

**FOR SALE**

Submarket: Northeast Columbia

# ±30.38 Acre Development Site

567 SPEARS CREEK CHURCH ROAD | COLUMBIA, SOUTH CAROLINA 29045



Development site located at I-20 and Spears Creek Church Road in the rapidly growing Woodcreek area of Northeast Columbia

## DETAILS

Zoned PUD-C (City of Columbia)

Ideal for commercial, medical or multi-family development

May subdivide outparcels

All utilities available; common stormwater system

Located just off I-20 at Spears Creek Church Road

**PRICE: CALL FOR PRICING**

**FOR MORE INFO, CONTACT**

**ROB LAPIN** | Director, Brokerage Services | [rlapin@trinity-partners.com](mailto:rlapin@trinity-partners.com) | 803.567.1536

**BRUCE HARPER** | Partner | [bharper@trinity-partners.com](mailto:bharper@trinity-partners.com) | 803.567.1445

**TRINITY  
PARTNERS**

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# Aerial 567 SPEARS CREEK CHURCH ROAD | COLUMBIA, SOUTH CAROLINA 29045



**±30.38  
ACRES  
AVAILABLE**

**SOLD**

PLANNED 10,000 SF  
OFFICE/FLEX BUILDING

QUIKTRIP (UNDER CONSTRUCTION)

PLANNED TRAFFIC SIGNAL

PLANNED STARBUCKS

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# Points of Interest

567 SPEARS CREEK CHURCH ROAD

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**TRINITY PARTNERS**

# Demographics

567 SPEARS CREEK CHURCH ROAD, COLUMBIA, SC 29045

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SUMMARY (2010 CENSUS)	ONE MILE RADIUS			THREE MILE RADIUS			FIVE MILE RADIUS		
	2010	2020	2025	2010	2020	2025	2010	2020	2025
Population	888	1,032	1,159	14,356	18,162	19,652	51,631	58,714	62,540
Households	373	442	495	5,665	7,110	7,688	19,497	22,106	23,538
Families	235	269	298	3,853	4,700	5,033	14,134	15,624	16,507
Average Household Size	2.38	2.33	2.34	2.53	2.55	2.55	2.64	2.65	2.65
Owner Occupied Housing Units	188	191	216	3,426	4,007	4,385	14,190	15,204	16,196
Renter Occupied Housing Units	185	251	279	2,239	3,103	3,302	5,307	6,902	7,342
Median Age	34.4	35.9	35.7	35.2	37.3	37.8	35.2	37.4	37.7

INCOME	2020	2025	2020	2025	2020	2025
Median Household Income	\$71,699	81,559	\$70,255	\$77,389	\$67,479	\$73,703
Average Household Income	\$107,163	\$118,490	\$99,131	\$110,431	\$89,111	\$99,272

TRENDS	AREA	STATE	NATIONAL	AREA	STATE	NATIONAL	AREA	STATE	NATIONAL
<b>2020 - 2025 ANNUAL RATES</b>									
Population	2.35%	1.28%	0.72%	1.59%	1.28%	0.72%	1.27%	1.28%	0.72%
Households	2.29%	1.30%	0.72%	1.58%	1.30%	0.72%	1.26%	1.28%	0.72%
Families	2.07%	1.19%	0.64%	1.38%	1.19%	0.64%	1.11%	1.19%	0.64%
Owner Occupied Households	2.49%	1.26%	0.72%	1.82%	1.26%	0.72%	1.27%	1.26%	0.72%
Median Household Income	2.61%	1.28%	1.60%	1.95%	1.28%	1.60%	1.78%	1.28%	1.60%

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