



±1.12 AC E. COLUMBIA, SC

7701 Two Notch Rd., Columbia, SC 29223

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	25,130
STREET	Two Notch Rd.

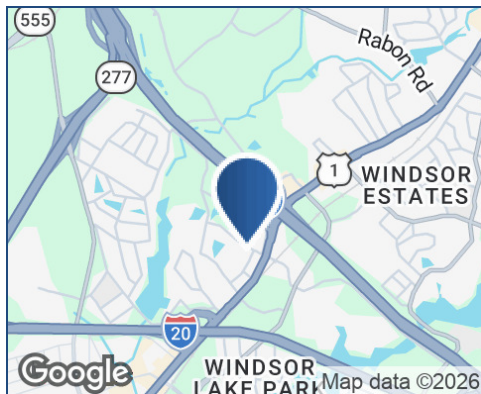
* Figures shown represent estimates

DEMOGRAPHICS - 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	8,605	44,569	112,495
Average HH Income	\$73,215	\$85,774	\$94,669
Estimated Households	3,955	18,538	44,998

PROPERTY HIGHLIGHTS

- ±1.12 AC available adjacent to The Home Depot
- Located between I-77 and I-20
- One lot from traffic signal
- Regional area retailers include The Home Depot, Macy's, Lowe's, Harbor Freight, Food Lion, La Herradura Western Wear, Mattress Firm, Valvoline and more
- Area restaurants include Outback Steakhouse, Chili's, Texas Roadhouse, Starbucks, Chick-fil-A, IHOP, Longhorn Steakhouse, among many others
- Area hotels include Microtel, Hampton Inn, Comfort Suites, Holiday Inn, La Quinta, Wyndham Garden, and Fairfield Inn



KEITH VALENTINE

678.718.1882

KValentine@retail-pa.com

MORROW BOGGS

843.998.5234

morrow.boggs@belklucy.com

Retail Property Advisors // 678.718.1880 // 2100 RiverEdge Pkwy. // Suite 1050, Atlanta, GA 30328 // Retail-PA.com

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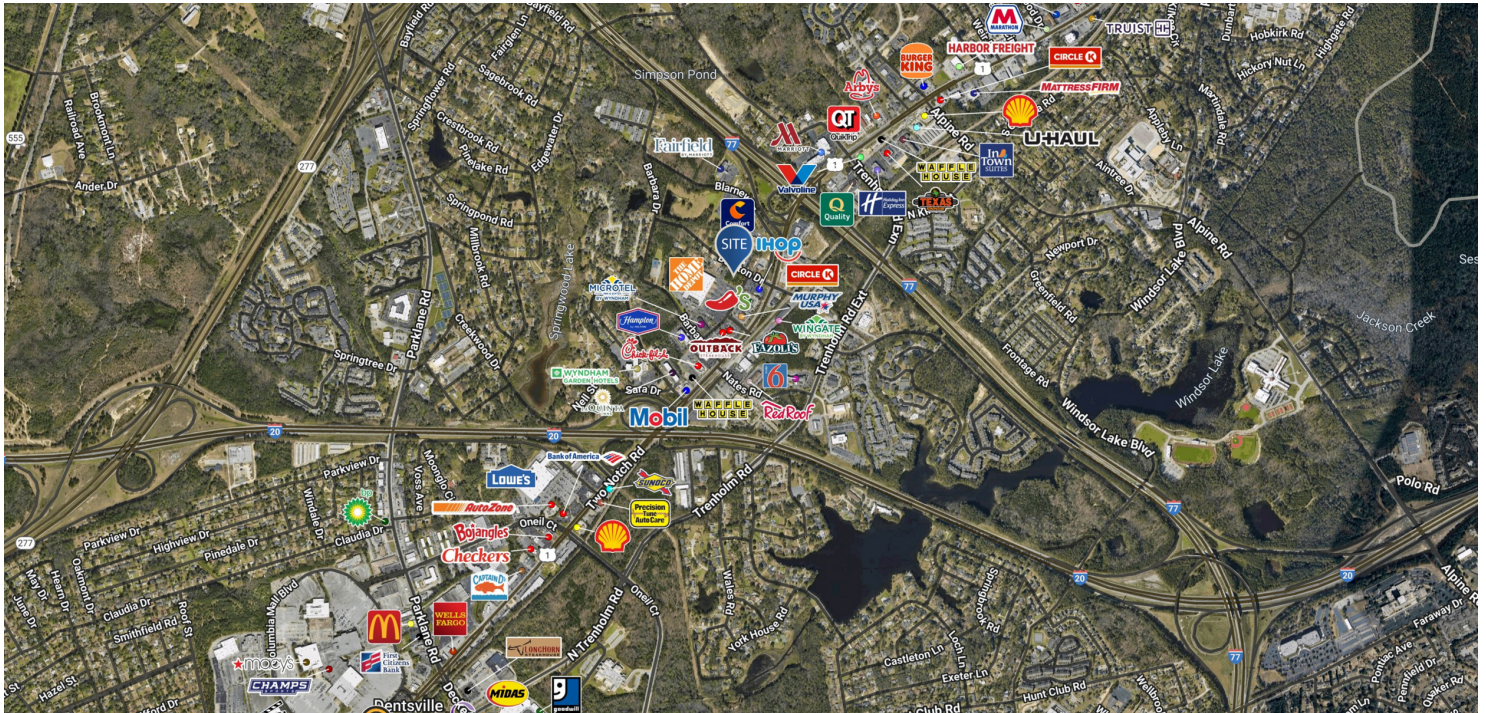
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Location Maps



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