

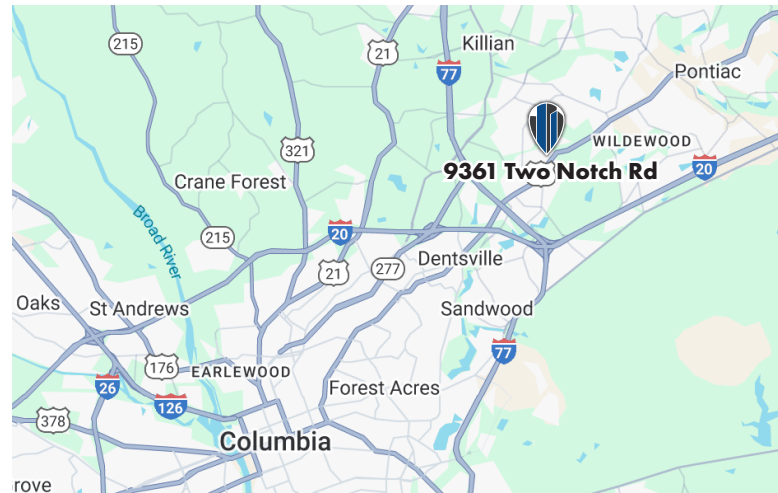


FOR SALE OR LEASE

- 4,200 SF Office/Specialty Building on 0.50 acres
- ±33,000 vehicles passing per day on Two Notch Rd
- Close proximity to I-20 and I-77
- 30 parking spaces
- Pylon Signage
- Richland County TMS: 19908-02-04
- City water and sewer
- Built in 1983, Renovated in 2022
- Zoning: General Commercial

SALE PRICE: \$690,000

LEASE RATE: \$18/SF NNN

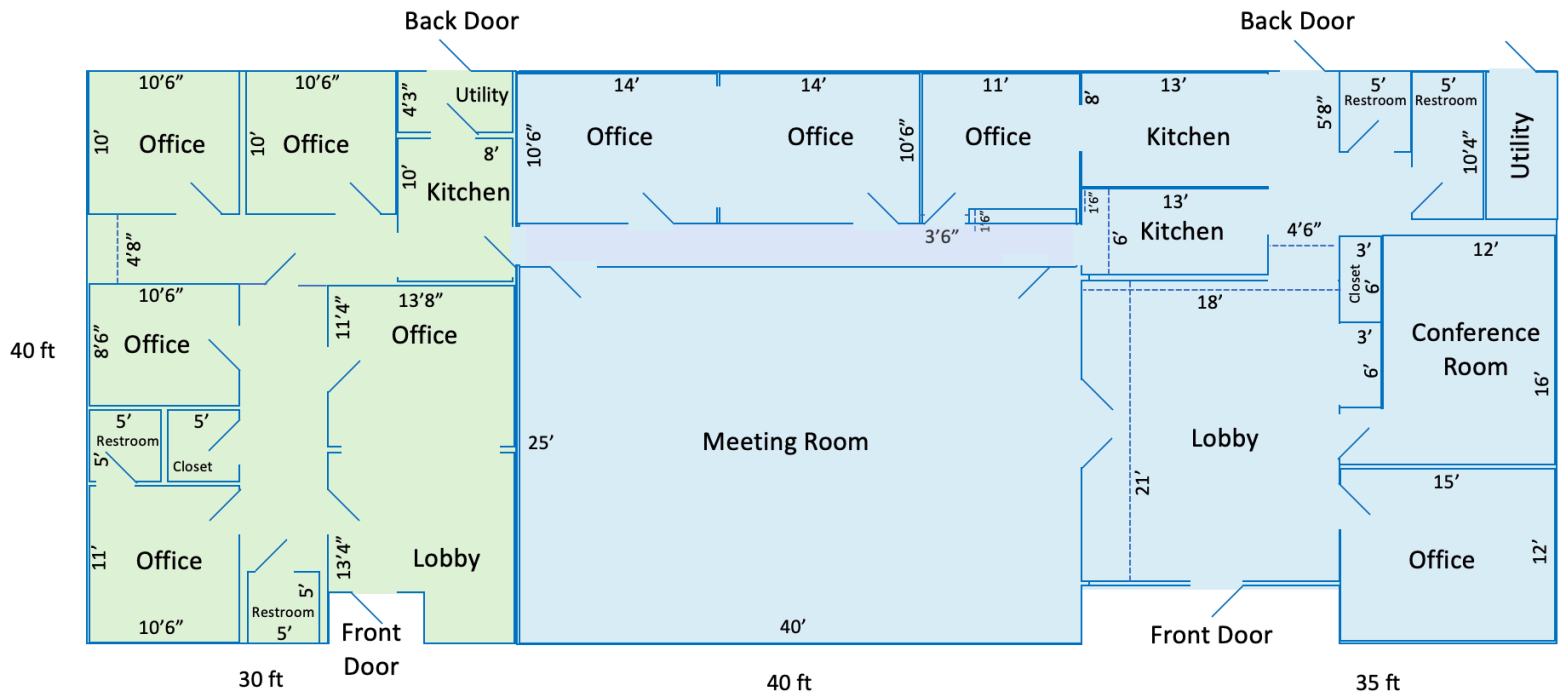


DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	4,511	50,425	115,429
TOTAL HOUSEHOLDS:	1,813	21,194	46,745
AVERAGE HH INCOME:	\$82,934	\$76,053	\$78,817

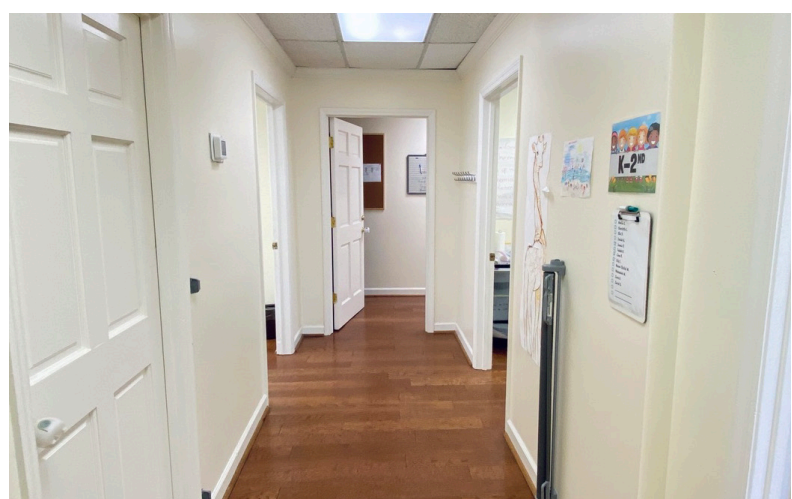
Unit B

Unit A



Office Building

9361 Two Notch Rd, Columbia, SC 29223



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