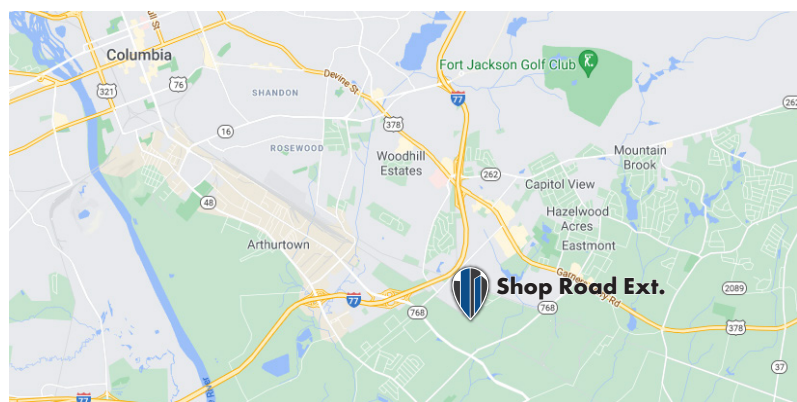




FOR SALE

- 12.59 AC of raw industrial land
- Excellent location in the largest industrial corridor in Columbia, SC and less than 2 miles from I-77
- 2019 Traffic Counts: ±80,500 VPD on I-77 and ±21,800 VPD on Shop Road
- Located near the new Mark Anthony Brewing Inc. project, a 1-million SF White Claw facility that will bring 300+ jobs to the Columbia area
- Public water and sewer available
- Richland County Parcel ID: 16200-01-25

SALES PRICE: \$820,000



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	2,472	26,255	68,037
TOTAL HOUSEHOLDS:	730	10,529	27,945
AVERAGE HH INCOME:	\$33,690	\$44,055	\$52,063