NAI Avant

442 Percival Road
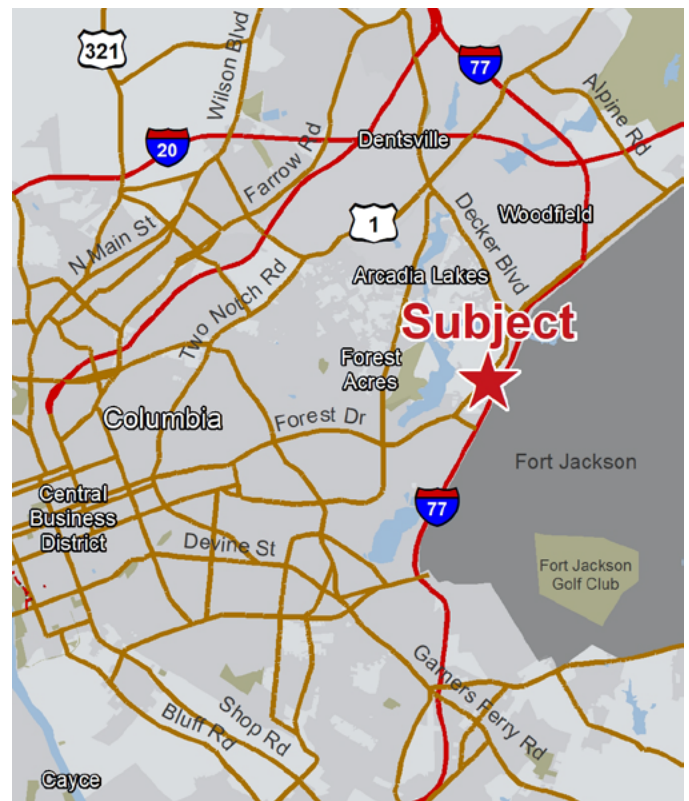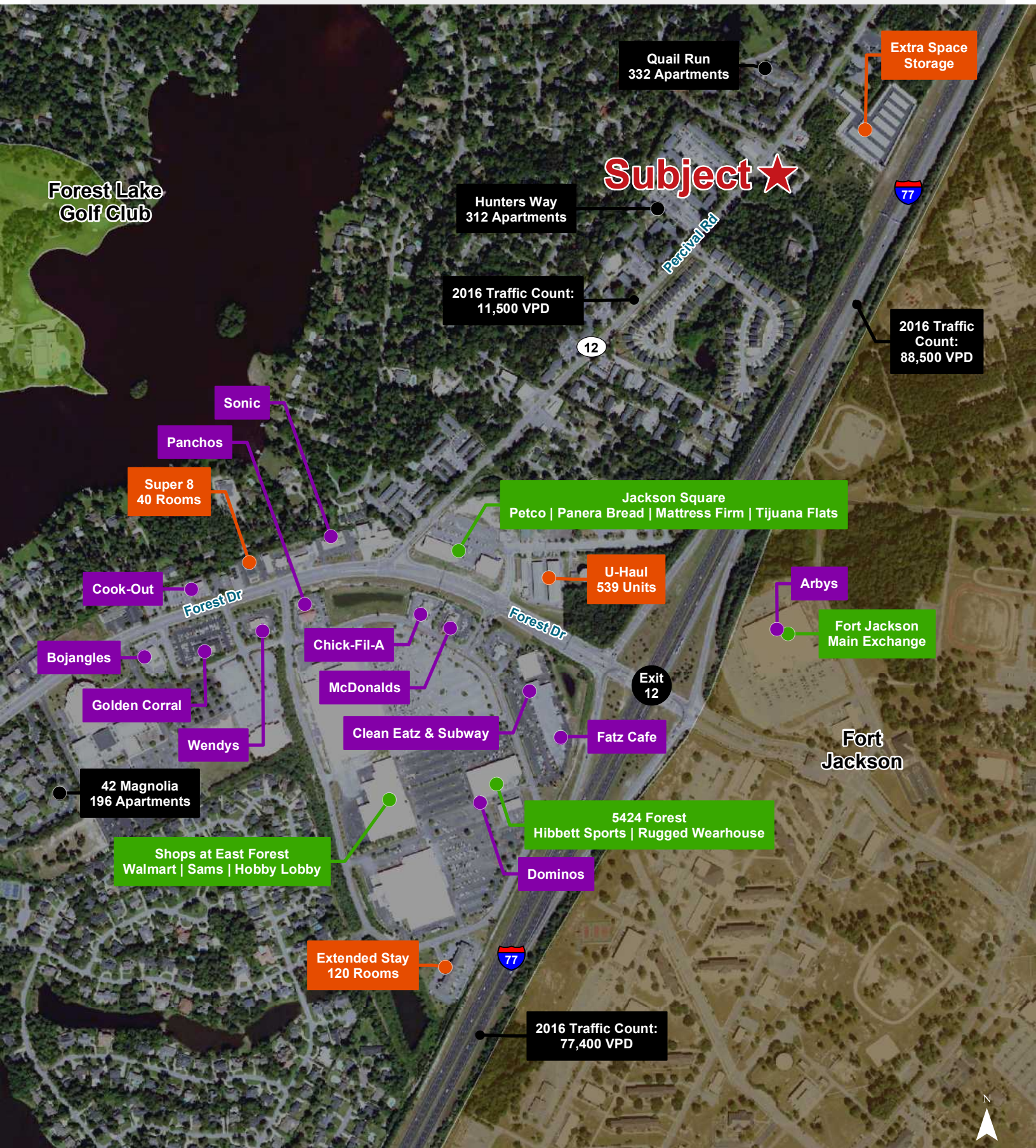Columbia, South Carolina

Property Features

- ±1,500 SF available in ±6,000 SF neighborhood retail center
- Suitable uses include salon, laundromat, cell phone store, deli, cafe, appliance store
- Water and sewer available
- Traffic County: 11,000 VOD
- Zoning: GC, Richland County
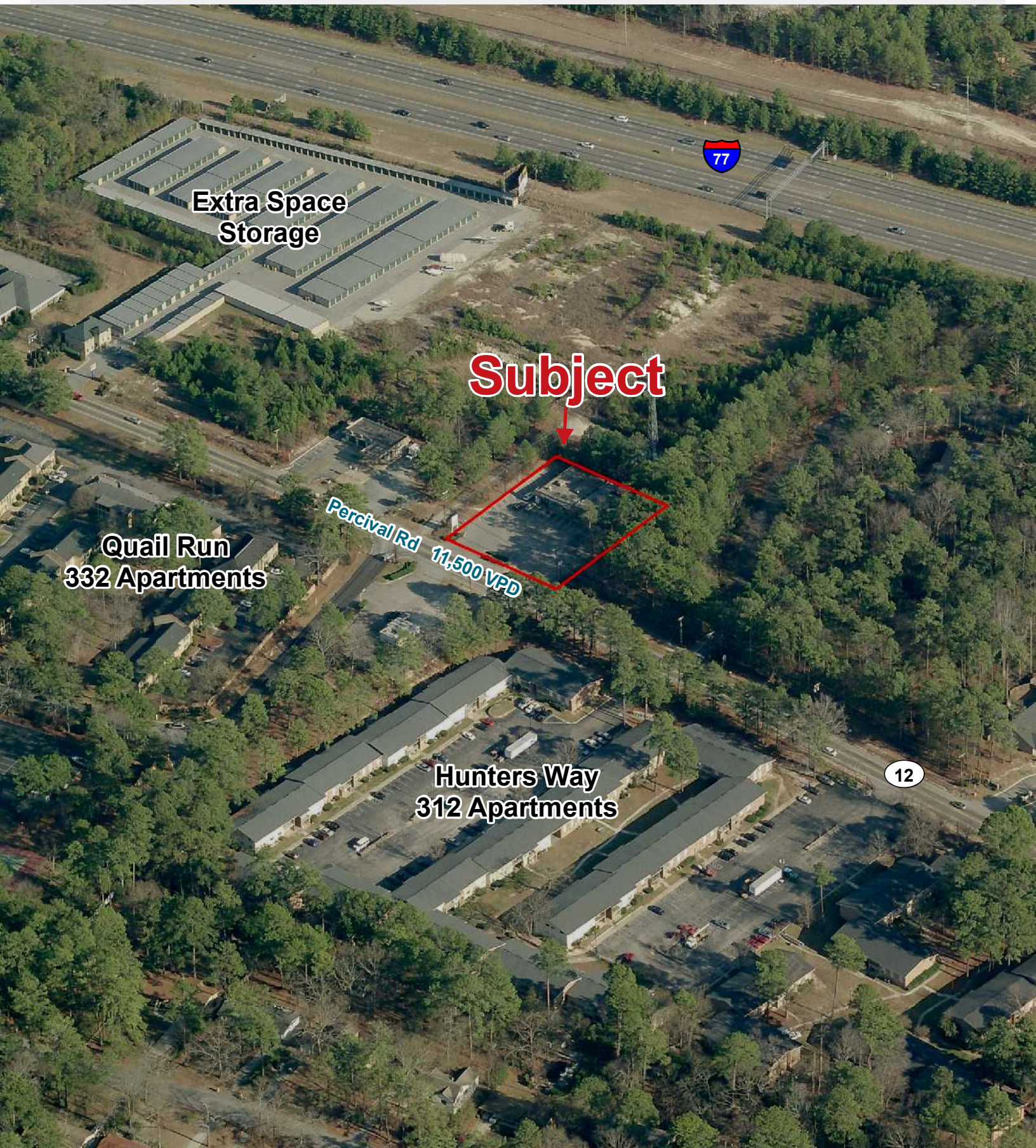- Lease Rate: $1,200/month + utilities

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+1 803.254.0100
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Forest Lake Golf Club

Quail Run 332 Apartments

Extra Space Storage

Subject ★

Hunters Way 312 Apartments

Percival Rd

2016 Traffic Count: 11,500 VPD

12

2016 Traffic Count: 88,500 VPD

77

Sonic

Panchos

Super 8 40 Rooms

Jackson Square
Petco | Panera Bread | Mattress Firm | Tijuana Flats

U-Haul 539 Units

Arbys

Cook-Out

Forest Dr

Fort Jackson Main Exchange

Bojangles

Chick-Fil-A

Forest Dr

McDonalds

Exit 12

Golden Corral

Clean Eatz & Subway

Fatz Cafe

Fort Jackson

Wendys

42 Magnolia 196 Apartments

5424 Forest
Hibbett Sports | Rugged Wearhouse

Shops at East Forest
Walmart | Sams | Hobby Lobby

Dominos

Extended Stay 120 Rooms

77

2016 Traffic Count: 77,400 VPD

N

NAI Avant

444 Percival Road
Columbia, SC 29206

Demographic Profile

Forest Drive and I-77

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				**Median Household Income**			
2010 Census	6,554	45,104	121,237	2017 Estimate	$39,056	$38,503	$37,979
2017 Estimate	6,957	48,993	128,566	2022 Projection	$40,487	$40,636	$40,256
2022 Projection	7,356	52,286	135,737				
% Chg. 2017-2022	5.7%	6.7%	5.6%	**Average Household Income**			
				2017 Estimate	$48,859	$51,773	$54,401
Households				2022 Projection	$52,062	$55,779	$58,830
2010 Census	2,983	19,629	51,412				
2017 Estimate	3,131	21,186	54,465	**Per Capita Household Income**			
2022 Projection	3,293	22,547	57,415	2017 Estimate	$22,206	$23,125	$24,096
				2022 Projection	$23,490	$24,737	$25,875
Families							
2010 Census	1,551	9,378	23,845	**2017 Household Income Dist.**			
2017 Estimate	1,602	9,847	24,671	Less than $15,000	15.5%	17.4%	19.1%
2022 Projection	1,671	10,335	25,708	$15,000 - $24,999	18.2%	14.9%	14.0%
				$25,000 - $34,999	10.1%	12.9%	13.0%
2017 Age Distribution				$35,000 - $49,999	17.7%	16.0%	15.1%
0 - 4	6.7%	5.7%	5.5%	$50,000 - $74,999	20.5%	17.7%	16.6%
5 - 9	5.2%	4.3%	4.3%	$75,000 - $99,999	8.2%	10.0%	9.6%
10 - 14	4.2%	3.8%	3.9%	$100,000 - $149,999	7.8%	7.9%	8.1%
15 - 19	5.5%	7.7%	9.7%	$150,000 - $199,999	1.5%	2.0%	2.5%
20 - 24	9.0%	16.2%	17.0%	$200,000 and Up	0.4%	1.2%	2.0%
25 - 34	16.5%	16.5%	15.9%				
35 - 44	12.1%	10.7%	10.3%	**2017 Dist. by Race & Ethnicity**			
45 - 54	13.7%	11.9%	11.6%	White Alone	64.5%	66.5%	59.0%
55 - 64	10.7%	10.0%	10.1%	Black Alone	23.4%	21.5%	32.8%
65 - 74	6.6%	6.1%	5.8%	American Indian Alone	0.8%	0.5%	0.3%
75 - 84	5.8%	4.7%	3.9%	Asian Alone	1.5%	2.4%	2.4%
85+	4.1%	2.5%	2.0%	Pacific Islander Alone	0.0%	0.1%	0.1%
				Some Other Race Alone	7.3%	6.4%	3.3%
Median Age				Two or More Races	2.6%	2.5%	2.1%
2010 Census	37.5	31.9	30.1	Hispanic Origin (Any Race)	11.4%	10.8%	6.4%
2017 Estimate	38.4	32.8	31.6				
2022 Projection	39.2	33.6	32.5	**2017 Housing Data**			
				Owner Occ. Housing Units	1,455	9,594	24,321
Average Household Size				Renter Occ. Housing Units	1,676	11,592	30,144
2010 Census	2.17	2.17	2.15				
2017 Estimate	2.20	2.20	2.17	**2017 Business Data**			
2022 Projection	2.21	2.21	2.18	Total Businesses:	711	4,161	9,847
				Total Employees:	6,195	59,620	142,666