

FOR LEASE

Former Rite Aid - Two Notch Rd, Columbia, SC

8921 Two Notch Rd | Columbia, SC



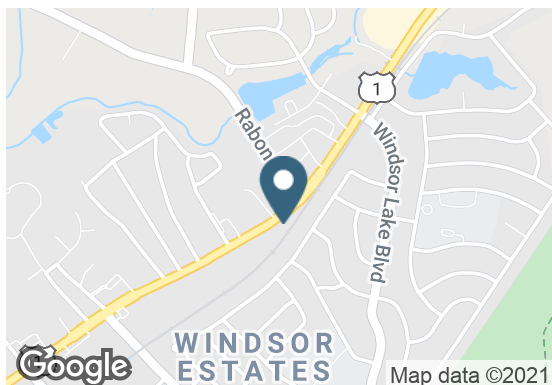
Overview

BUILDING SIZE	Fully Leased
LEASE END DATE	5/31/2028
RATE	Contact Broker

Description

Former Rite Aid building

- Located in the NE suburbs of South Carolina's state capital, Columbia
- Freestanding building with easy ingress/egress and lighted access off of I-1
- Less than 1 mile from Columbia's Sesquicentennial park



Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$49,448	\$52,609	\$55,702
Average HH Income	\$62,672	\$72,295	\$74,769
Households	2,574	19,897	42,472
Current Population	6,017	48,152	114,126

Year: 2017 | Source: ESRI

Contact

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Traffic Counts

Two Notch Rd	32,500 VPD
I-77	55,700 VPD

Year: 2017 | Source: SCDOT

SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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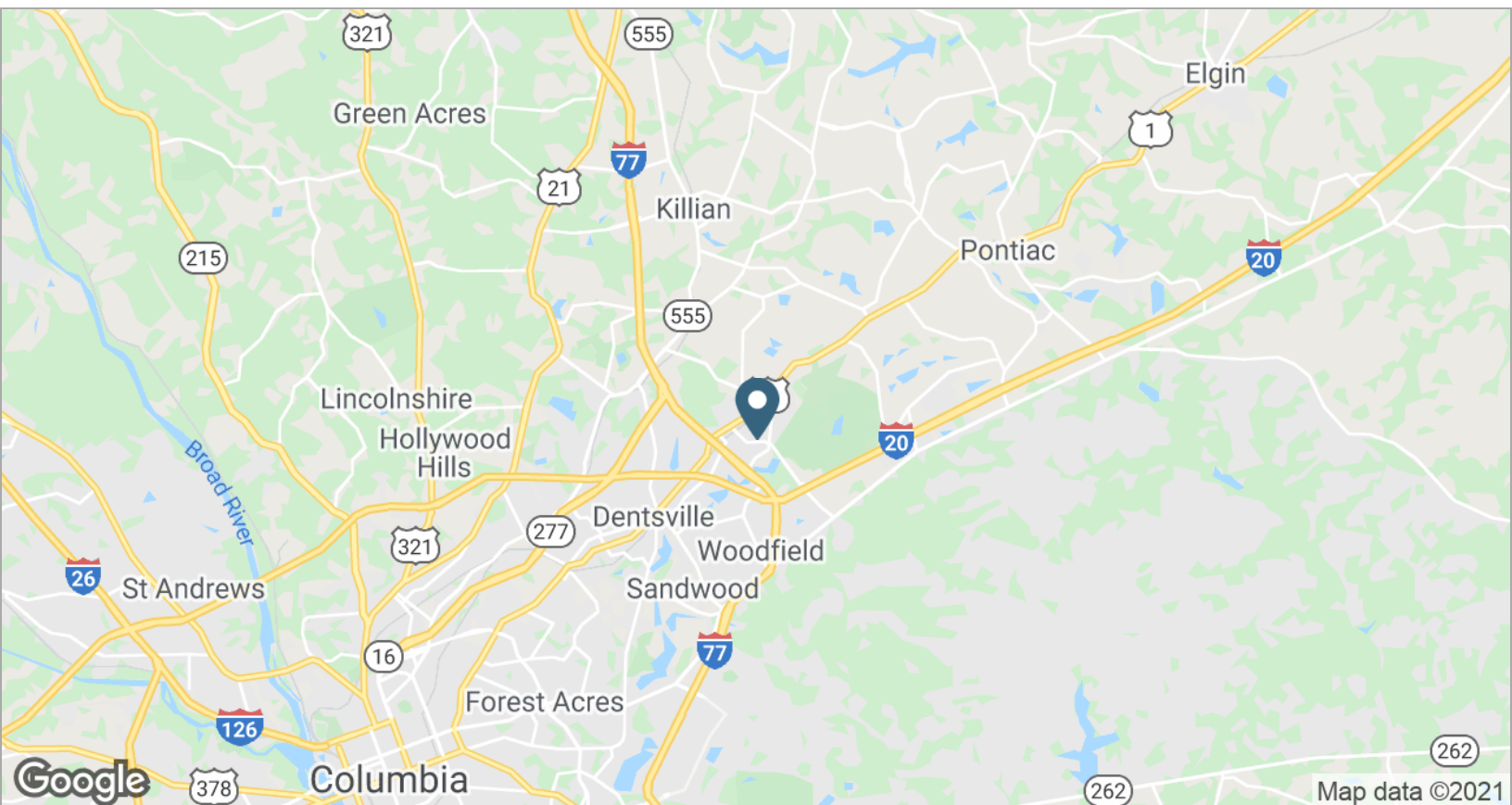
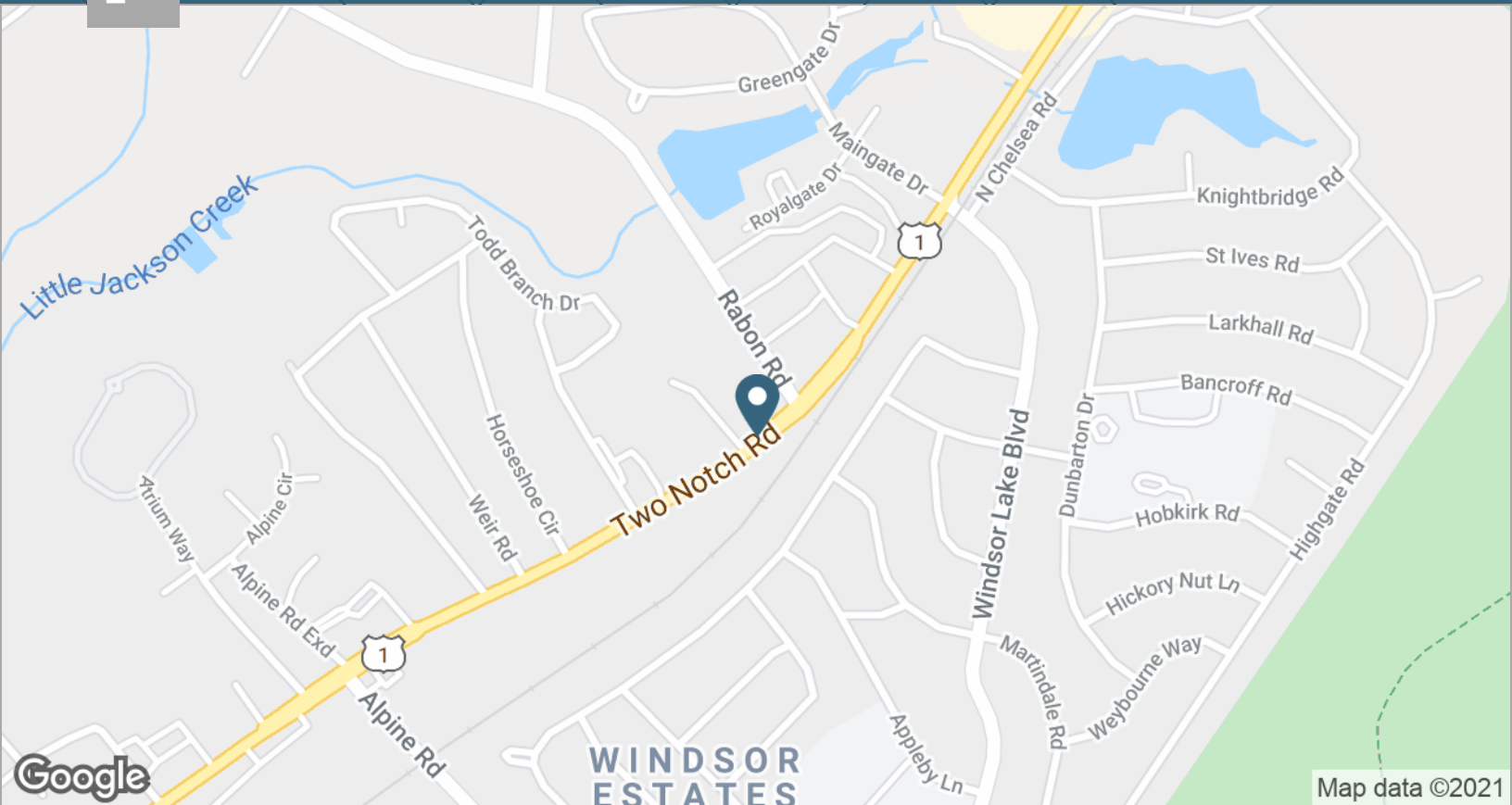
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	1 mile	3 miles	5 miles
Population			
2000 Population	4,702	38,563	86,627
2010 Population	5,408	44,914	106,767
2017 Population	6,017	48,152	114,126
2022 Population	6,399	50,785	119,906
2000-2010 Annual Rate	1.41%	1.54%	2.11%
2010-2017 Annual Rate	1.48%	0.96%	0.92%
2017-2022 Annual Rate	1.24%	1.07%	0.99%
2017 Male Population	46.4%	46.7%	48.6%
2017 Female Population	53.6%	53.3%	51.4%
2017 Median Age	35.4	36.7	35.0

In the identified area, the current year population is 114,126. In 2010, the Census count in the area was 106,767. The rate of change since 2010 was 0.92% annually. The five-year projection for the population in the area is 119,906 representing a change of 0.99% annually from 2017 to 2022. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 35.4, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	35.7%	35.5%	38.1%
2017 Black Alone	50.3%	51.0%	50.9%
2017 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2017 Asian Alone	5.5%	4.4%	3.6%
2017 Pacific Islander Alone	0.2%	0.2%	0.2%
2017 Other Race	4.4%	5.2%	3.6%
2017 Two or More Races	3.6%	3.3%	3.2%
2017 Hispanic Origin (Any Race)	8.9%	10.2%	8.4%

Persons of Hispanic origin represent 8.4% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.7 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,889	14,875	31,131
2010 Households	2,300	18,527	39,363
2017 Total Households	2,574	19,897	42,472
2022 Total Households	2,743	21,005	44,817
2000-2010 Annual Rate	1.99%	2.22%	2.37%
2010-2017 Annual Rate	1.56%	0.99%	1.05%
2017-2022 Annual Rate	1.28%	1.09%	1.08%
2017 Average Household Size	2.32	2.39	2.49

The household count in this area has changed from 39,363 in 2010 to 42,472 in the current year, a change of 1.05% annually. The five-year projection of households is 44,817, a change of 1.08% annually from the current year total. Average household size is currently 2.49, compared to 2.49 in the year 2010. The number of families in the current year is 28,150 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$49,448	\$52,609	\$55,702
2022 Median Household Income	\$56,646	\$58,507	\$61,979
2017-2022 Annual Rate	2.76%	2.15%	2.16%
Average Household Income			
2017 Average Household Income	\$62,672	\$72,295	\$74,769
2022 Average Household Income	\$72,188	\$81,553	\$84,164
2017-2022 Annual Rate	2.87%	2.44%	2.40%
Per Capita Income			
2017 Per Capita Income	\$26,822	\$29,981	\$28,815
2022 Per Capita Income	\$30,936	\$33,790	\$32,378
2017-2022 Annual Rate	2.90%	2.42%	2.36%

Households by Income

Current median household income is \$55,702 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$61,979 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$74,769 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$84,164 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$28,815 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$32,378 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	2,021	16,055	33,268
2000 Owner Occupied Housing Units	1,140	9,336	22,099
2000 Renter Occupied Housing Units	749	5,539	9,032
2000 Vacant Housing Units	132	1,180	2,137
2010 Total Housing Units	2,517	20,342	43,002
2010 Owner Occupied Housing Units	1,092	10,200	25,455
2010 Renter Occupied Housing Units	1,208	8,327	13,908
2010 Vacant Housing Units	217	1,815	3,639
2017 Total Housing Units	2,847	21,687	45,957
2017 Owner Occupied Housing Units	1,265	10,848	27,082
2017 Renter Occupied Housing Units	1,310	9,049	15,390
2017 Vacant Housing Units	273	1,790	3,485
2022 Total Housing Units	3,042	22,929	48,508
2022 Owner Occupied Housing Units	1,363	11,451	28,568
2022 Renter Occupied Housing Units	1,380	9,554	16,249
2022 Vacant Housing Units	299	1,924	3,691

Currently, 58.9% of the 45,957 housing units in the area are owner occupied; 33.5%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 43,002 housing units in the area - 59.2% owner occupied, 32.3% renter occupied, and 8.5% vacant. The annual rate of change in housing units since 2010 is 3.00%. Median home value in the area is \$163,017, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.73% annually to \$177,646.