

MAJOR PRICE
REDUCTION

For Lease

±3,000 SF

Retail Space



514 Knox Abbott Drive

Cayce, South Carolina

NAIAvant

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Property Features

514 Knox Abbott Drive - Cayce, South Carolina

LOCATION DESCRIPTION: The property is located near the corner of Knox Abbott Drive and State Street in Cayce, SC. It is 1 mile from City of Columbia via Blossom Street Bridge and 1.5 miles from USC's campus. It boasts excellent exposure on Knox Abbott with ±145' of frontage

TOTAL VACANCY: ±3,000 SF that may be subdivided for lease

TOTAL BUILDING SF: ±4,800 SF

SITE SIZE: ±1.0 AC

PARKING: 10/1,000

TENANTS: Space is currently occupied by month to month tenant

TRAFFIC COUNT: Knox Abbott (station 137) 22,800 VPD
State Street (station 203) 7,100 VPD

DRIVE THRU: Drive-thru can be relocated from its current position on site to be utilized by this space

PROPERTY DESCRIPTION: Tuma Station is a newly constructed ±4,800 SF retail center in Cayce, SC. This area in Cayce has seen significant growth over the last three years with the addition of several retail and office tenants. Co-tenant Marco's Pizza has opened very well with strong sales.

DEMOGRAPHICS: 1 Mile 3 Miles 5 Miles

Population: 7,944 62,666 144,091

Households: 3,770 25,671 61,618

Average Household Income: \$48,298 \$52,463 \$55,591

LEASE RATE: \$10 PSF base rent

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Building Pictures

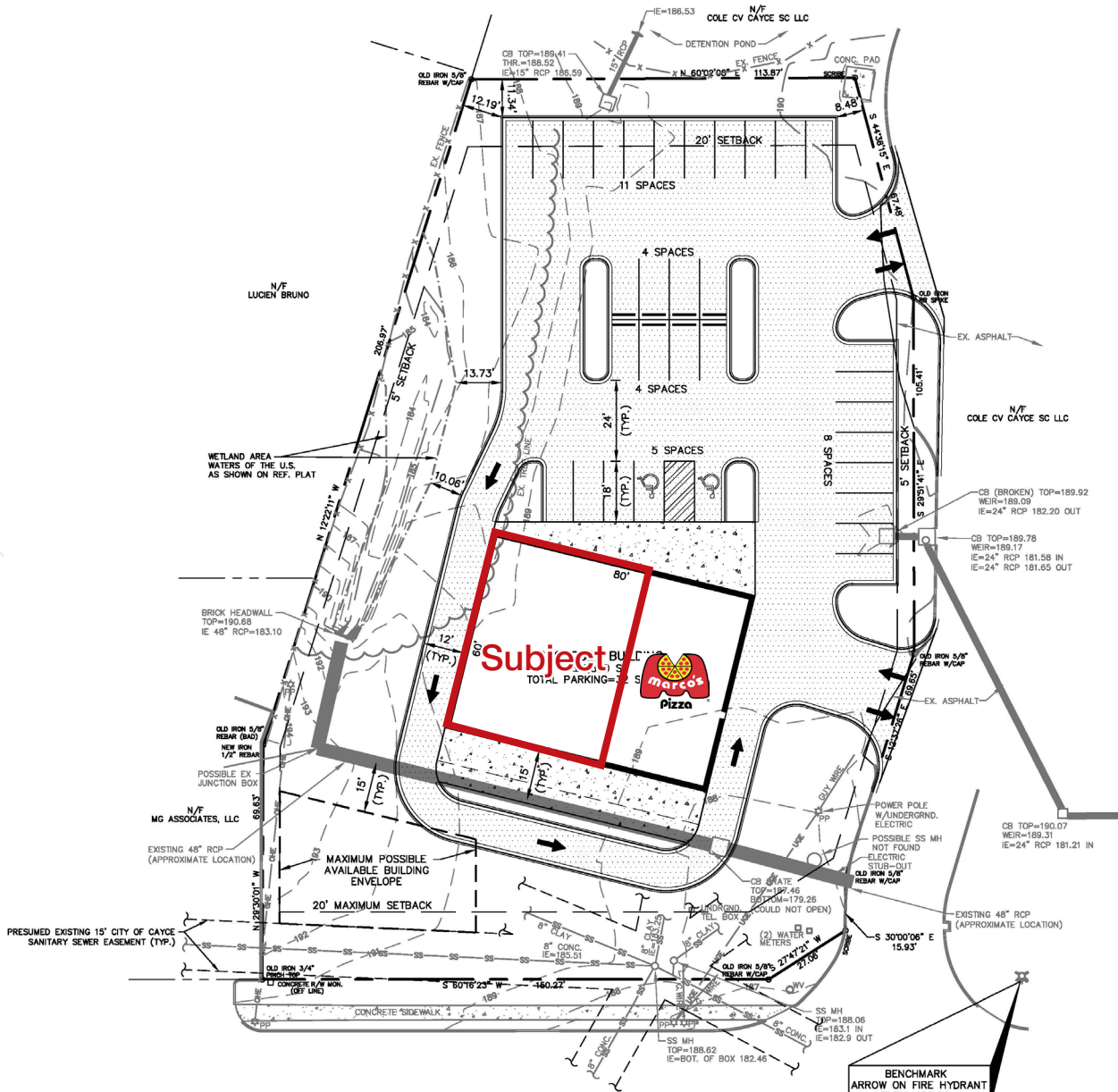
514 Knox Abbott Drive - Cayce, South Carolina



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Site Plan

514 Knox Abbott Drive - Cayce, South Carolina



KNOX ABBOTT DRIVE 100' R/W
 (U.S. HWY. 176, 21 & 321)

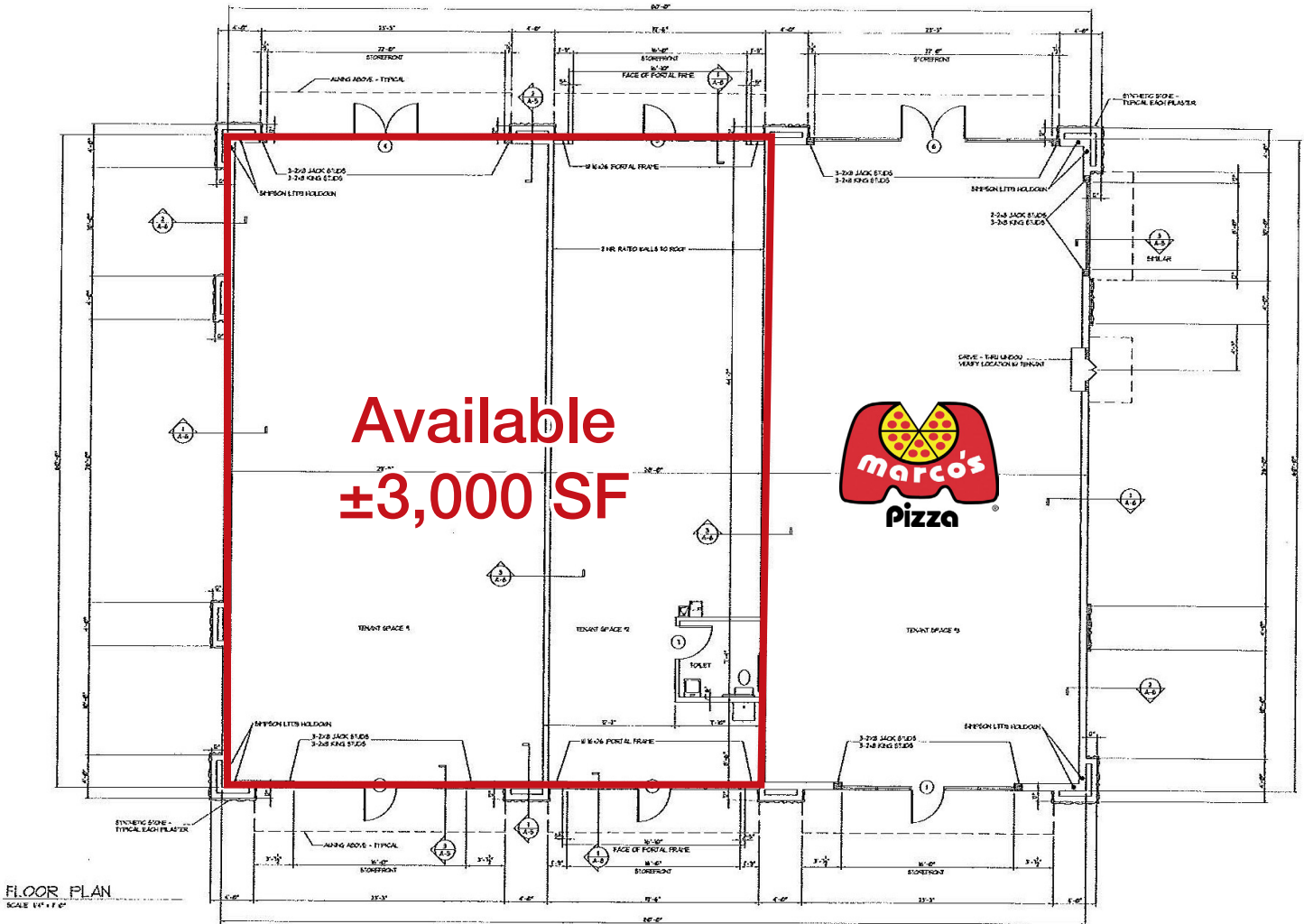
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Floor Plan

514 Knox Abbott Drive - Cayce, South Carolina



FLOOR PLAN
SCALE 1/4" = 1'-0"

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Aerial Map

514 Knox Abbott Drive - Cayce, South Carolina



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Aerial Map

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Demographic Profile

514 Knox Abbott Drive - Cayce, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	7,221	58,901	136,258	2016 Estimate	\$35,143	\$36,255	\$37,138
2016 Estimate	7,944	62,666	144,091	2021 Projection	\$37,246	\$37,756	\$38,987
2021 Projection	8,546	66,350	151,746	Average Household Income			
% Chg. 2016-2021	7.6%	5.9%	5.3%	2016 Estimate	\$48,298	\$52,463	\$55,591
Households				2021 Projection	\$52,117	\$56,391	\$59,796
2010 Census	3,468	23,907	58,332	Per Capita Household Income			
2016 Estimate	3,770	25,671	61,618	2016 Estimate	\$23,008	\$23,143	\$24,767
2021 Projection	4,042	27,265	64,792	2021 Projection	\$24,582	\$24,729	\$26,468
Families				2016 Household Income Dist.			
2010 Census	1,189	9,814	27,061	Less than \$15,000	23.6%	21.3%	19.8%
2016 Estimate	1,266	10,242	27,845	\$15,000 - \$24,999	13.3%	14.9%	14.3%
2021 Projection	1,343	10,725	28,892	\$25,000 - \$34,999	13.0%	12.1%	13.1%
2016 Age Distribution				\$35,000 - \$49,999	13.9%	14.5%	14.7%
0 - 4	4.1%	4.5%	5.8%	\$50,000 - \$74,999	17.6%	16.5%	15.8%
5 - 9	2.7%	3.3%	4.5%	\$75,000 - \$99,999	8.6%	8.9%	9.0%
10 - 14	2.4%	2.8%	4.0%	\$100,000 - \$149,999	7.0%	7.5%	8.1%
15 - 19	7.0%	13.3%	9.4%	\$150,000 - \$199,999	2.0%	2.4%	2.7%
20 - 24	27.2%	21.4%	16.4%	\$200,000 and Up	1.2%	2.0%	2.5%
25 - 34	15.4%	15.9%	15.8%	2016 Dist. by Race & Ethnicity			
35 - 44	9.3%	9.0%	10.3%	White Alone	72.6%	64.2%	55.9%
45 - 54	9.8%	10.2%	11.7%	Black Alone	18.1%	25.7%	36.4%
55 - 64	8.4%	9.1%	10.3%	American Indian Alone	0.3%	0.4%	0.3%
65 - 74	4.2%	4.9%	5.7%	Asian Alone	2.7%	3.3%	2.2%
75 - 84	4.9%	3.6%	4.0%	Pacific Islander Alone	0.0%	0.1%	0.1%
85+	4.6%	1.9%	2.1%	Some Other Race Alone	4.1%	4.0%	3.1%
Median Age				Two or More Races	2.2%	2.3%	2.0%
2010 Census	28.3	27.4	30.4	Hispanic Origin (Any Race)	6.2%	7.3%	6.0%
2016 Estimate	29.2	28.5	31.8	2016 Housing Data			
2021 Projection	30.3	29.2	32.7	Owner Occ. Housing Units	1,253	10,146	26,997
Average Household Size				Renter Occ. Housing Units	2,517	15,525	34,621
2010 Census	1.99	2.08	2.14	2016 Business Data			
2016 Estimate	2.03	2.10	2.16	Total Businesses:	669	6,215	10,249
2021 Projection	2.04	2.12	2.17	Total Employees:	8,056	85,791	147,707