

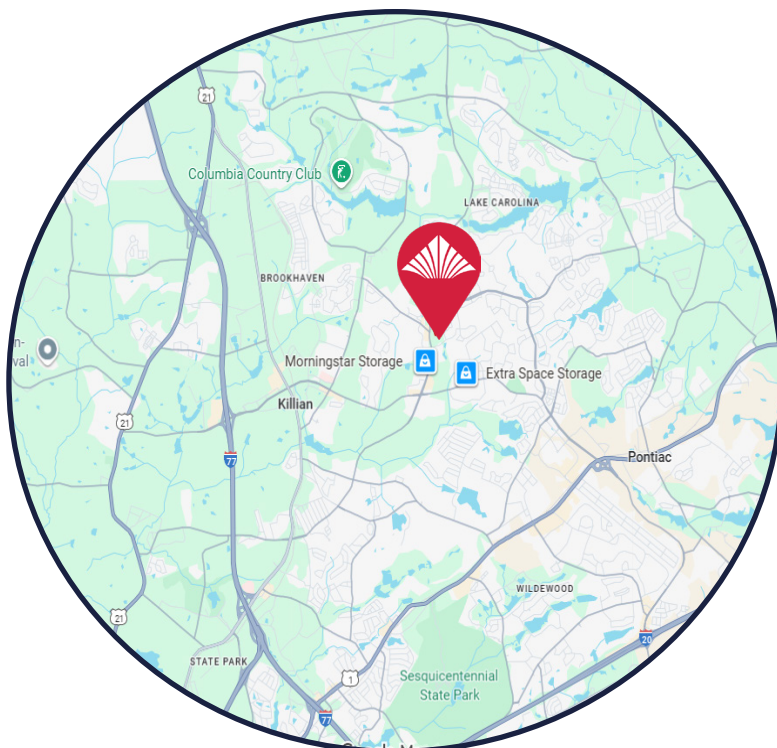


Hardscrabble Rd. & Lee Rd.
Columbia, SC 29229

±11.4 AC of Land for Sale

- Retention pond already in place
- Located at Hardscrabble & Lee Roads
- All utilities to the site
- General Commercial (GC) Zoning
- Close Proximity to I-77 with connection to I-20 & I-26
- Hardscrabble Rd: 25,700 VPD
- Clemson Rd: 21,600 VPD
- Seller to retain the tower, all support facilities and guidewires through a perpetual

Demos	1-Mile	3-Miles	5-Miles
Population	10,857	64,652	112,570
Households	4,219	23,906	43,119
Avg. HH Income	\$80,200	\$90,506	\$90,141



Sales Price: \$475,000

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Wilson Kibler
COMMERCIAL REAL ESTATE



The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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