



29,000 VPD



±1.50 AC Site



RARE I-20 DEVELOPMENT SITE

±1.5 Acre Site | Signalized Corner

- \$1,295,000 | \$863,333/Acre
- Corner Site with Full Motion Access
- Perfect for C-Store, QSR, Car Wash, Coffee
- I-20 69K VPD | Two Notch Rd 29.5K VPD

OFFERING MEMORANDUM

7442 Nates Road,
Columbia, SC, 29223



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OFFER SUBMISSION

Please submit all offers as a non-binding letter of intent (LOI).
Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

EXECUTIVE SUMMARY



RARE I-20 DEVELOPMENT SITE

\$1,295,000
Asking Price

ADDRESS

7442 Nates Road,
Columbia, SC, 29223

TAX ID

R17011-05-08

SIZE

±1.5 Acres
±65,340 Square Feet

TRAFFIC COUNTS

29K, Two Notch Rd
69K, I-20

ACCESS

Full Motion
Signalized Corner

ZONING

GC
General Commercial

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial proudly presents a prime 1.5-acre commercial development parcel boasting sewer on-site, flat terrain, and exceptional visibility with 200 feet of frontage on bustling Two Notch Road and Interstate 20. With potential for additional acreage, the site enjoys a traffic count of 29.2K cars on Two Notch Rd (69K on I-20), full-motion access via Nates Road, and proximity to major retailers like Home Depot and Outback Steakhouse.



SALES DESCRIPTION / LOCATION DESCRIPTION

Sales Description

The property is currently zoned GC (Richland County) allowing for most potential commercial uses. The property is accessible from Two Notch Road via Nates Road and is located at the corner of Nates Road and Berkshire Drive. Ideal potential usages include QSR, Coffee, Car Wash, or C-Store. The parcel is part of a greater 7.24-acre tract that is also available.

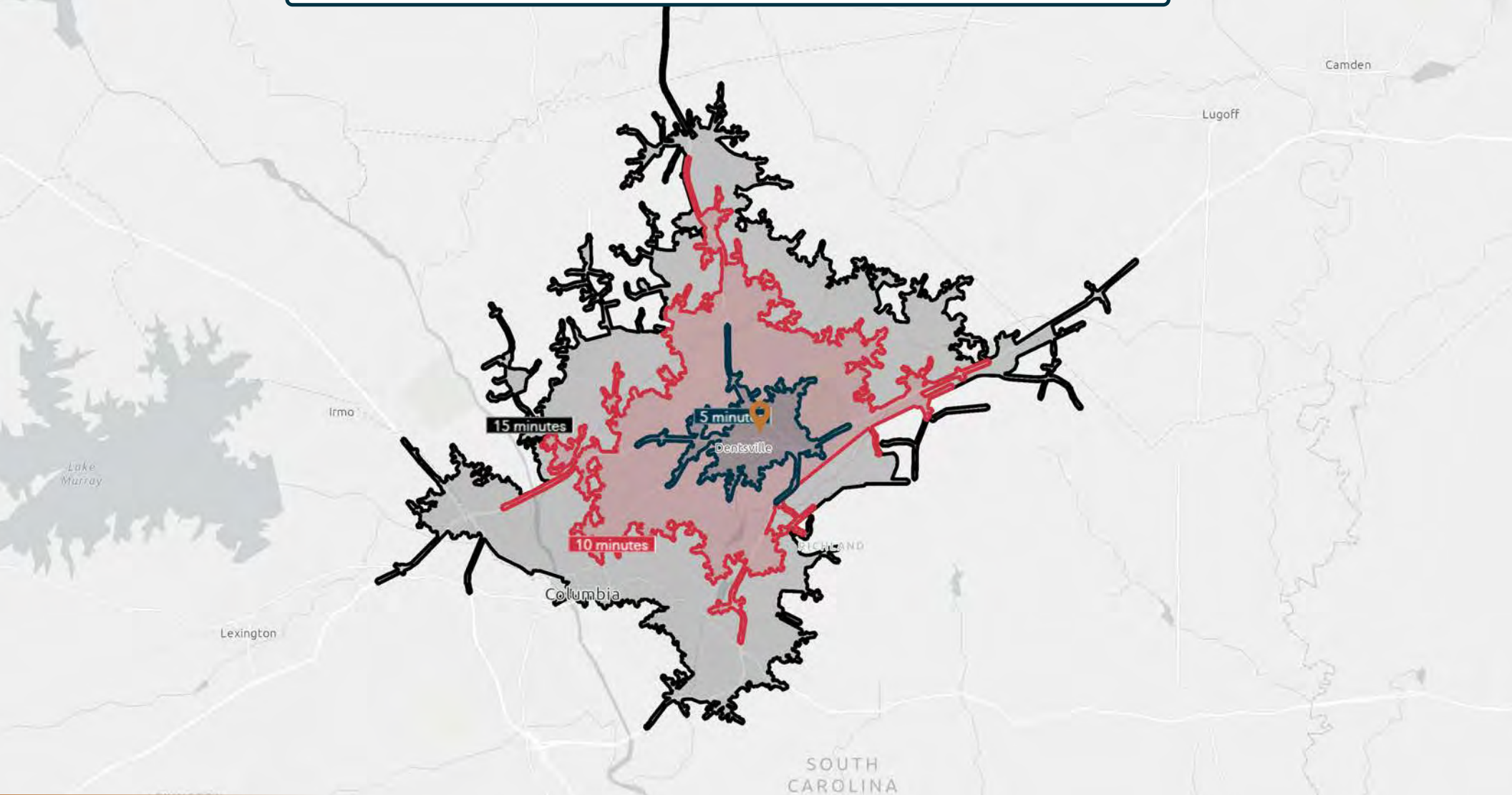
Location Description

Located directly off of Two Notch Rd (29.2K vehicles per day AADT) and with great visibility and access to Interstate 20 (61.8K vehicles per day AADT). Located at the corner of Nates Road and Berkshire Drive. Full Motion access via Signalized Intersection from Two Notch Road via Nates Rd.

The property sits between the Lizard's Thicket, a popular local restaurant chain and U.S. Patriot Tactical's 34K square foot retail facility. Located directly next to I-20 with great visibility and access to the interstate.



— DEMOGRAPHICS —

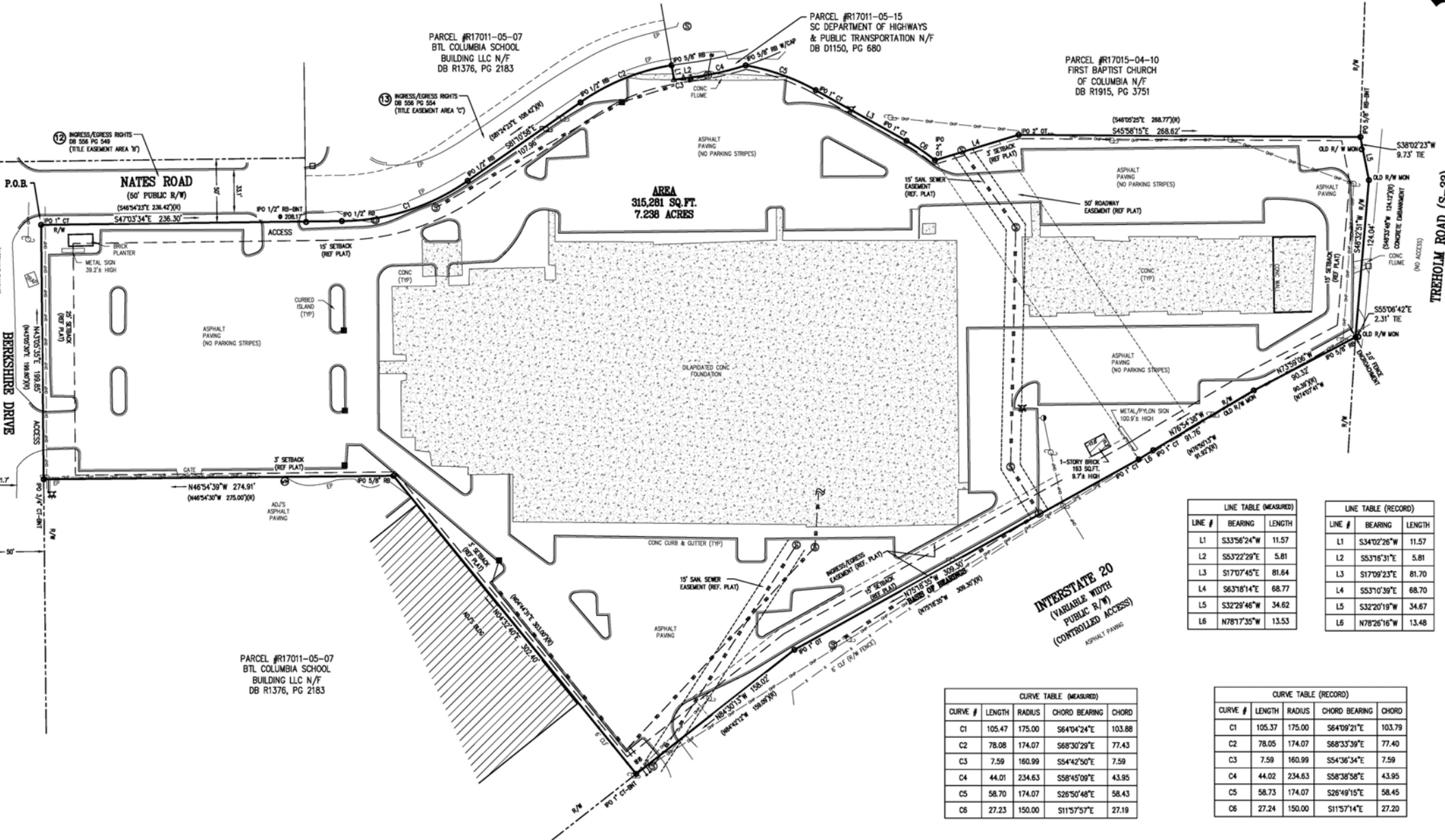
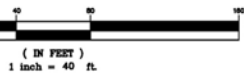


Drive Time Radii

	5 Min	10 Min	15 Min
Population	12,720	99,593	260,947
Median HH Income	\$49,374	\$49,426	\$53,807
Median Age	36.3 Years	37.6 Years	35.8 Years

PROPERTY PLAT

GRAPHIC SCALE











Columbia
Place Mall



SITE



gle Earth



Two Notch Rd

1.5 AC
Outparcel

Nates Rd

I-20

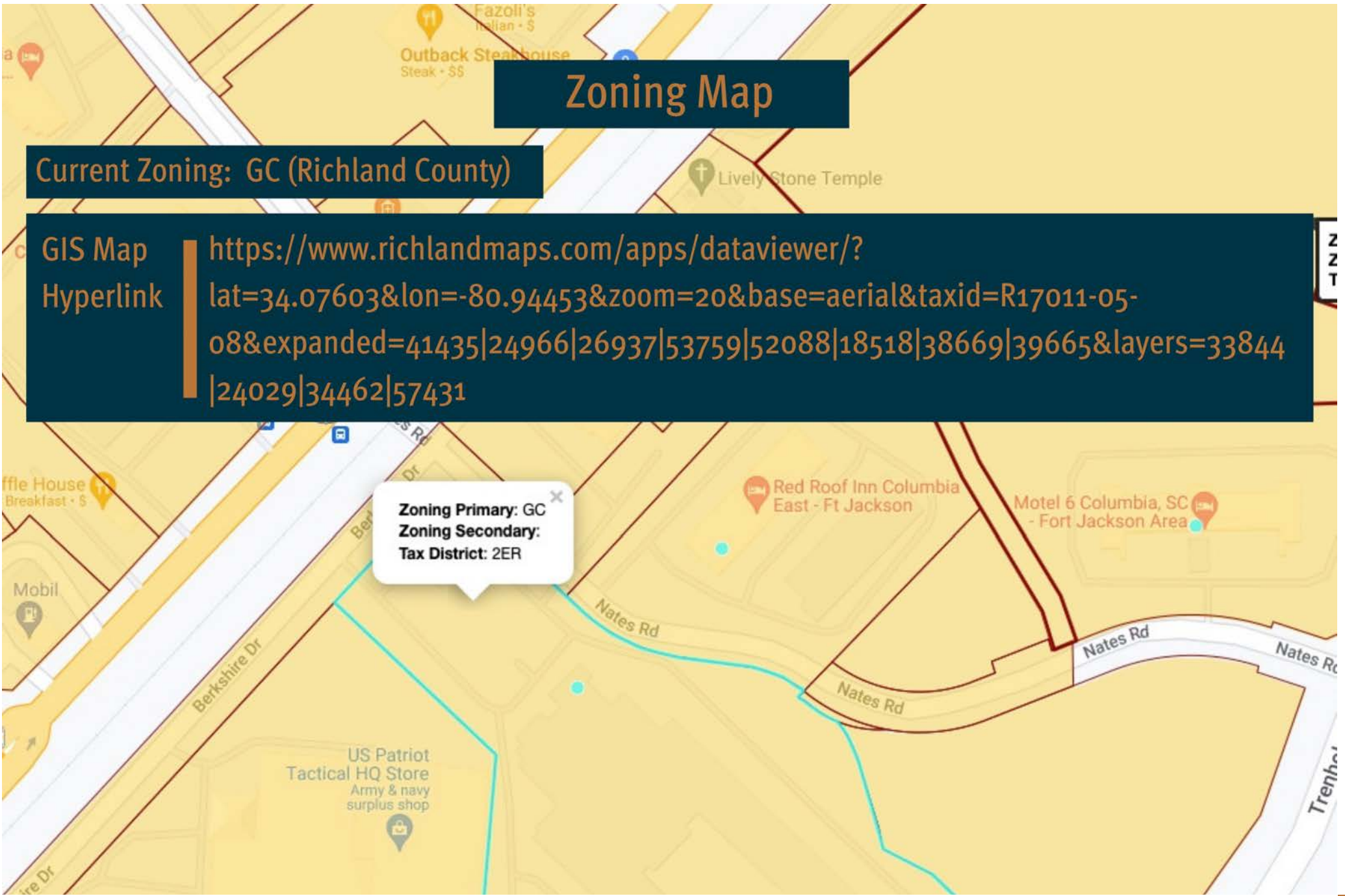
Trenholm Rd



TOPOGRAPHY MAP



ZONING MAP



SEWER MAP





COLUMBIA, SC OVERVIEW



830,000

CSRA Population



\$58,213

CSRA Med. Income



\$235,000

Med. Home Value



1.78%

Ann. Growth Rate



9

Total Colleges



50,000

College Students



396,000

Labor Force



2.90%

Unemployment Rate

MSA BUSINESS OVERVIEW

Columbia, SC MSA is the second largest MSA in South Carolina and includes Columbia, SC which is the capital of South Carolina. For decades, Columbia has been one of the most prominent cities for manufacturing and transporting materials due to its location. Being only 100 miles from Charleston, SC (one of the major ports) and being situated in the middle of the state, it is the ideal location for many businesses to be located. Columbia is, also, home to the University of South Carolina which has 37,000 students as well as Fort Jackson, which is the Army's primary training base.

The city's three largest employers are the State of South Carolina with 25,000 employees, Prisma Health with 15,000 employees, and BlueCross BlueShield with 6,500 employees. Other Companies with headquarters or distribution centers in the Columbia MSA are but are not limited to, the University of South Carolina, Aflac, Fort Jackson, the VA, Michelin, AT&T, International Paper, and many more.

INTERNATIONAL  PAPER



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SOUTH CAROLINA

PRISMA
HEALTH SM

Aflac 



AT&T



MICHELIN



BlueCross[®]
BlueShield[®]



MIDLANDS VA
TECHNICAL COLLEGE



U.S. Department
of Veterans Affairs

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

**For inquiries,
contact us.**



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HOW WE HELP OUR CLIENTS

REGIONAL EXPERTISE MEETS ADVANCED DATA & MARKETING



REGIONAL EXPERTISE & KNOWLEDGE

By way of our particular regional focus on warehouse space, we are track space availabilities, tenant needs, off-market properties and more.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be intersted in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data