

FOR SALE OR LEASE

7357 Two Notch Road | Columbia, SC



Sale Price: \$415,000

Lease Rate: \$13.50 PSF NNN

HIGH TRAFFIC CORRIDOR IN NE COLUMBIA

- 5,000+/- SF retail building (3,200+/- Retail/1,800+/- garage space)
- Great visibility with access to pylon sign
- High traffic count of 17,400 VPD (2016 count)
- Ample parking: parking easement to 50 spaces with neighboring buildings



DEMOGRAPHICS	1 mile	3 miles	5 miles
2016 Population	8,614	47,668	122,437
Med HH Income	\$39,694	\$43,109	\$44,429
Avg HH Income	\$52,164	\$59,884	\$67,086

EXCLUSIVE BROKER:

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cypresscommercial.com

Local Aerial

