



TRINITY
PARTNERS

HIGHLAND CENTER BUSINESS PARK LOTS FOR SALE

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HIGHLAND CENTER LOTS

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ADDRESS

 Highland Center Drive
Columbia, SC 29203

AVAILABILITY

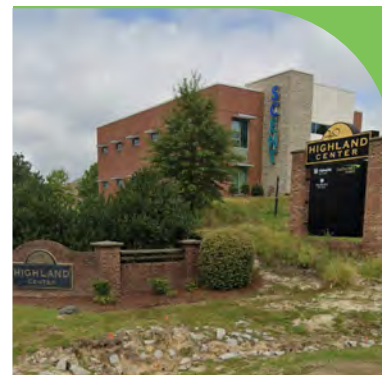
Lot 3: ±2.60 Acres

Lot 6: ±2.22 Acres

Lot 7: ±1.08 Acres

Lot 10: ±0.81 Acre

NEIGHBORING BUSINESSES



FEATURES

UTILITIES

Curb and gutter, common area detention, water, sewer, gas, electricity, and fiber

ZONING

M-1 / Richland County

LOCATION

Located at the intersection of Hardscrabble and Farrow Road in Northeast area of Columbia.

Convenient access to Interstate 77, Providence Hospital, and Clemson Road.

FOR SALE

\$3.45 PER SF - INTERIOR LOT

\$7.00 PER SF - FARROW ROAD FRONTAGE LOTS

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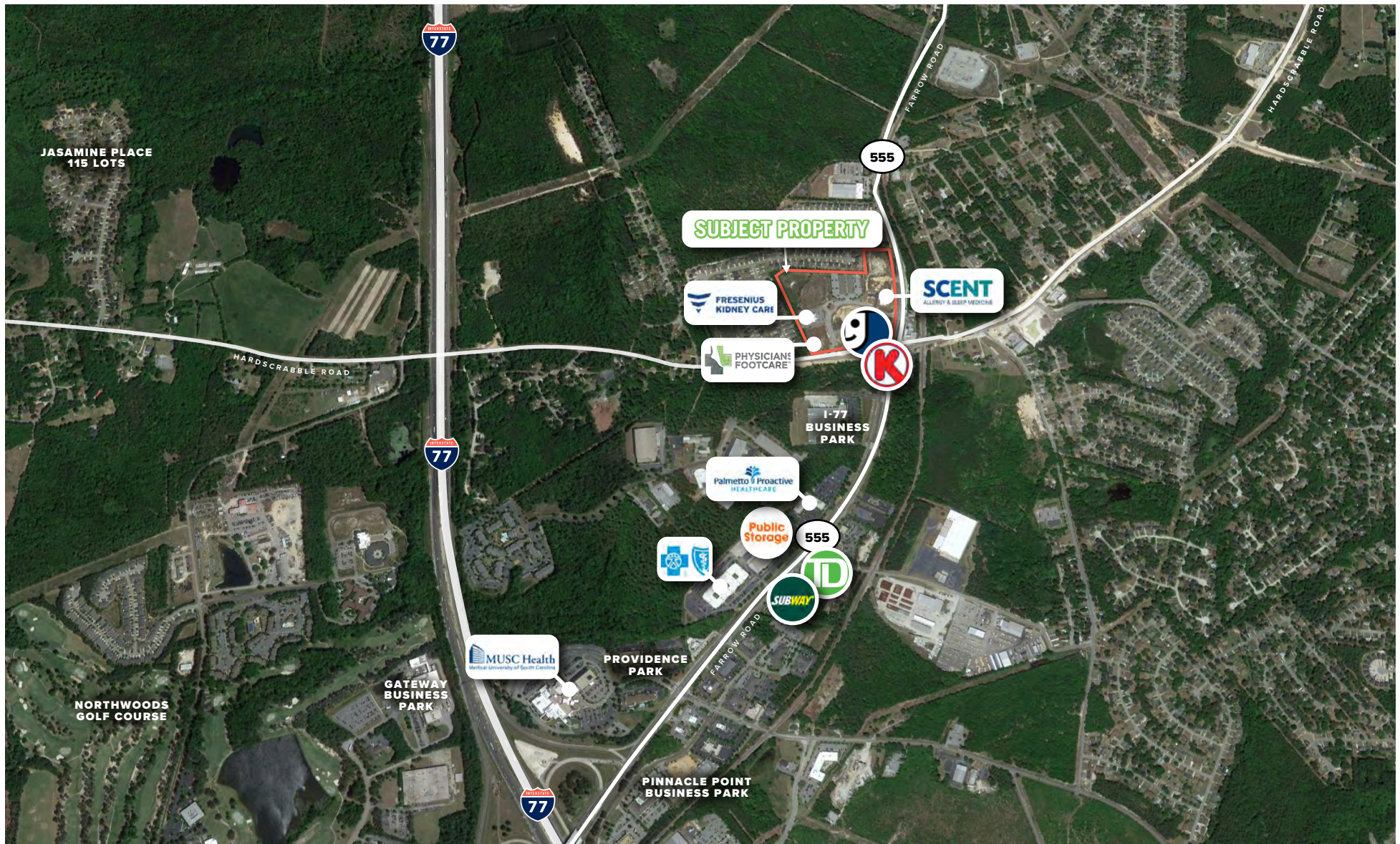
SITE PLAN OVERVIEW



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RETAIL MAP



HIGHLAND CENTER LOTS



NE COLUMBIA MARKET OVERVIEW

Northeast Columbia, particularly the area surrounding Clemson Road and Spears Creek Church Road, stands out as a dynamic and rapidly growing submarket within the Columbia metropolitan area. This corridor has experienced significant commercial and residential development, making it an attractive destination for investors, developers, and retailers.

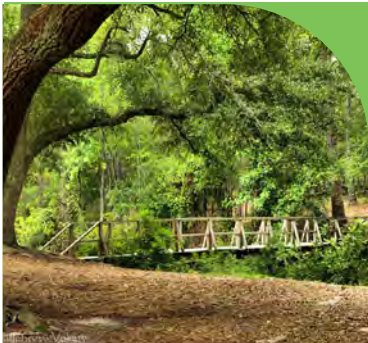
DEVELOPMENT & GROWTH

Northeast Columbia, particularly near Clemson Road and Spears Creek Church Road, has seen robust growth driven by both commercial and residential expansion. The nearby Village at Sandhill serves as a major regional retail hub, featuring over 50 national retailers and continuing to evolve with mixed-use additions like senior living and multifamily housing. Surrounding neighborhoods have experienced a surge in single-family homes, townhomes, and apartment communities, fueled by the area’s strong school systems, suburban appeal, and easy access to I-20 and I-77.

STRATEGIC LOCATION

Proximity to major transportation routes enhances the area’s accessibility and appeal for commercial enterprises. The intersection of Clemson Road and Spears Creek Church Road offers high visibility and traffic counts, making it an ideal location for retail and mixed-use developments.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,011	15,550	45,219
TOTAL POPULATION	4,889	38,091	112,623
PERSONS PER HOUSEHOLD	2.4	2.4	2.5
AVERAGE HOUSEHOLD INCOME	\$74,271	\$78,817	\$83,796
AVERAGE HOUSE VALUE	\$204,350	\$232,374	\$255,123
AVERAGE AGE	39	40	40
AVERAGE AGE MALE	38	38	38
AVERAGE AGE FEMALE	41	41	42



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CONTACT FOR
SALE DETAILS



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