77 - Columbia, South Carolina



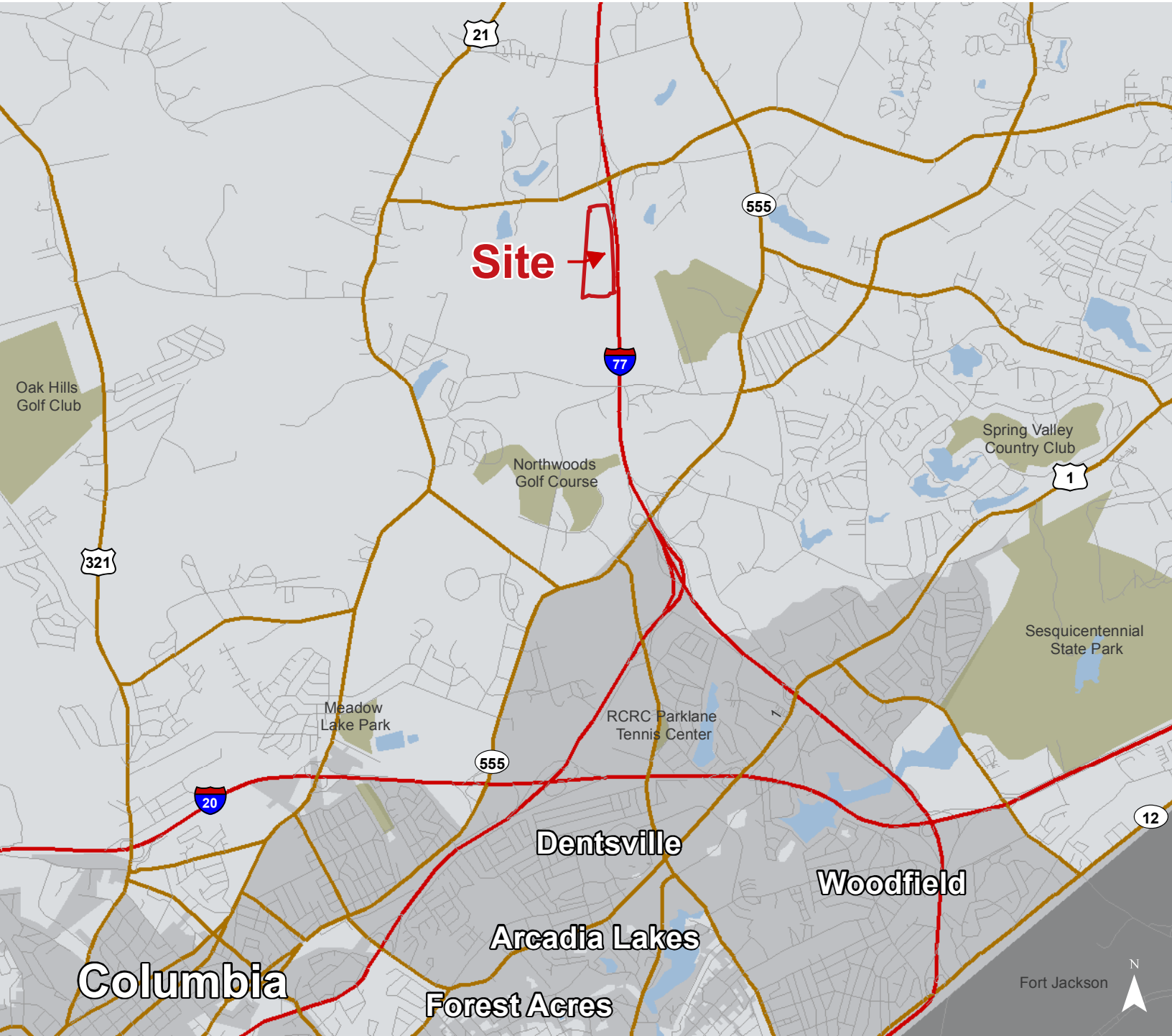
For Sale

±77 Acres

Development Site

Location Map

Killianian Road and I-77 - Columbia, South Carolina



Demographic Profile

Killian Road and I-77 - Columbia, South Carolina 29203

| | 1 Mile | 3 Miles | 5 Miles | | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|---|-----------|----------|----------|
| Population | | | | Median Household Income | | | |
| 2010 Census | 191 | 24,719 | 79,049 | 2016 Estimate | \$67,371 | \$55,740 | \$56,854 |
| 2016 Estimate | 289 | 27,973 | 85,676 | 2021 Projection | \$72,837 | \$63,323 | \$63,918 |
| 2021 Projection | 331 | 30,534 | 91,962 | Average Household Income | | | |
| % Chg. 2016-2021 | 14.5% | 9.2% | 7.3% | 2016 Estimate | \$89,831 | \$72,131 | \$73,812 |
| Households | | | | 2021 Projection | \$100,758 | \$79,919 | \$81,574 |
| 2010 Census | 78 | 9,140 | 29,884 | Per Capita Household Income | | | |
| 2016 Estimate | 123 | 10,286 | 32,159 | 2016 Estimate | \$33,989 | \$26,496 | \$27,635 |
| 2021 Projection | 140 | 11,187 | 34,348 | 2021 Projection | \$37,862 | \$29,235 | \$30,359 |
| Families | | | | 2016 Household Income Dist. | | | |
| 2010 Census | 58 | 6,635 | 21,377 | Less than \$15,000 | 6.5% | 8.3% | 8.3% |
| 2016 Estimate | 91 | 7,355 | 22,707 | \$15,000 - \$24,999 | 4.9% | 7.8% | 8.7% |
| 2021 Projection | 103 | 7,939 | 24,117 | \$25,000 - \$34,999 | 10.6% | 11.9% | 11.5% |
| 2016 Age Distribution | | | | \$35,000 - \$49,999 | 15.4% | 15.9% | 14.2% |
| 0 - 4 | 6.3% | 7.6% | 7.3% | \$50,000 - \$74,999 | 15.4% | 19.6% | 19.8% |
| 5 - 9 | 7.4% | 7.9% | 7.7% | \$75,000 - \$99,999 | 13.0% | 14.1% | 14.3% |
| 10 - 14 | 8.5% | 8.5% | 7.9% | \$100,000 - \$149,999 | 17.9% | 13.2% | 13.5% |
| 15 - 19 | 6.9% | 7.7% | 7.2% | \$150,000 - \$199,999 | 8.1% | 6.9% | 6.7% |
| 20 - 24 | 4.8% | 5.3% | 5.5% | \$200,000 and Up | 6.5% | 2.3% | 2.9% |
| 25 - 34 | 11.1% | 15.9% | 14.8% | 2016 Dist. by Race & Ethnicity | | | |
| 35 - 44 | 16.4% | 16.1% | 15.4% | White Alone | 55.6% | 32.5% | 34.8% |
| 45 - 54 | 16.9% | 14.1% | 14.4% | Black Alone | 38.5% | 59.4% | 56.4% |
| 55 - 64 | 13.2% | 10.2% | 10.9% | American Indian Alone | 0.3% | 0.2% | 0.3% |
| 65 - 74 | 5.8% | 4.2% | 5.4% | Asian Alone | 1.4% | 2.5% | 3.3% |
| 75 - 84 | 2.1% | 1.8% | 2.6% | Pacific Islander Alone | 0.0% | 0.1% | 0.2% |
| 85+ | 0.5% | 0.6% | 0.9% | Some Other Race Alone | 1.7% | 2.3% | 2.2% |
| Median Age | | | | Two or More Races | 2.4% | 2.8% | 2.9% |
| 2010 Census | 38.0 | 33.3 | 34.7 | Hispanic Origin (Any Race) | 5.2% | 6.4% | 5.8% |
| 2016 Estimate | 39.7 | 34.8 | 35.8 | 2016 Housing Data | | | |
| 2021 Projection | 39.3 | 34.2 | 35.8 | Owner Occ. Housing Units | 91 | 7,396 | 22,040 |
| Average Household Size | | | | Renter Occ. Housing Units | 32 | 2,889 | 10,119 |
| 2010 Census | 2.44 | 2.68 | 2.61 | 2016 Business Data | | | |
| 2016 Estimate | 2.33 | 2.70 | 2.64 | Total Businesses: | 46 | 595 | 2,473 |
| 2021 Projection | 2.36 | 2.71 | 2.65 | Total Employees: | 882 | 8,555 | 29,520 |