

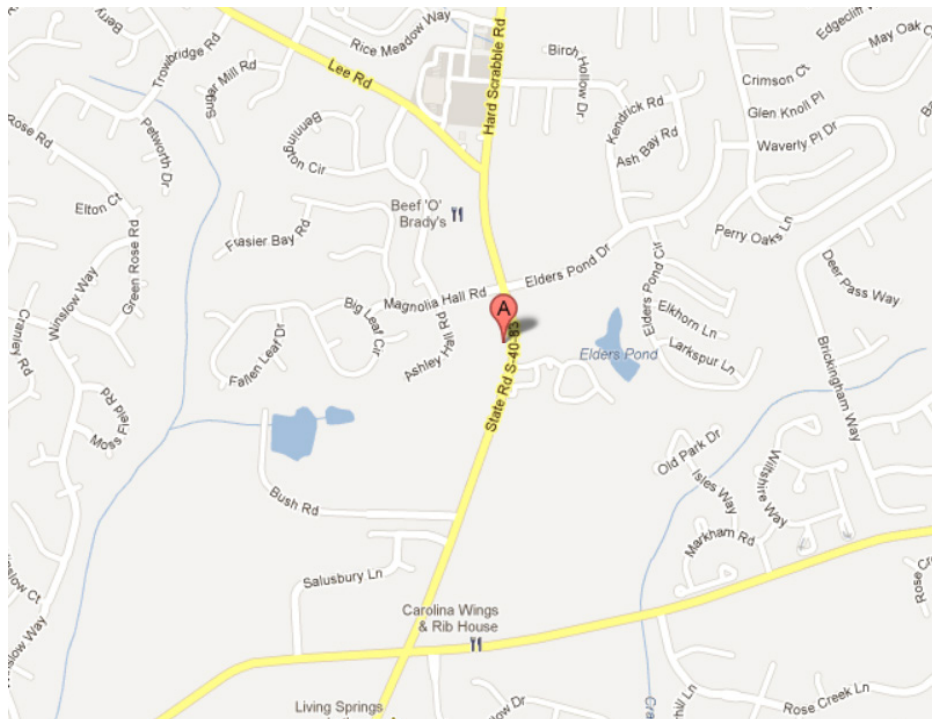
4507 Hardscrabble Road

Columbia, South Carolina



FOR LEASE

- ◆ +/- 6,050 SF Available
- ◆ Located in growing area near Clemson Rd & Hardscrabble Rd Intersection
- ◆ Sits on +/- 1 Acre
- ◆ Former Napa Auto Parts
- ◆ Modern construction completed in 2007
- ◆ +/- 30 parking spaces with potential for additional spaces
- ◆ Traffic Count: 24,200 VPD
- ◆ Large signage overlooking Hardscrabble Road
- ◆ 1 rear rollup door & 4 exit doors
- ◆ Zoning: GC
- ◆ LEASE RATE: \$10/ SF
Net of Utilities



CONTACT:

William Mills

803.255.8616 wmills@wilsonkibler.com

Sherri Burriss

803.255.8641 sburriss@wilsonkibler.com

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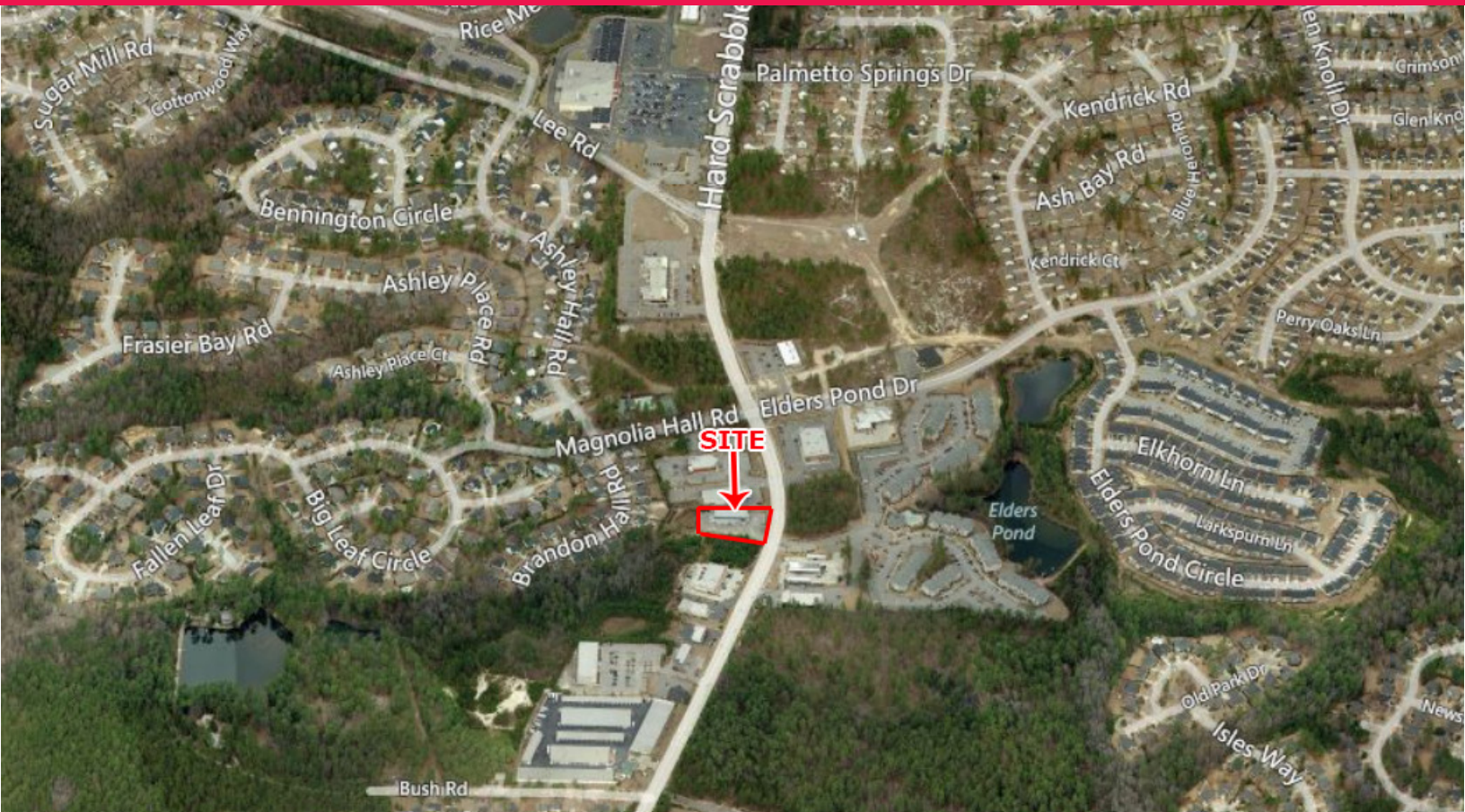
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Columbia, South Carolina



PROPERTY SPECIFICS

Property Type	Retail
Square Footage	+/- 6,050 SF
Site	Approx 1 Acre
Lease Rate	\$10/ SF Net of Utilities

DEMOGRAPHICS

Population:	
1 Mile Radius	6,943
3 Mile Radius	59,027
5 Mile Radius	98,962

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Average Household Income:

1 Mile Radius	\$73,185
3 Mile Radius	\$82,784
5 Mile Radius	\$81,512

Traffic Count:

Hardscrabble Rd	24,200 VPD
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