

BUILD-TO-SUIT FOR LEASE

NAIColumbia



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DRONE FOOTAGE 

DIXIANA ROAD

CITY OF CAYCE

SOUTH CAROLINA

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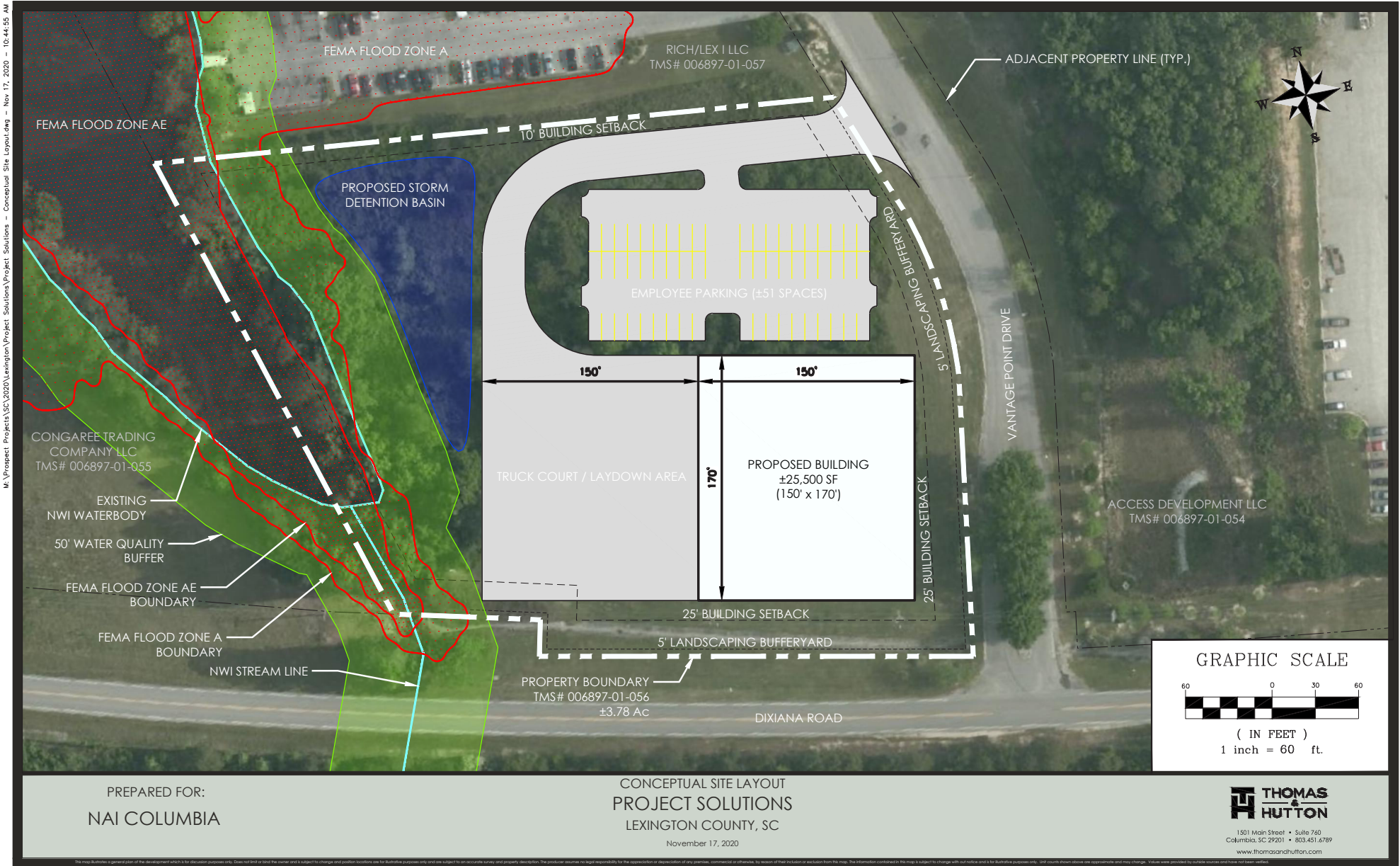
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PROPERTY OVERVIEW

Conceptual Site Plan



INVESTMENT OVERVIEW

Executive Summary

EXECUTIVE SUMMARY

High visibility build-to-suit located at the front entrance of the Overlook Business Park. Proposed site plan allows for ±25,000 SF of build-to-suit space with 150' truck court/ laydown area with setbacks in place. The site has dual access to I-77 and I-26 and is in close proximity to Amazon, Nephron Pharmaceuticals, Dominion Energy's campus, downtown Columbia and approximately five miles from Columbia Metropolitan Airport.


DEMOGRAPHIC SNAPSHOT

	1-MILE	3-MILES	5-MILES
2025 POP. PROJECTION	1,184	17,171	72,675
2020 POPULATION	1,032	15,923	67,845
POP. GROWTH 2020-2025	14.7%	7.8%	7.1%
2020 AVERAGE HH INCOME	\$87,622	\$64,448	\$57,340

INVESTMENT HIGHLIGHTS

- 51 PARKING SPACES
- ON-SITE STORMWATER DETENTION
- DUAL INTERSTATE ACCESS TO I-77 AND I-26
- 400+ FEET OF INTERSTATE FRONTAGE
- ZONING: CITY OF CAYCE, M-1, LIGHT INDUSTRIAL
- UTILITIES: WATER, SEWER, GAS AND TELECOM AVAILABLE
- LEASE RATE: \$6.75/SF, NNN OR NEGOTIABLE BASED ON TENANT'S BUILDOUT REQUIREMENTS

TRAFFIC COUNTS

	VPD
	69,700
	83,000

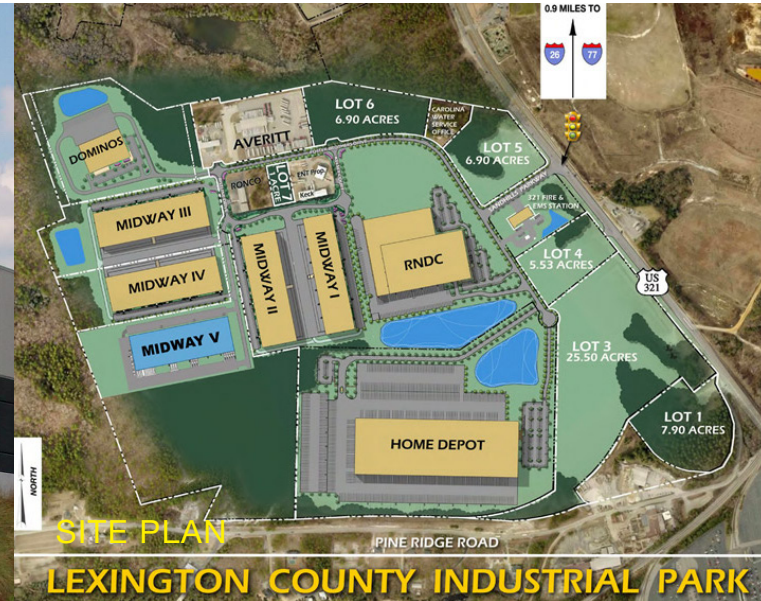
PROPERTY OVERVIEW

Points of Interest within Market Area



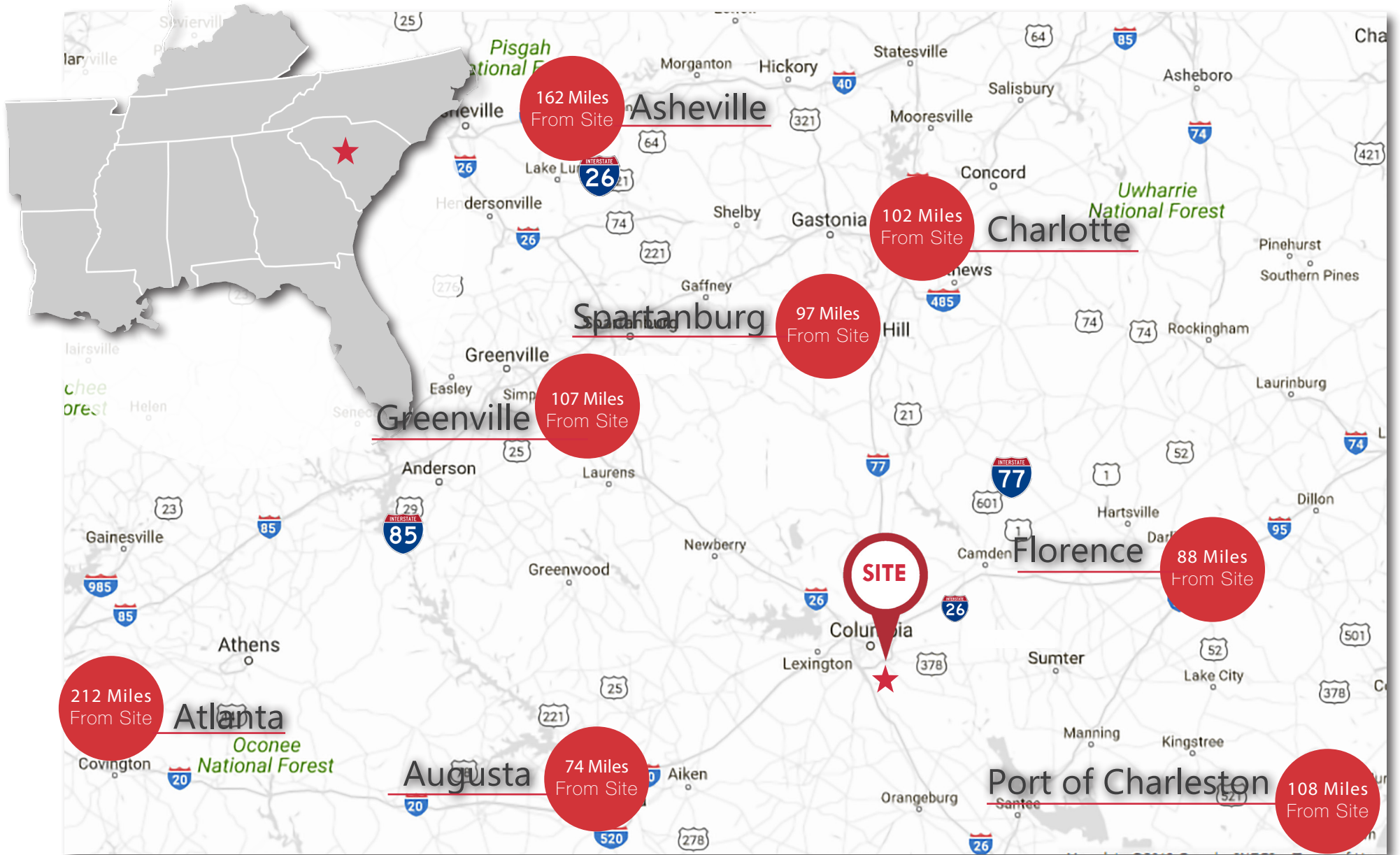
PROPERTY OVERVIEW

Points of Interest within Market Area



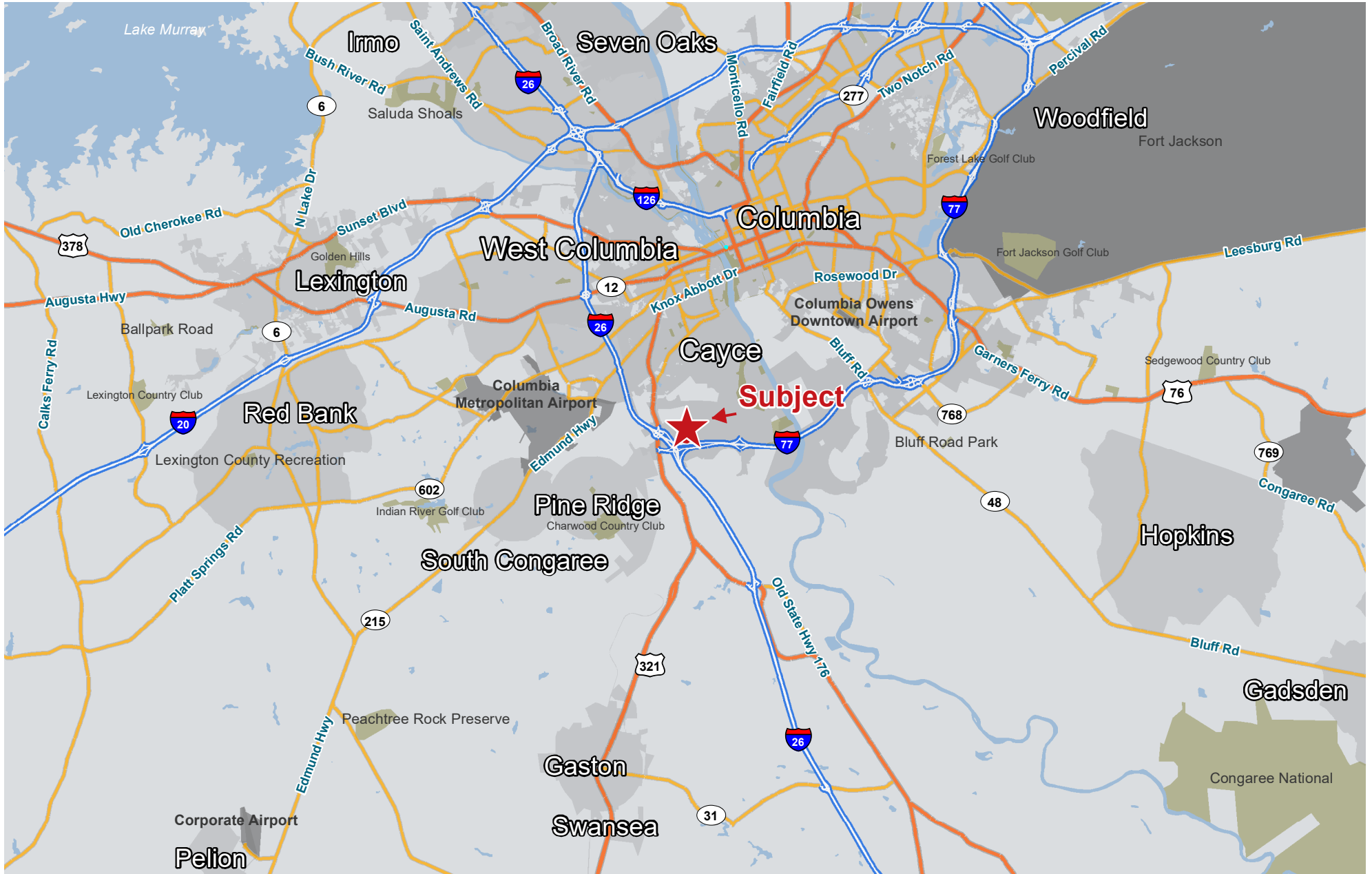
PROPERTY OVERVIEW

Regional Map



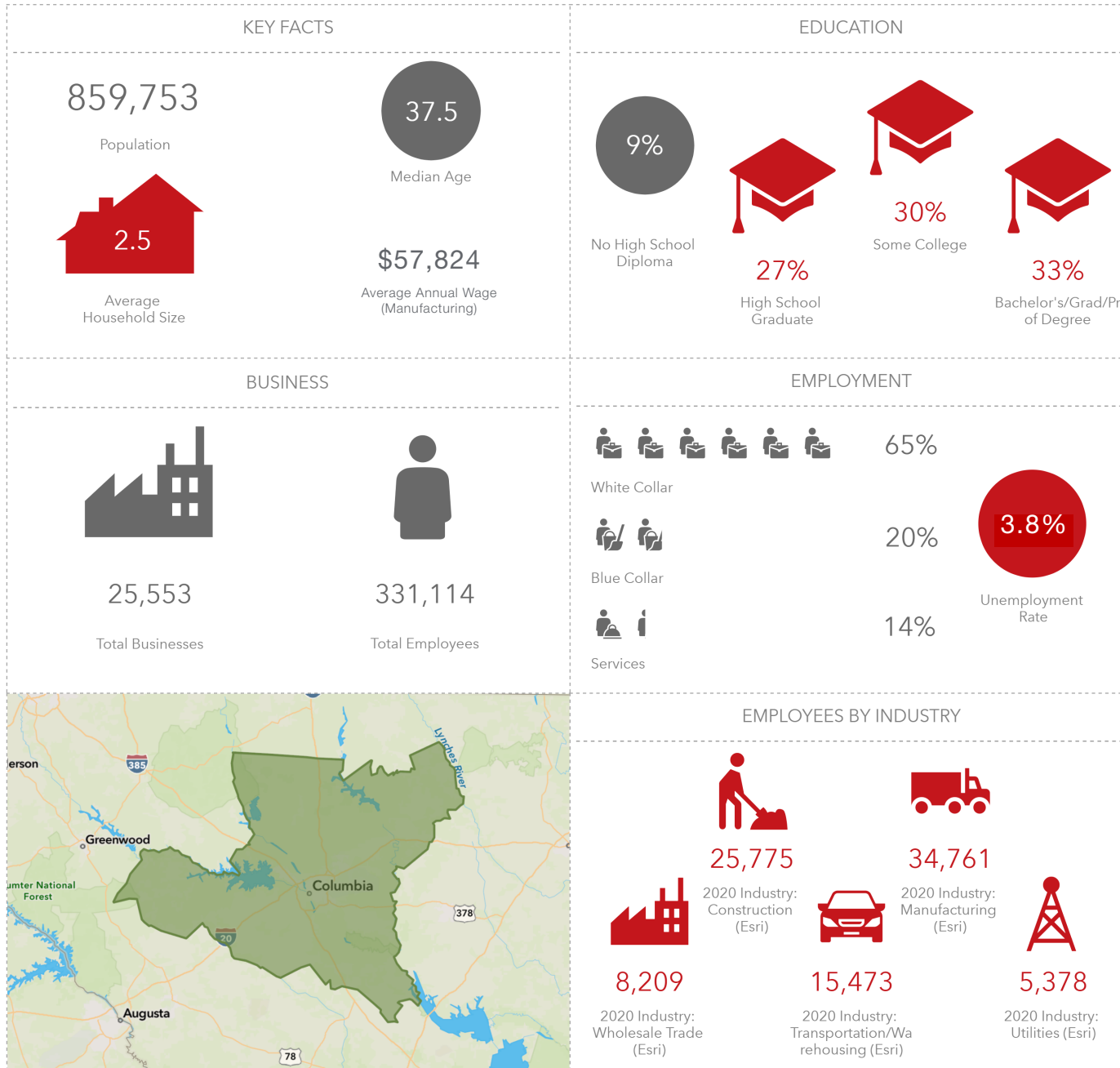
PROPERTY OVERVIEW

Location Map



MARKET OVERVIEW

Key Facts



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2019, 2024.

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