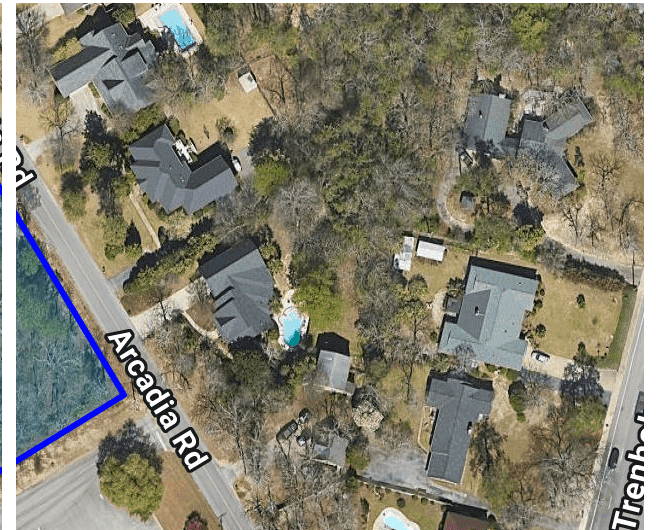




Exclusively Presented By

JONAH BURRISS

803.900.8020

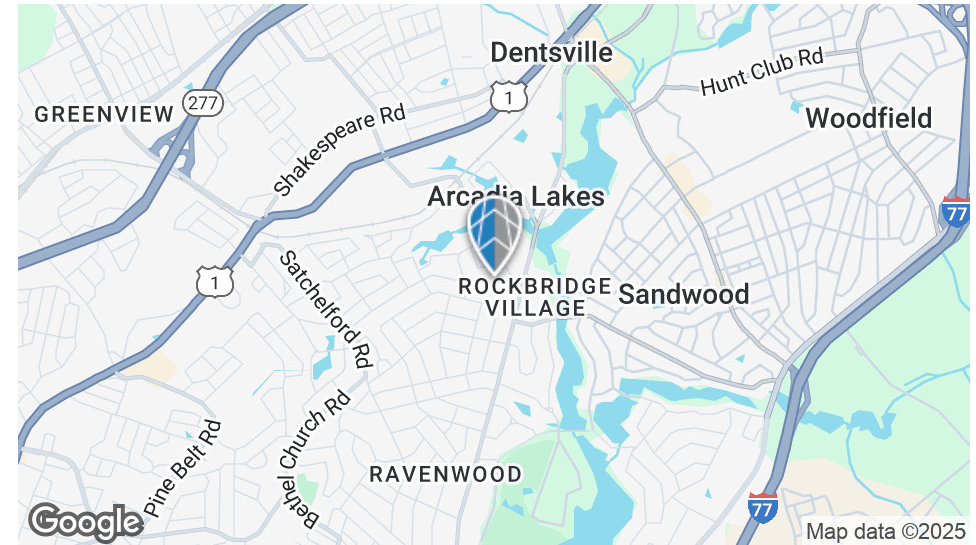
jonah@roicommercialsc.com

ROI COMMERCIAL, LLC

820 Gracern Road

Columbia, SC 29210

803.900.8020



PROPERTY SUMMARY

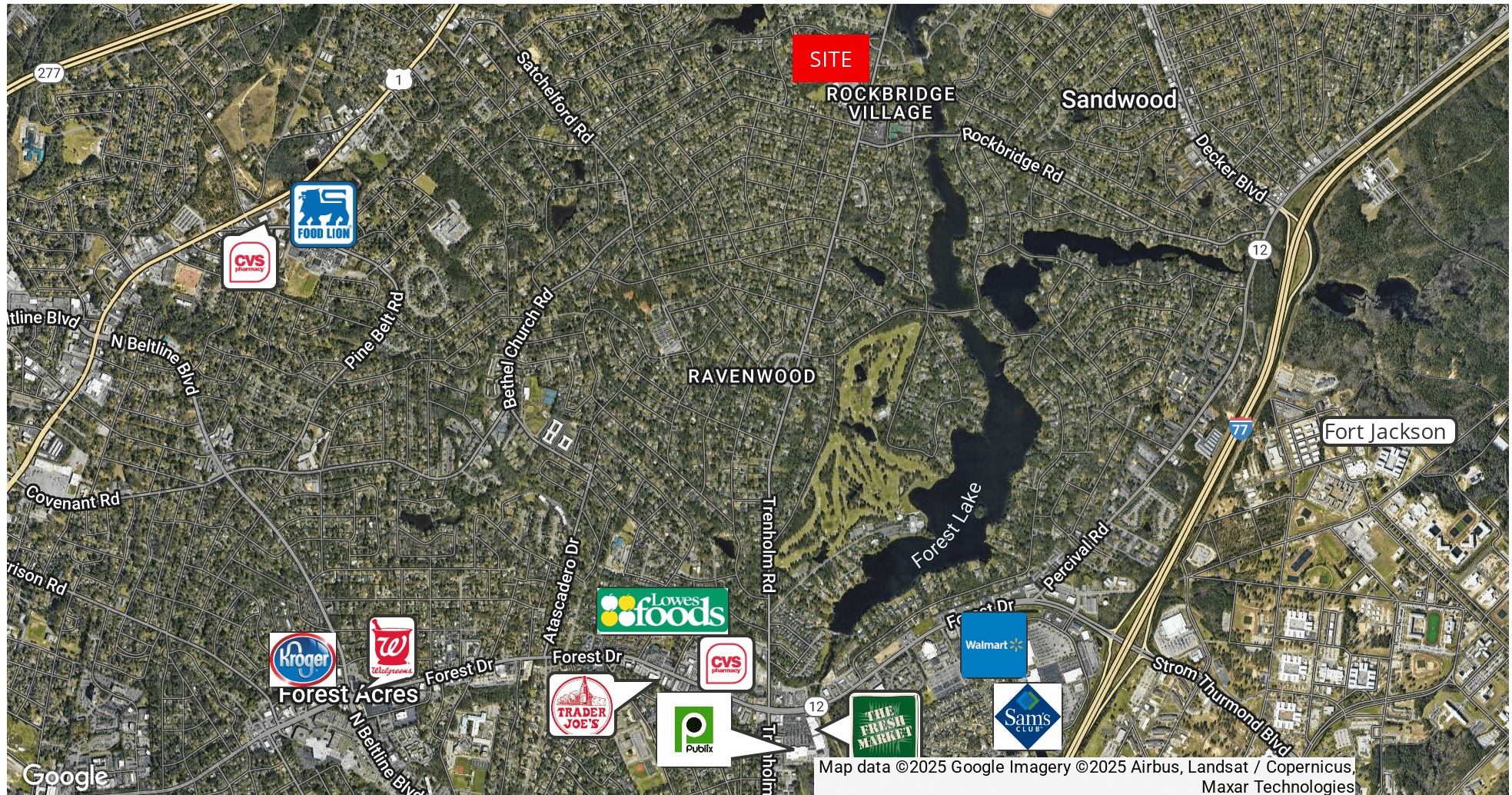
Sale Price:	\$775,000
Lot Size:	6.5 Acres
APN #:	R16804-07-19 & R16804-07-10
Zoning:	R-1

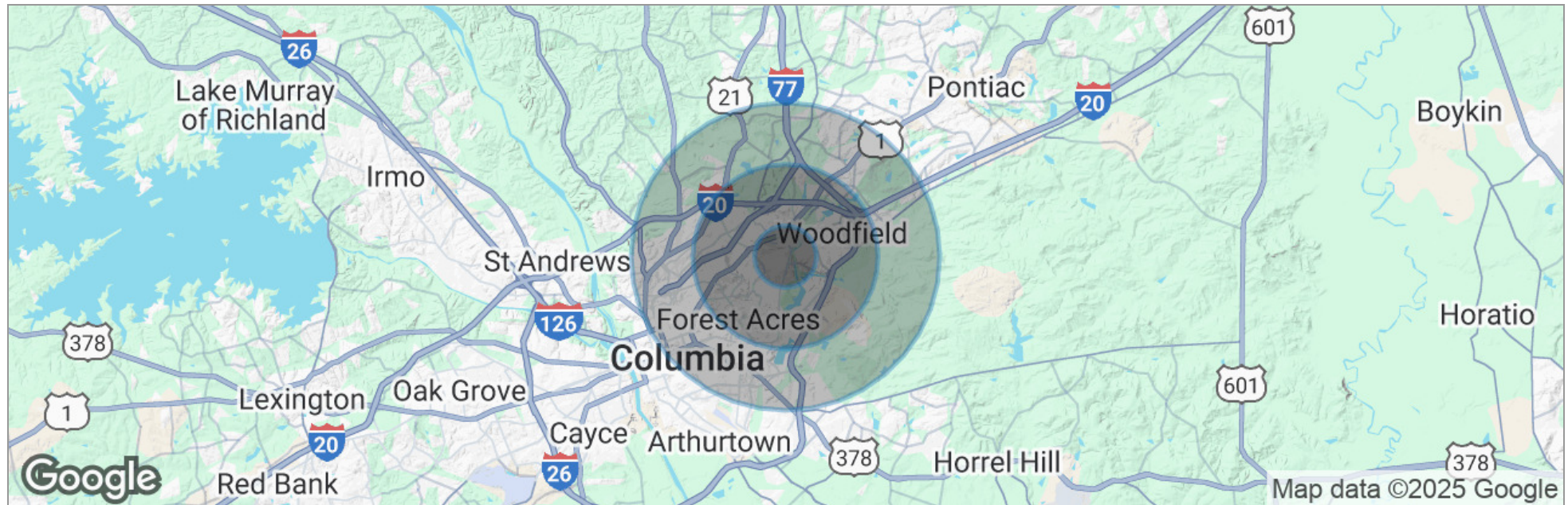
PROPERTY OVERVIEW

Small residential infill development tract.

PROPERTY HIGHLIGHTS

- 6.5 Acre Site
- Zoned R-1 Forest Acres, Low density single family residential
- Richland School District 2: Forest Lake Elementary, Dent Middle, Richland NE High School





	1 Mile	3 Miles	5 Miles
Total Population	6,382	61,090	148,526
Population Density	2,031	2,161	1,891
Median Age	44.7	38.2	35.3
Median Age (Male)	41.8	35.0	32.9
Median Age (Female)	45.6	40.7	37.7
Total Households	2,709	23,149	55,930
# of Persons Per HH	2.4	2.6	2.7
Average HH Income	\$79,507	\$63,370	\$61,702
Average House Value	\$219,792	\$173,194	\$215,293

* Demographic data derived from 2020 ACS - US Census