

DEVELOPMENT SITE FOR SALE



3.5+/- Acres for Sale- Garners Ferry Rd.

Columbia, South Carolina



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Company Overview

Our team of real estate veterans specializes in single-tenant, net leased and other investment properties for private and corporate investors and general commercial brokerage.

Whether the property is retail, industrial or commercial, we work with clients one-on-one to deliver intelligent strategies that help buyers and sellers meet their goals.

From property evaluation and market assessment to dealing with closing attorneys, third-party service providers, lenders and documentation, our experience and personal service add value to every transaction. We work with integrity, loyalty and transparency to earn our clients' trust and build long-term relationships.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Property Overview

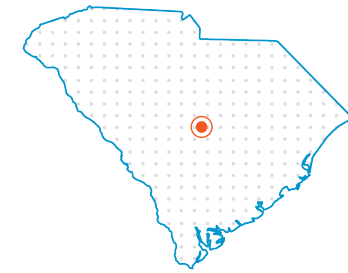
HIGHLIGHTS

- Strong retail location with excellent frontage on Garners Ferry Rd.
- Area has limited availability and low vacancy
- Possibly between 0.5+/- to 1+/- Acre of readily usable property fronting Garners Ferry for Office/Retail
- Building size and shape will be important due to significant topo challenges
- Additional land could be used for residential
- Close proximity to Downtown Columbia, University of South Carolina, USC Medical School and Midlands Technical College
- High Traffic: Garners Ferry: 46,200 VPD

Sales Summary

PURCHASE PRICE
\$725,000

Property Highlights



PROPERTY	3.5+/- Acres of Land
LOCATION	Garners Ferry Road, Columbia, SC 29205
COUNTY	Richland
ZONING	MU-1 (Mixed Use) ; City of Columbia
UTILITIES	Water- City of Columbia Electric/Gas- Dominion Energy

INFORMATION

Directly across from McDonalds, Mattress Firm and Advance Auto. Surrounded by National Credit Retail- Chase Bank, Target, Whole Foods, Michaels, Marshalls, Bottles, PetSmart, Food Lion and many more. Midlands Technical College within walking distance to the property with 16,000 students. Ft. Jackson Military base gate 2 located close to site at I-77/Ft. Jackson Blvd interchange.



68,179

3 Mile Population



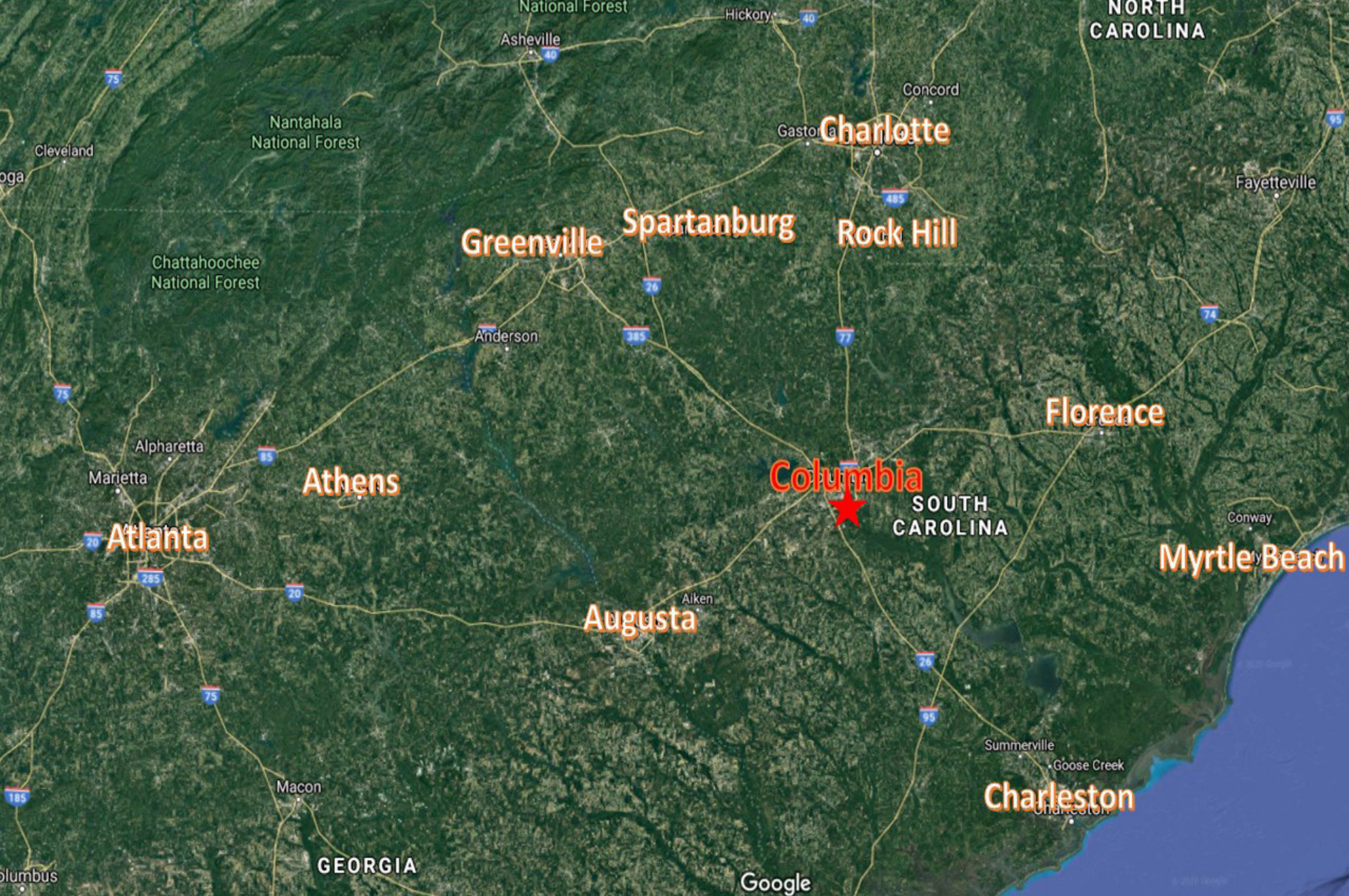
3.5

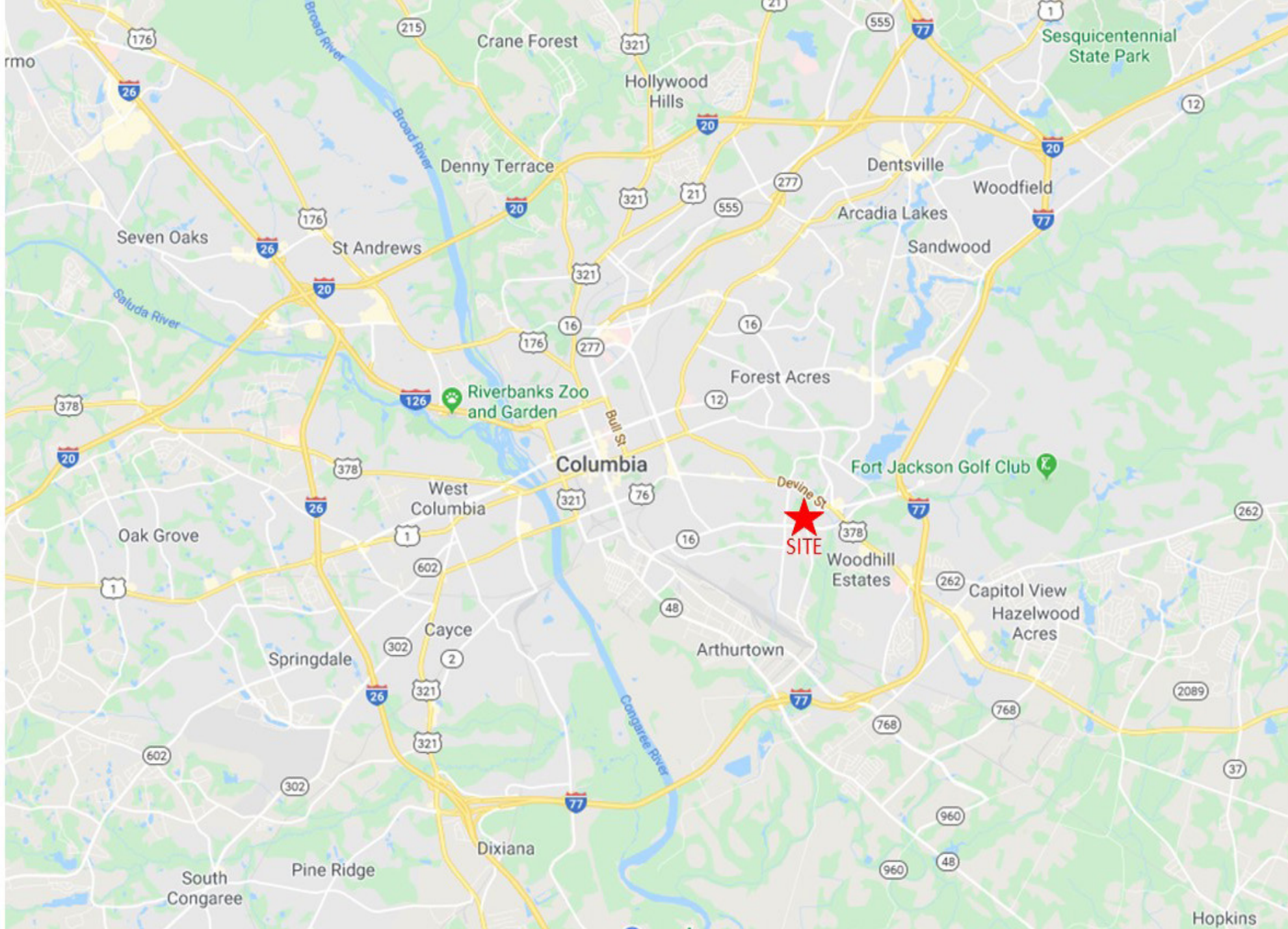
3.5+/- Acres

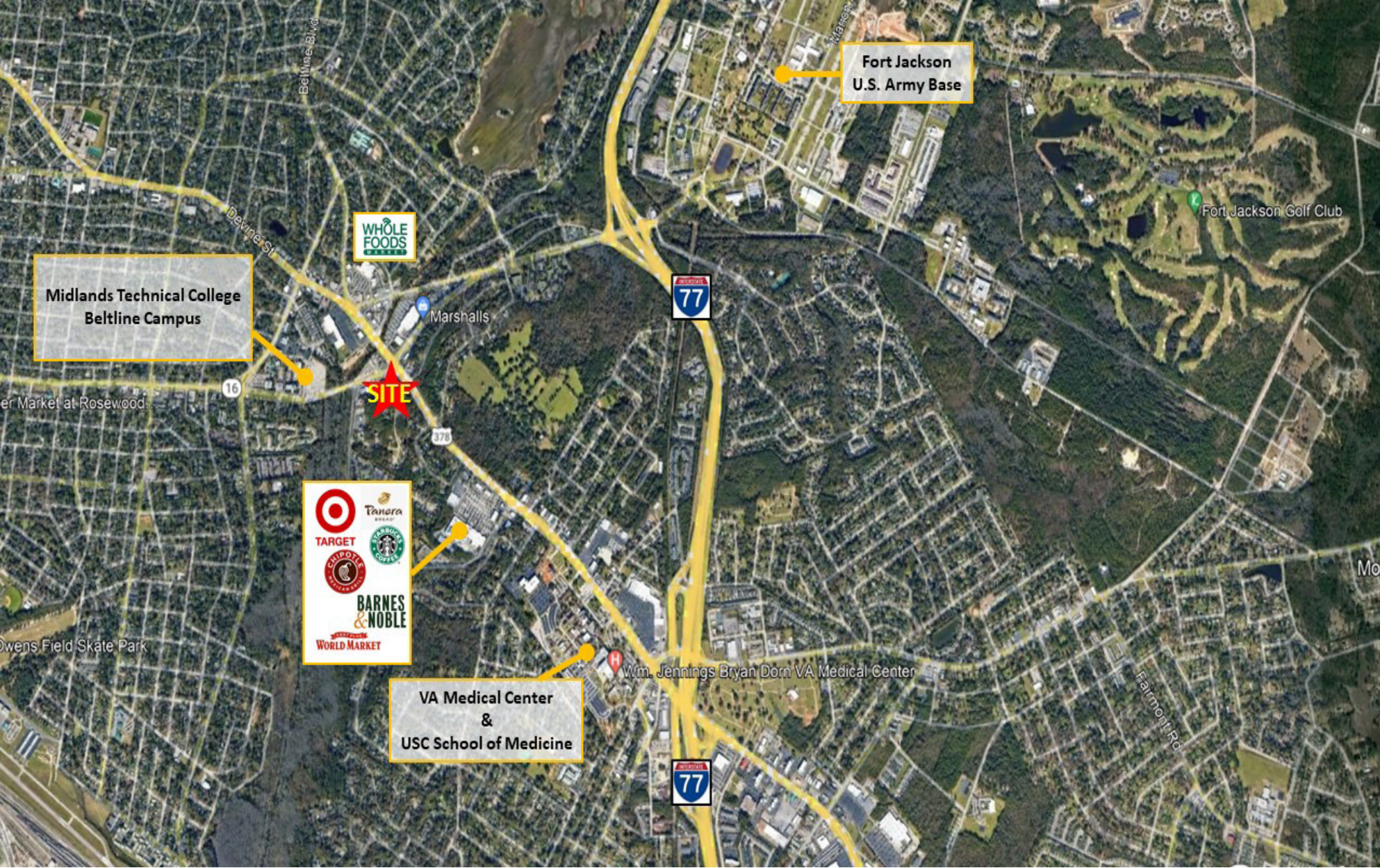


46,200

Traffic Count







Fort Jackson
U.S. Army Base

Fort Jackson Golf Club

WHOLE
FOODS
MARKET

Midlands Technical College
Beltline Campus

SITE

TARGET
Panera
BREAD
STARBUCKS
COFFEE
CHIPOTLE
BARNES
& NOBLE
WORLD MARKET

VA Medical Center
&
USC School of Medicine

Wm. Jennings Bryan Dorn VA Medical Center



Midlands Technical College
Beltline Campus

Cross Hill
Market

Rosewood
Crossing

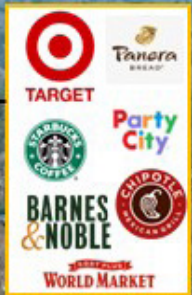
SITE
★

- Target
- Starbucks
- World Market
- Barnes & Noble
- Party City
- Chipotle
- Tanara Bread

Interstate 77



USC Medical School



Garners Ferry Rd.

3.5+/- Acre Site



Rosewood Dr.





3.5+/- Acres

Garners Ferry Road

Rosewood Drive

Devine Street

Gills Creek

CHASE

CAROLINA COLLEGIATE

Shell

McDonald's

Advance Auto Parts

Bottles BEVERAGES SUPERSTORE

Jersey Mike's

Public Storage

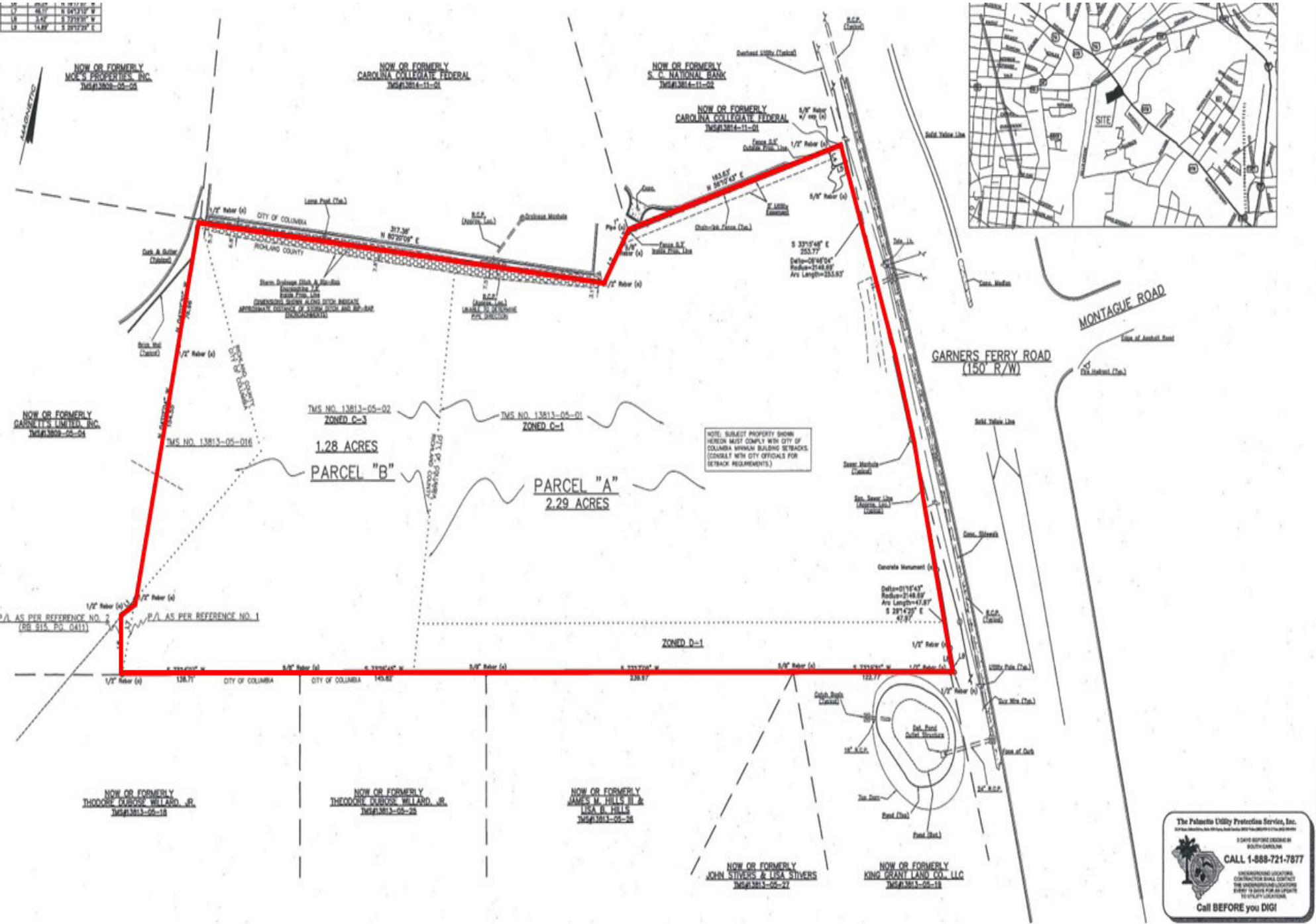
TOMMY'S EXPRESS CAR WASH

CLUTCH COFFEE BAR

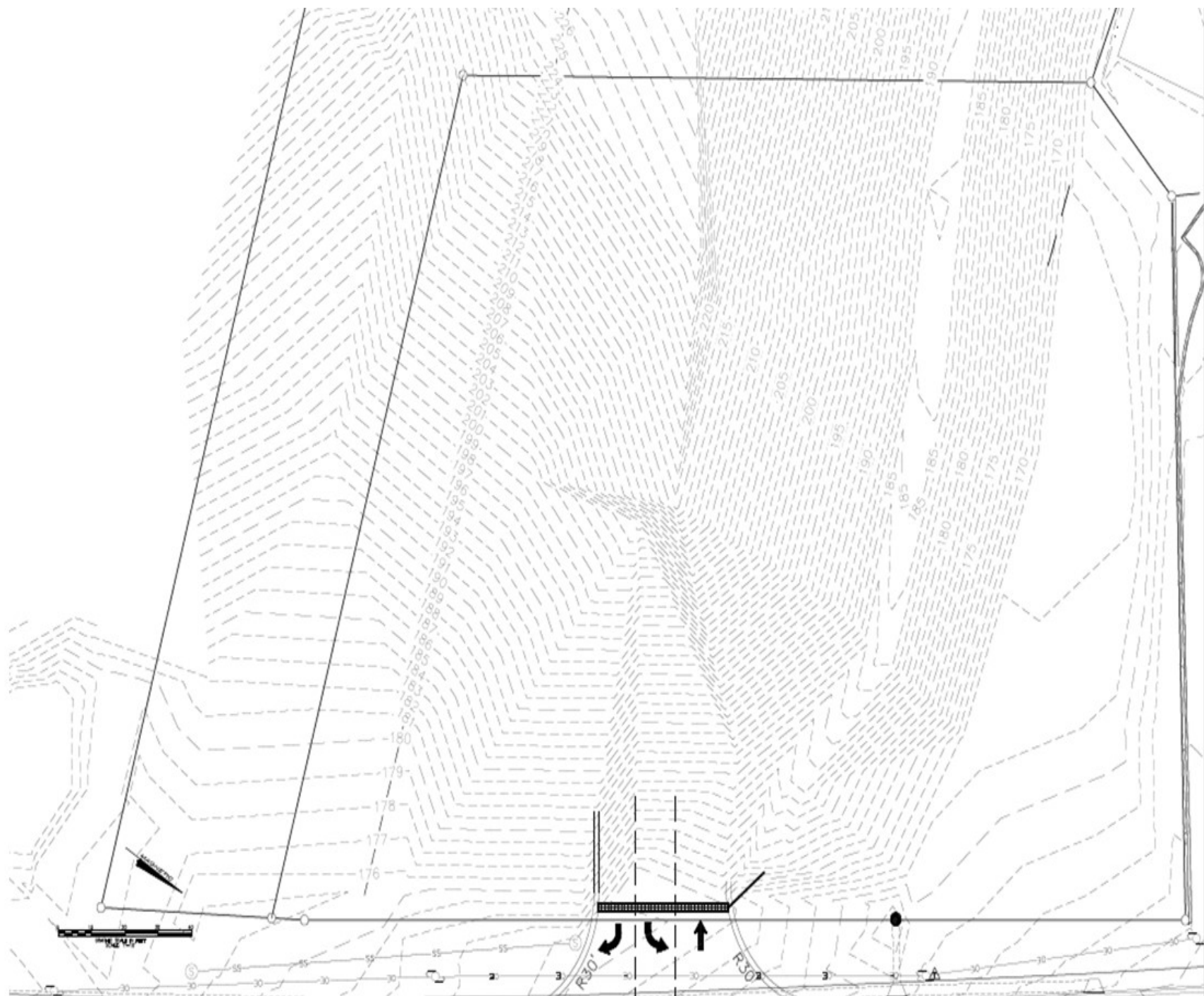
MATTRESS FIRM

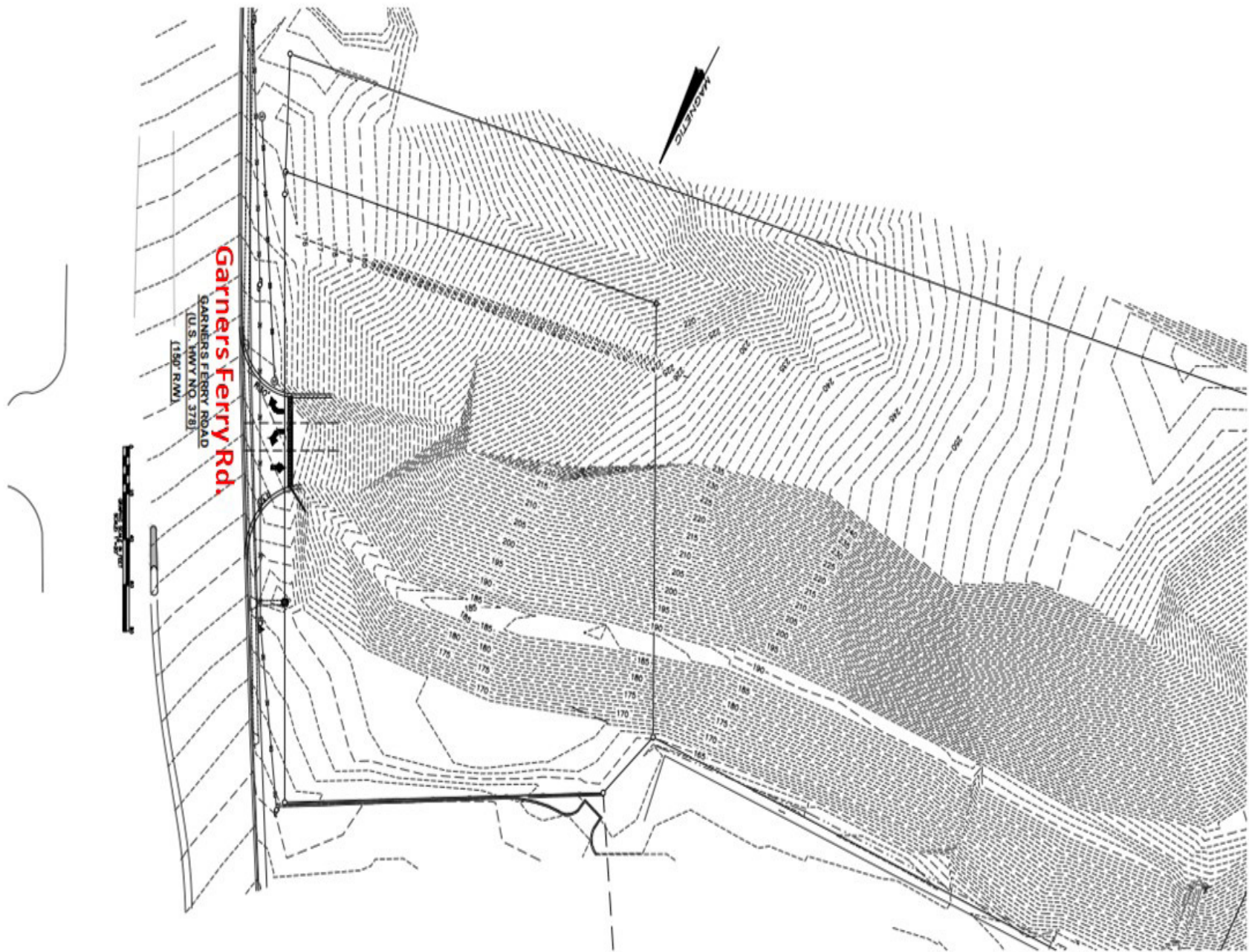
SAVE 5

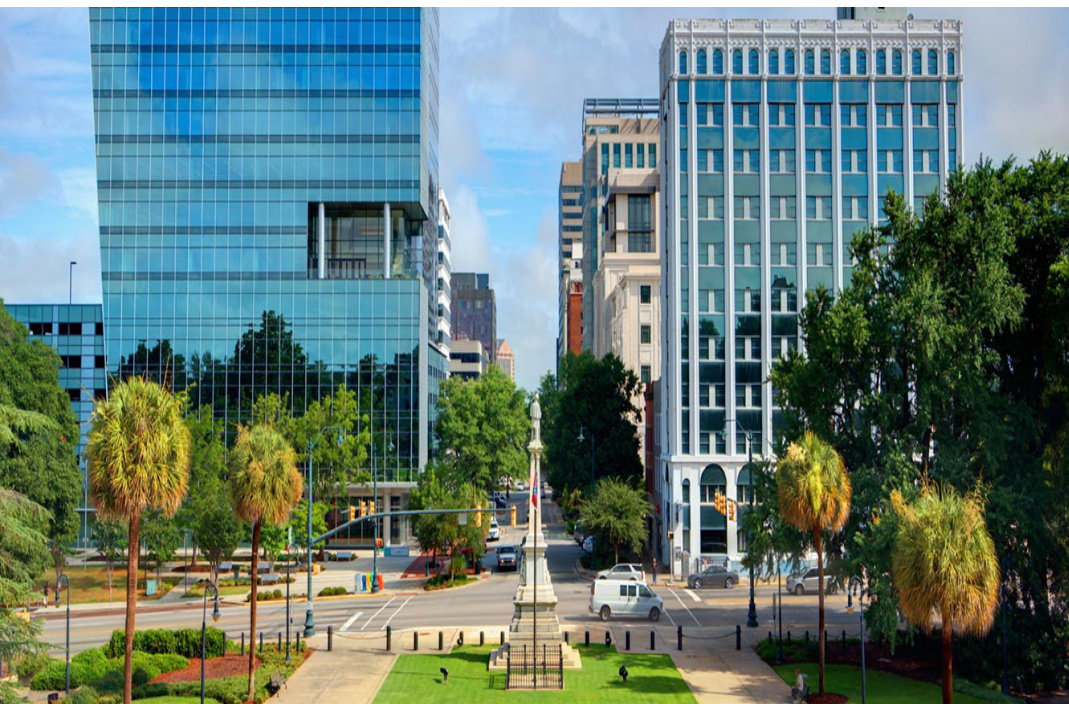
17	28.07	1.645129° W
18	3.42	1.772919° W
19	14.87	1.892229° E



The Palmetto Utility Protection Service, Inc.
 5 DAYS BEFORE DIGGING IN SOUTH CAROLINA
CALL 1-888-721-7877
 UNDEGROUND LOCATIONS CONTRACTORS SHALL CONTACT THE UNDERGROUND LOCATIONS EVERY 10 DAYS FOR AN UPDATE TO UTILITY LOCATIONS.
Call BEFORE you DIG!







COLUMBIA

SOUTH CAROLINA

Columbia is the state capital and second most populated city in South Carolina with an MSA population of roughly 832,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (34,000 students).

TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.



Small-Town
Charm



Convenient
Location



Family
Friendly

Demographics

Population

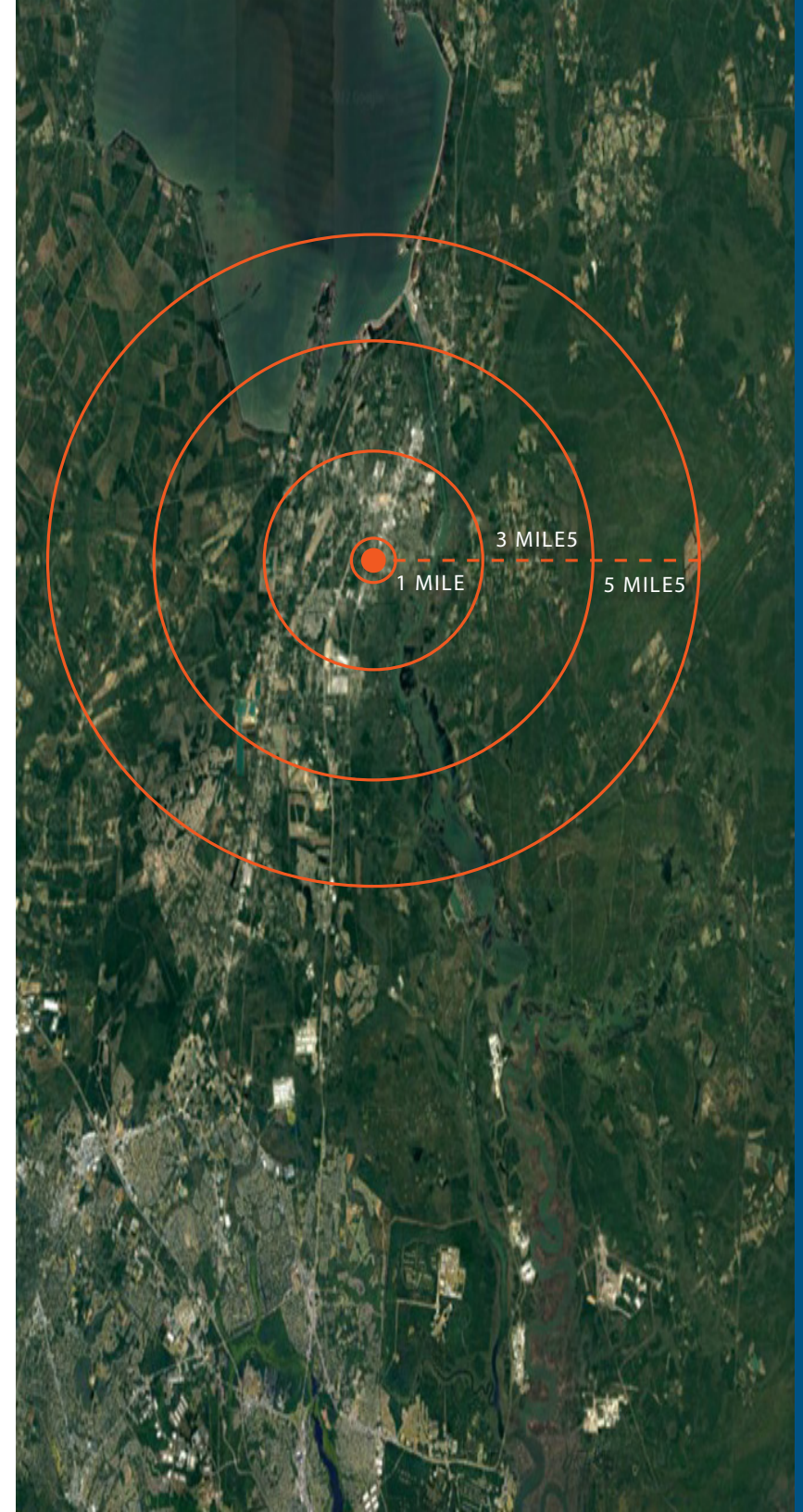
POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	8,907	69,479	149,769
2023 Population	8,713	68,179	145,752
2020 Population	8,530	65,877	141,426
2010 Population	8,151	67,738	140,422
Growth Rate 2010-2020	0.46%	-0.28%	0.07%
Growth Rate 2020-2023	0.66%	1.06%	0.93%
Growth Rate 2023-2028	0.44%	0.38%	0.55%

Households

2023 Total Households	4,487	30,125	60,327
2028 Projected Total Households	4,631	31,086	62,914
2010-2020 Annual Rate	0.57%	0.41%	0.94%
2020-2023 Annual Rate	1.20%	1.36%	1.37%
2023-2028 Annual Rate	0.63%	0.63%	0.84%

Average Income

2023 Median Household Income	\$59,749	\$60,714	\$52,688
2023 Average Household Income	\$98,619	\$103,625	\$85,852





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