

FOR SALE OR LEASE

7006 Two Notch Rd

RETAIL



PROPERTY INFO

- + $\pm 45,102$ SF former Best Buy
- + Built in 1994
- + Approximately ± 4.61 Acres
- + Strong regional access: approximately 1 mile from I-20 and 1.7 miles from I-77
- + 228 parking spaces (5.06/1,000 SF)
- + Two Notch Rd Traffic Count: 19,000 VPD
- + Full access on Two Notch Rd
- + Infill location: $\pm 52,000$ population in 3 mile radius
- + Lease Rate: \$8.00 PSF, NNN
- + Sale Price: \$2,250,000



CONTACT US

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CBRE

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7006 TWO NOTCH RD. COLUMBIA, SC 29223

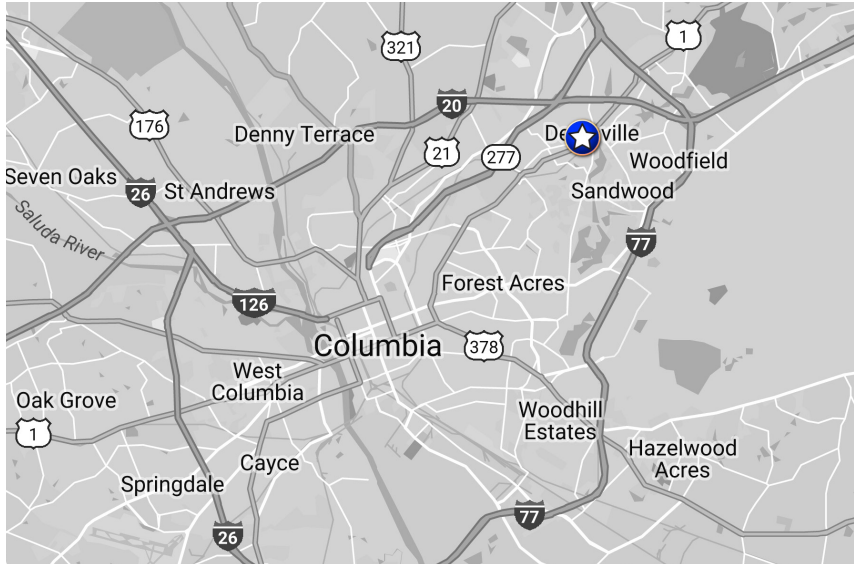
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2017 Demographics

	1 Mile	3 Miles	5 Miles
Population	5,075	52,174	130,076
Average Household Income	\$67,758	\$64,195	\$68,189
Households	2,079	21,288	48,129
Daytime Population	7,956	61,329	150,840



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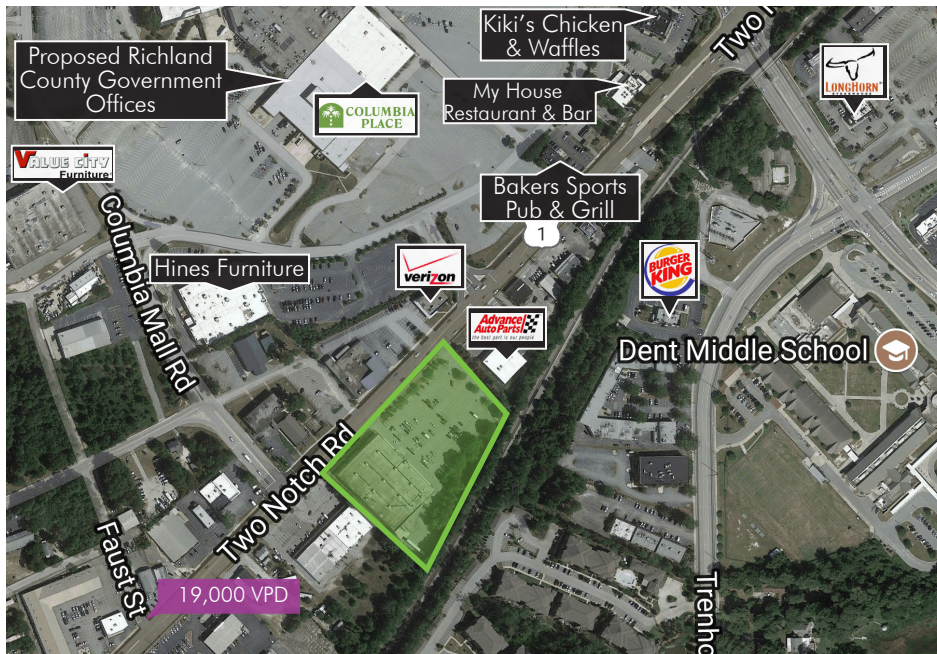
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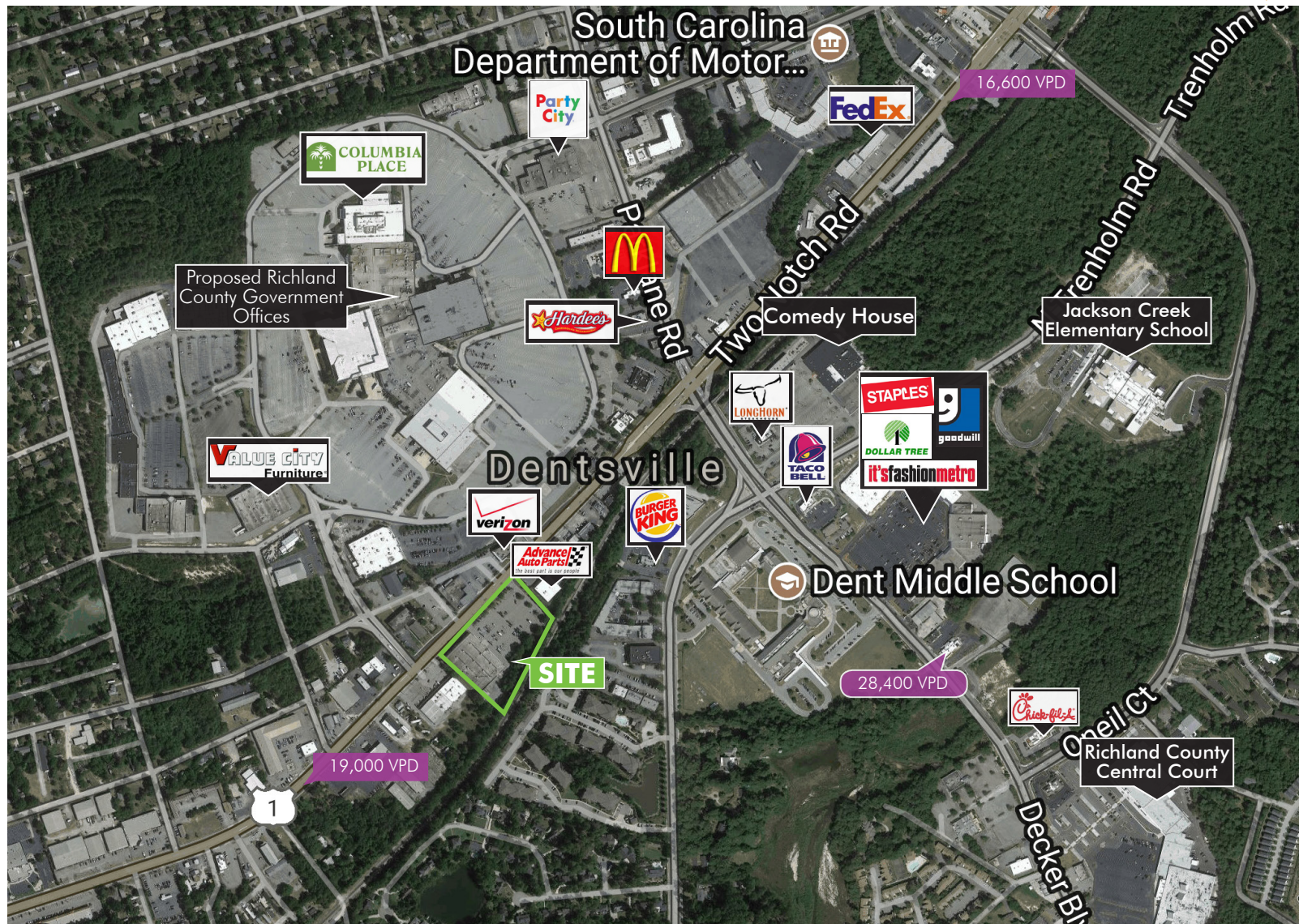
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