



We Finance Here

US Auto Sales

Available For Lease

**FORMER US AUTO SALES
COLUMBIA, SC**

Contacts

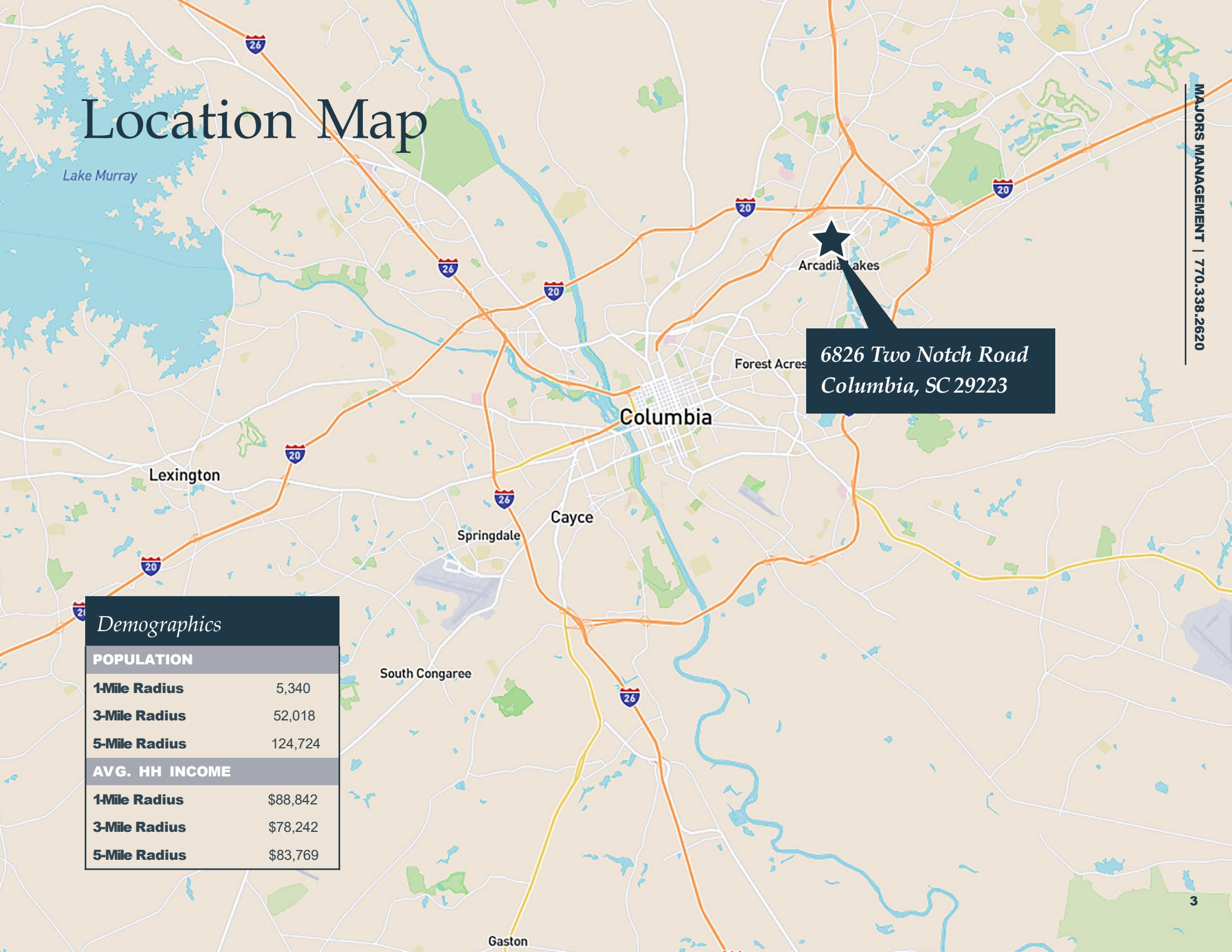
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770.338.2620

Location Map



**6826 Two Notch Road
Columbia, SC 29223**

<i>Demographics</i>	
POPULATION	
1-Mile Radius	5,340
3-Mile Radius	52,018
5-Mile Radius	124,724
AVG. HH INCOME	
1-Mile Radius	\$88,842
3-Mile Radius	\$78,242
5-Mile Radius	\$83,769

Investment Overview

PROPERTY

*Available For Lease
Former US Auto Sales*

ADDRESS

*6826 Two Notch Road
Columbia, SC 29223*

BUILDING SIZE

4,288 SF

LAND SIZE

8.72 AC

NUMBER OF PARCELS

2

NUMBER OF BUILDINGS

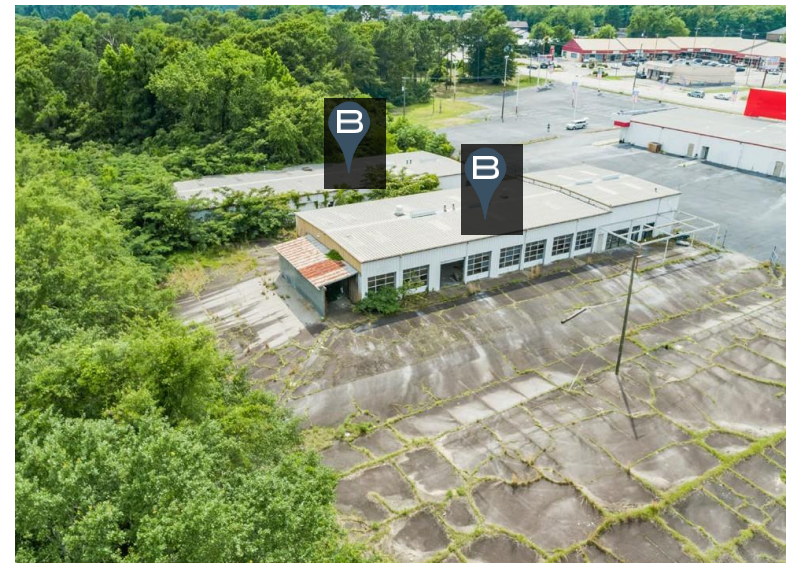
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ASKING RENT

Market Rent: Speak with Agent for Details

PROPERTY HIGHLIGHTS

- Massive parcel encompassing 8.72 acres
- Excellent access and visibility from Two Notch Rd | $\pm 17,750$ VPD
- Located a few blocks from the Columbia Place Mall which currently has plans to undergo a \$20MM transformation into a public safety hub | Click [HERE](#) for more info
- Heavy auto-related corridor with 20+ retailers/shops within a 1-mile radius
- Less than 1.5 miles from: Richland Northeast High School – $\pm 1,400$ students | A Lowe's-anchored shopping center | Jackson Creek Elementary School – 530+ students | Fashion Place Shopping Center – anchored by dd's Discounts, Goodwill, Hibbett Sports, Badcock Home Furniture | A Food Lion-anchored shopping center | I-20 | $\pm 84,400$ VPD





I-20 - 84,400 VPD



PARKLANE RD - 28,400 VPD

Columbia Place Mall currently has plans to undergo a \$20MM transformation into a public safety hub | Click [HERE](#) for more info

My House Restaurant

Kiki's Chicken & Waffles



Wes Bolick Bedrooms

TWO NOTCH RD - 19,100 VPD

CK Beauty Supply

AMG of SC

Clothing Boutique | Pawn Shop | Tax Service | Budget Mobile

Property Management | Shoe Store | Art Gallery | Religious Organizations

FOR LEASE
Former US Auto Sales

Forget Me Not Florist

ADDITIONAL PARCEL - CONTACT BROKER FOR MORE DETAILS



E



Jackson Creek Elementary
531 students



DECKER BLVD - 51,750 VPD

Columbia Place Mall currently has plans to undergo a \$20MM transformation into a public safety hub | Click [HERE](#) for more info



TRENHOLM RD - 17,750 VPD



Dent Middle School
1,196 students



Clothing Boutique |
Pawn Shop | Tax Service |
Budget Mobile

Wes Bolick
Bedrooms

Forget Me
Not Florist

AMG of SC

CK Beauty
Supply

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ADDITIONAL PARCEL -
CONTACT BROKER FOR
MORE DETAILS





DOLLAR GENERAL

Various Industrial

Shakespeare Company
Manufacturing

AVF Auto
Center



American
Car Center

Barber Shop | Beauty
Supply | Coin Laundry |
Nail Salon | Pizza Hut

Thrift Store | Beauty
Supply | Loan Agency



Auto Pals

Williams
Automotive

TWO NOTCH RD - 19,100 VPD

Property Management |
Shoe Store | Art Gallery |
Religious Organizations

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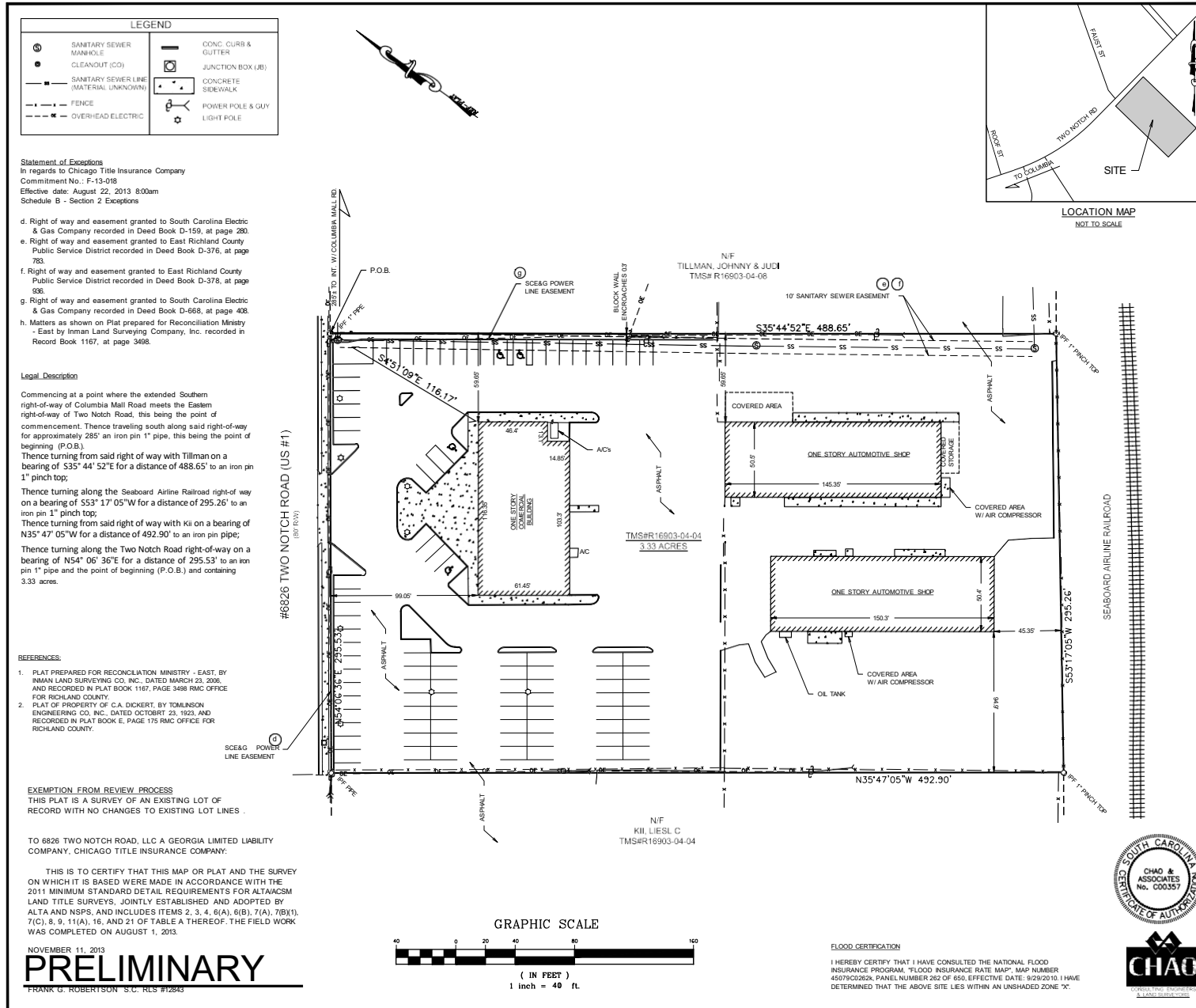
CK Beauty
Supply

**ADDITIONAL PARCEL -
CONTACT BROKER FOR
MORE DETAILS**

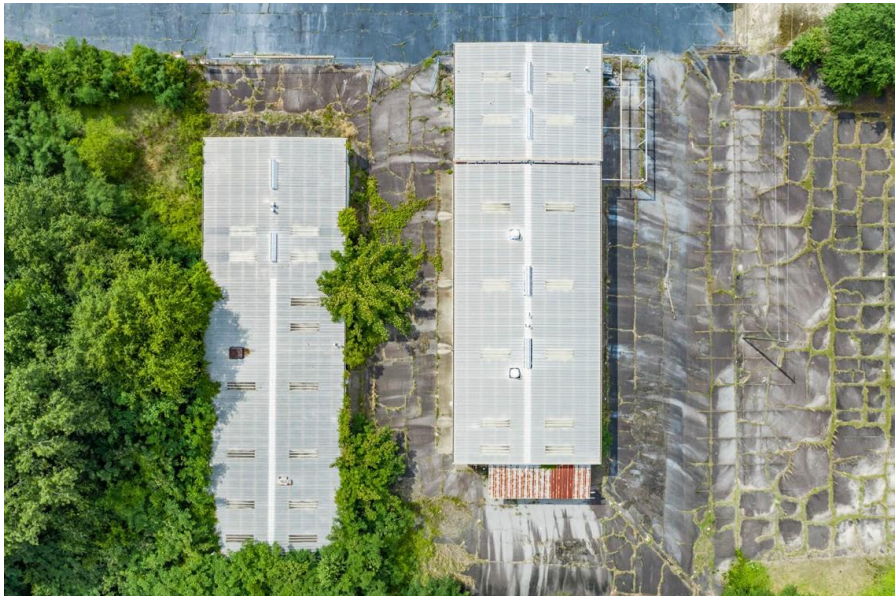


Survey

ADDITIONAL PARCEL AVAILABLE - CONTACT BROKER FOR DETAILS



Property Photos



Property Photos



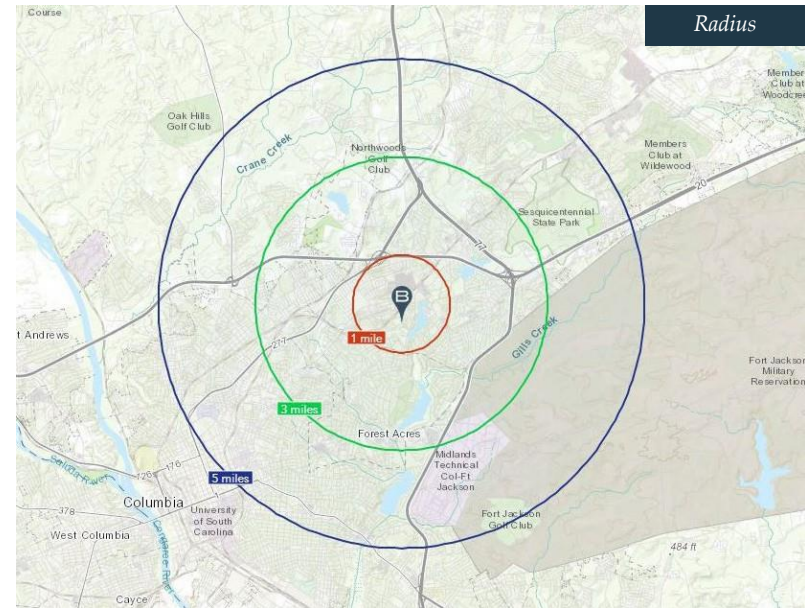
Property Photos



Demographics

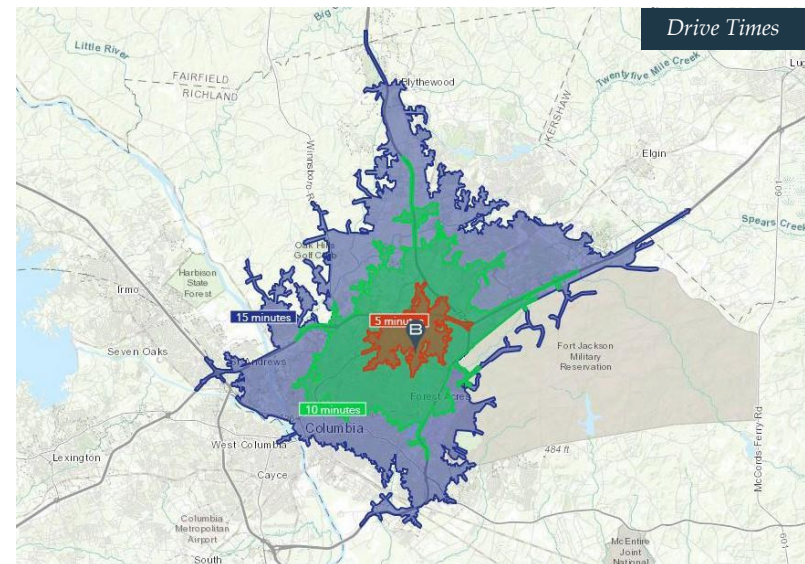
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	5,300	51,169	122,959
2022 Population	5,340	52,018	124,724
2020 Census	5,412	52,463	126,197
2010 Census	5,168	50,501	126,498
2022-2027 Annual Rate	0.27%	0.17%	0.24%
2020-2022 Annual Rate	0.33%	0.73%	0.64%
2010-2020 Annual Rate	0.25%	0.13%	-0.28%
HOUSEHOLDS			
2027 Total Households	2,318	22,590	50,962
2022 Total Households	2,283	22,311	50,090
2020 Households	2,254	21,787	48,990
2010 Households	2,055	20,819	46,726
2022-2027 Annual Rate	0.30%	0.25%	0.35%
2020-2022 Annual Rate	0.57%	1.06%	0.99%
2010-2020 Annual Rate	0.93%	0.46%	0.47%
2022 AVG. HH INCOME	\$88,842	\$78,242	\$83,769



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2027 Projection	14,110	86,583	215,951
2022 Population	14,023	85,297	211,313
2020 Census	13,964	84,063	206,470
2010 Census	13,893	84,299	196,690
2022-2027 Annual Rate	0.12%	0.30%	0.44%
2020-2022 Annual Rate	0.19%	0.65%	1.04%
2010-2020 Annual Rate	0.05%	-0.03%	0.49%
HOUSEHOLDS			
2027 Total Households	6,367	36,133	91,252
2022 Total Households	6,303	35,366	88,826
2020 Households	6,237	34,580	86,434
2010 Households	5,907	33,171	77,857
2022-2027 Annual Rate	0.20%	0.43%	0.54%
2020-2022 Annual Rate	0.47%	1.00%	1.22%
2010-2020 Annual Rate	0.55%	0.42%	1.05%
2022 AVG. HH INCOME	\$69,944	\$76,255	\$85,536





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