

Wilson Kibler
COMMERCIAL REAL ESTATE



**4029 Fernandina Rd,
Columbia, SC 29212**

±2.09 Acres for Sale

Wylie Coker

wcoker@wilsonkibler.com
803.468.0132

Clay Brabham

cbrabham@wilsonkibler.com
803.767.5776

George McCutchen CCIM, SIOR

gmcutchen@wilsonkibler.com
803.463.9040



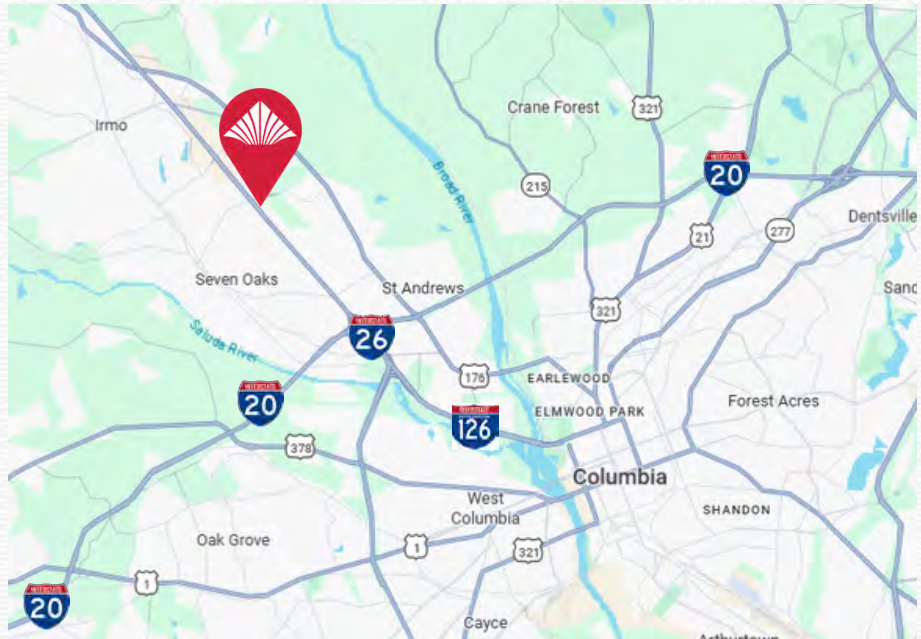
Investment Overview



\$625,000

Sales Price

- TMS #:
 - 002898-03-027 (Lexington County)
 - R04909-01-01 (Richland County)
 - R04909-01-04 (Richland County)
- Zoning:
 - ID - Intensive Development (Lexington County)
 - M1 - Light Industrial (Richland County)
- Site Improvements:
 - Stormwater detention system installed
 - Rough Graded
 - Utilities on site
- Traffic Counts
 - Fernandina Rd: ±6,000
 - Piney Grove Rd: ±12,400 VPD
 - I-26: ±104,000 VPD
- ±600' of frontage



Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	7,436	50,249	103,391
Median Age	39	38.7	38.7
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,538	20,649	43,030
# of Persons Per HH	2	2.2	2.3
Average HH Income	\$65,152	\$76,214	\$88,103

Retail Map



Rentention Pond

