8808 Two Notch Road

Columbia, South Carolina

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CYPRESS
Commercial & Investment Real Estate

Property Overview

HIGHLIGHTS

- +/- 11,700 Total SF

- +/- 3,200 SF Basement

- Excellent Retail or Showroom Space

- Free-Span Metal/Block Construction Offers Layout Flexibility

- Tenant Improvement Allowance Available for Qualified Tenant and Term

- Heavy Parking Ratio: 6.3 spaces/1,000 SF

- Two Notch Rd. VPD: 33,100+/-

- Interstate 77 VPD: 61,200+/-

Lease Rate:

$13.50 PSF NNN

Property Highlights

LOCATION	8808 Two Notch Rd., Columbia, SC 29223
COUNTY	Richland
ZONING	GC (General Commercial)
UTILITIES	Water & Sewer- City of Columbia Electric & Gas- Dominion Energy

INFORMATION

8808 Two Notch Road is situated along a high-traffic corridor (+-33,100 VPD) in the northeast submarket of Columbia, SC. Surrounding national credit retailers in close proximity include Home Depot, QuikTrip, Harbor Freight, Starbucks, Walgreens, Sherwin Williams, and Prisma Health. Two Notch Road serves as a main corridor from northeast Columbia to the Central Business District. With I-77 accessibility, the property offers potential for traditional retail/service uses as well as a ground lease opportunity for national credit tenants.
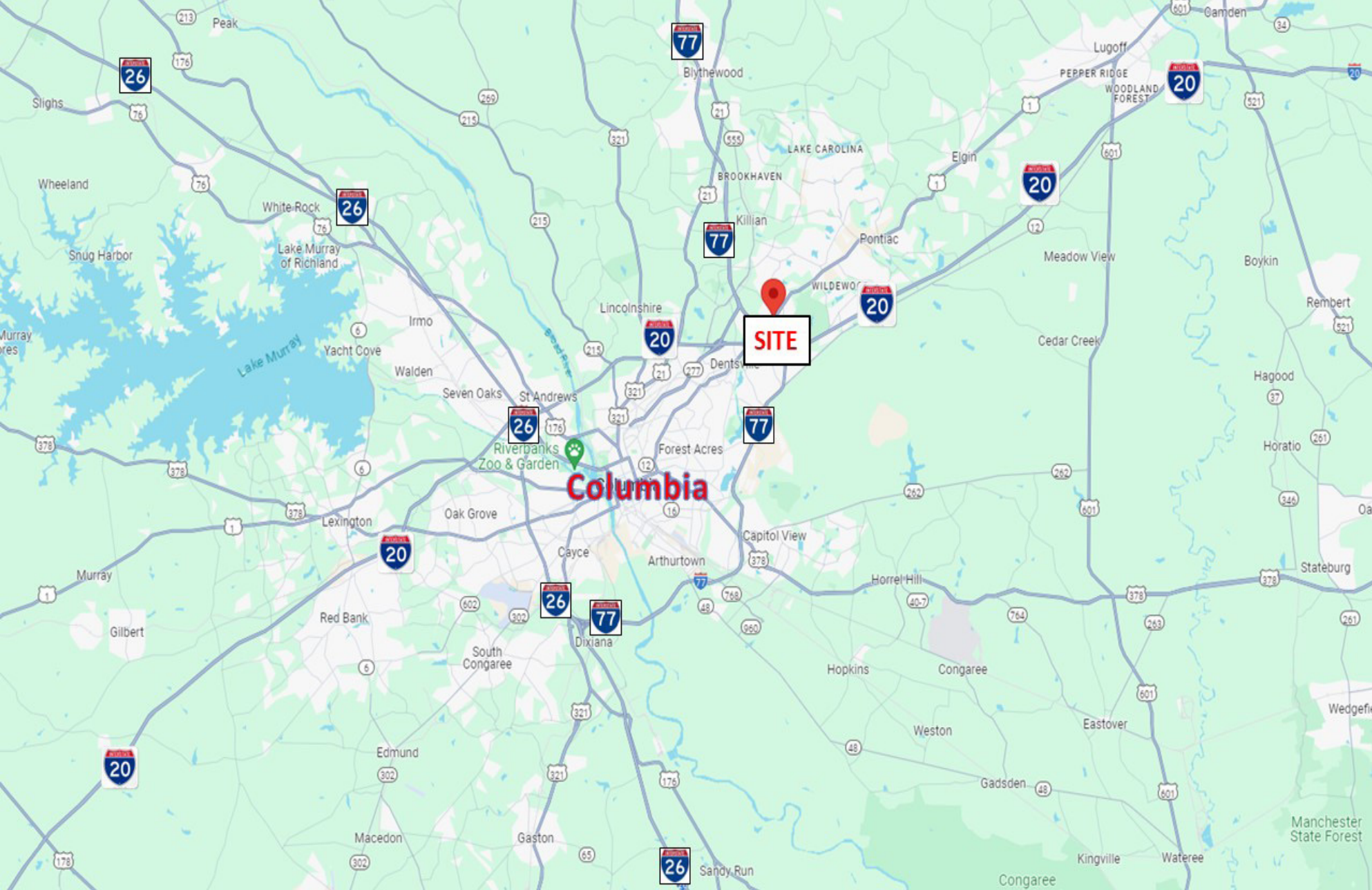
45,606
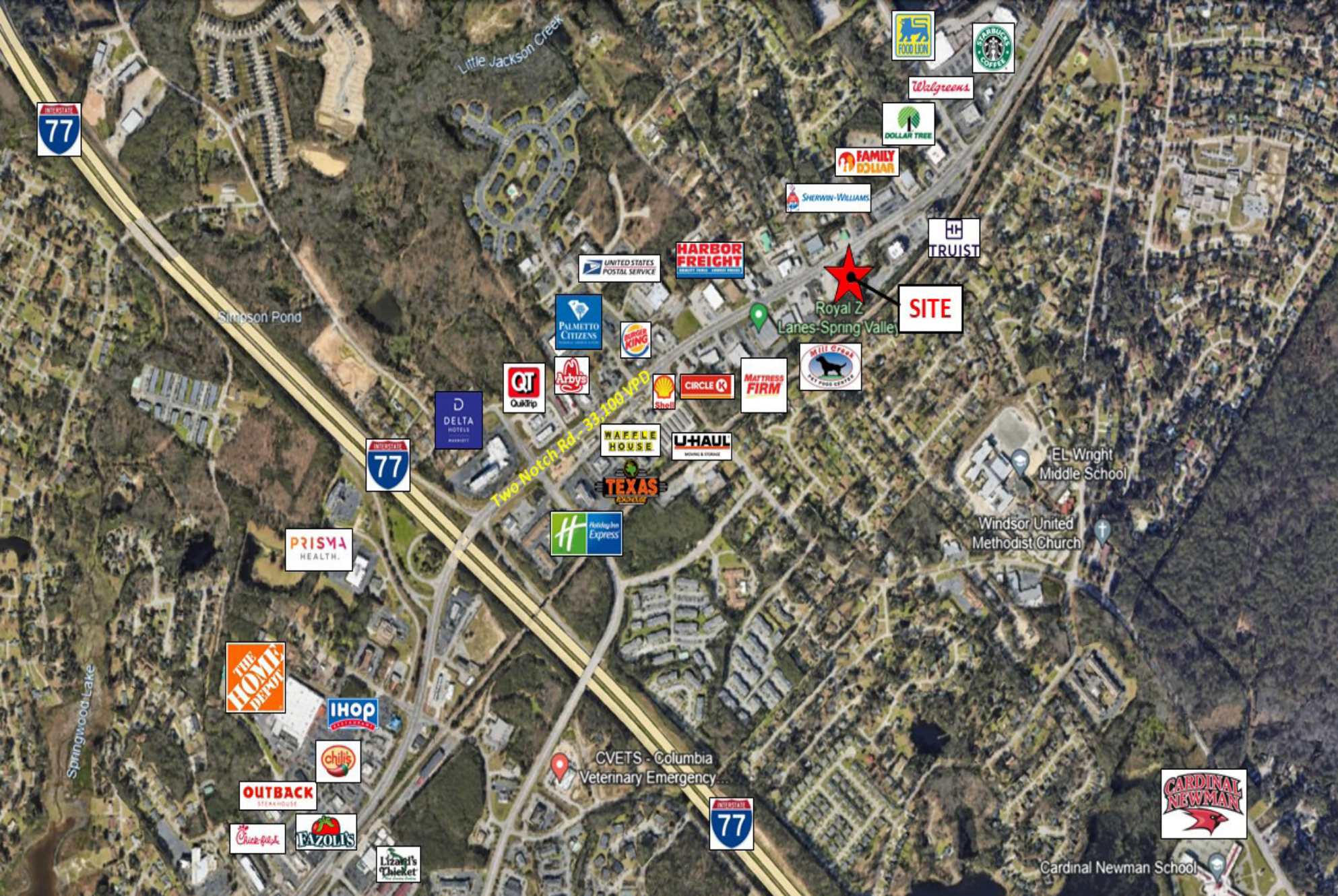3 Mile Day Time Population

1.05
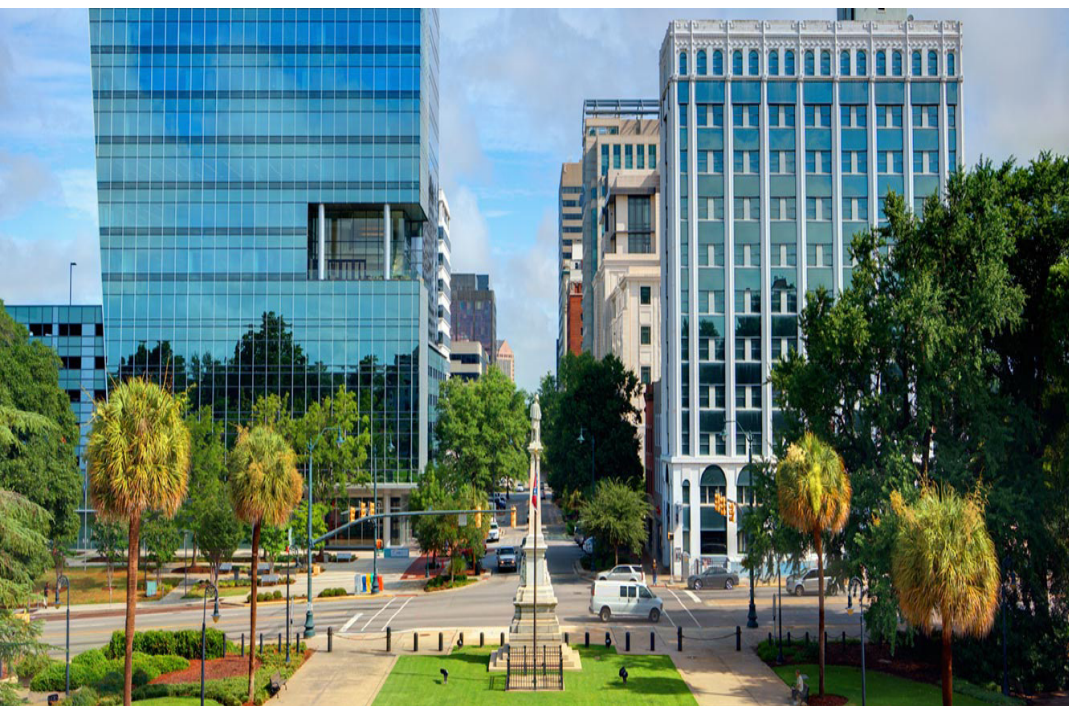1.05+/- Acres

33,100
Traffic Count

SITE

Local Map

SITE

Two Notch Road- 33,100 VPD

TRUIST

FAMILY DOLLAR

SHERWIN-WILLIAMS

CITGO

Mill Creek

Royal Z Lanes-Spring Valley

SPARKLE CAR WASH INC.

HARBOR FREIGHT

Local Aerial

Interior Photos

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	6,929	47,316	119,359
2023 Population	6,877	46,834	117,335
2020 Population	6,761	46,059	113,786
2010 Population	5,896	43,150	108,984
Growth Rate 2010-2020	1.38%	0.65%	0.43%
Growth Rate 2020-2023	0.52%	0.51%	0.95%
Growth Rate 2023-2028	0.15%	0.20%	0.34%

Households

	1 MILE	3 MILES	5 MILES
2023 Total Households	3,071	19,971	46,544
2028 Projected Total Households	3,132	20,406	47,871
2010-2020 Annual Rate	1.50%	0.94%	1.06%
2020-2023 Annual Rate	0.71%	0.75%	1.22%
2023-2028 Annual Rate	0.39%	0.43%	0.56%

Average Income

	1 MILE	3 MILES	5 MILES
2023 Median Household Income	$50,658	$51,349	$58,445
2023 Average Household Income	$68,546	$76,664	$86,395