

**Wilson Kibler**  
COMMERCIAL REAL ESTATE



**4029 Fernandina Rd,  
Columbia, SC 29212**

**±2.09 Acres for Sale**

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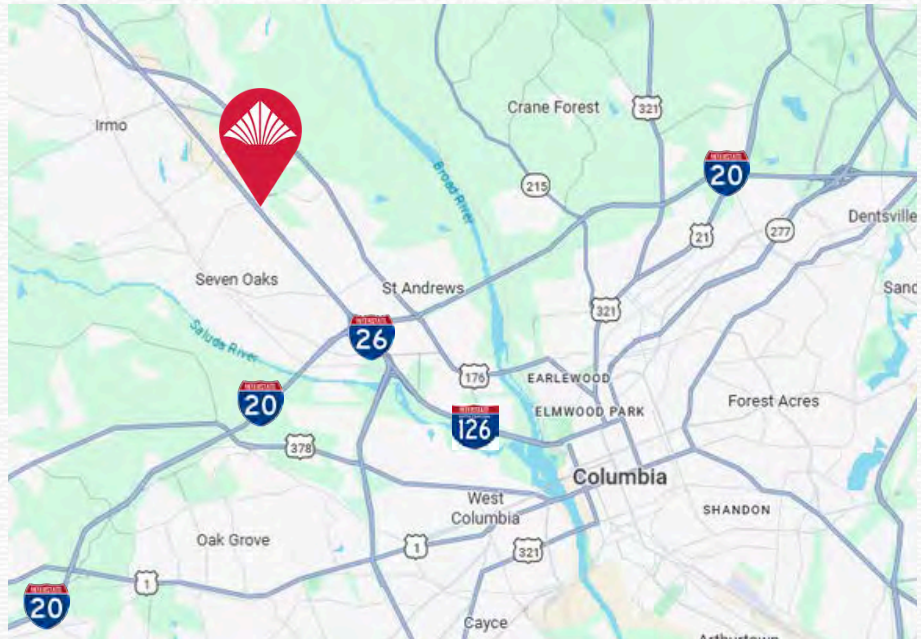


# Investment Overview

## \$675,000

Sales Price

- **TMS #:**
  - 002898-03-027 (Lexington County)
  - R04909-01-01 (Richland County)
  - R04909-01-04 (Richland County)
- **Zoning:**
  - ID - Intensive Development (Lexington County)
  - M1 - Light Industrial (Richland County)
- **Site Improvements:**
  - Stormwater detention system installed
  - Rough Graded
  - Utilities on site
- **Traffic Counts**
  - Fernandina Rd: ±6,000
  - Piney Grove Rd: ±12,400 VPD
  - I-26: ±104,000 VPD
- ±600' of frontage



Demographics			
Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	<b>7,436</b>	<b>50,249</b>	<b>103,391</b>
<b>Median Age</b>	<b>39</b>	<b>38.7</b>	<b>38.7</b>
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	<b>3,538</b>	<b>20,649</b>	<b>43,030</b>
<b># of Persons Per HH</b>	<b>2</b>	<b>2.2</b>	<b>2.3</b>
<b>Average HH Income</b>	<b>\$65,152</b>	<b>\$76,214</b>	<b>\$88,103</b>

# Retail Map



belk  
DAVE & BUSTERS  
verizon  
TEXAS  
OLD FASHION  
McALISTERS  
Dillard's

Columbiana Station  
TARGET  
Publix  
crumbl  
West Marine  
SIERRA  
tj-max  
OLD NAVY

Harbison Court  
HOBBY LOBBY  
rack  
petco  
Marshalls  
ROSS  
DRESS FOR LESS

COUNTRY  
FRESH CUTS

QT

Shell

INTERSTATE  
26

Walmart

LL Flooring

THE HOME DEPOT

LOWE'S

Sams

Red teardrop marker highlighting a plot of land.

COSTCO  
WHOLESALE

Starbucks

GREEN'S

Waffle House

RODEWAY INN

SPINX

INTERSTATE  
26

SPORTSMANS

Hardee's

SPINX

TIDAL WAVE

# Retention Pond

