

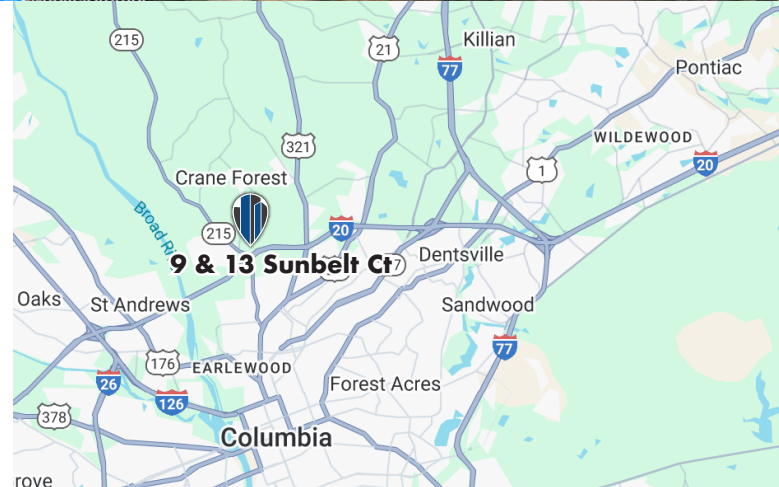
2 Acres/Industrial Land

9 and 13 Sunbelt Ct, Columbia, SC 29203



FOR SALE

- 2 Acres
- Conveniently located just off of I-20 and Monticello Rd
- Richland County TMS: 09409-01-25 and 09409-01-08
- There is a 2,000 SF office building located on the property that was badly flooded in 2015 flood - building is sold AS-IS (located in an AE flood zone)
- Zoned M-1 (Light industrial)
- Utilities: City water and sewer, Dominion gas/electric
- Surrounded by many industrial, professional, and wholesale businesses within 1 mile radius
- Excellent opportunity for landscaping service, construction service, or vehicle/equipment storage
- Very flat topography



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	1,615	39,403	120,292
TOTAL HOUSEHOLDS:	646	15,349	48,601
MEDIAN HH INCOME:	\$26,964	\$31,138	\$37,405

SALE PRICE: \$515,000

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