



**Subject  
±5.42 Acres**



**FLOOR  
DECOR &**

# Fernandina Road & Beatty Road

Columbia, South Carolina

## Property Features

- ± 5.42 acre site adjacent to brand new Floor & Decor building
- Ideal for future development with excellent proximity to I-26 and the Harbison trade corridor
- Site to be cleared and rough-graded with all utilities available to the site.
- Site to share access with Floor & Decor via entrance on Fernandina Road. Floor & Decor is projected to open in Q4 2021. It will be their first store in the Midlands.
- Opportunity for signage that is visible from I-26
- 2019 Traffic Count: 126,800 VPD on I-26
- Zoning: ID, Lexington County
- Sales Price: \$3,300,000.00

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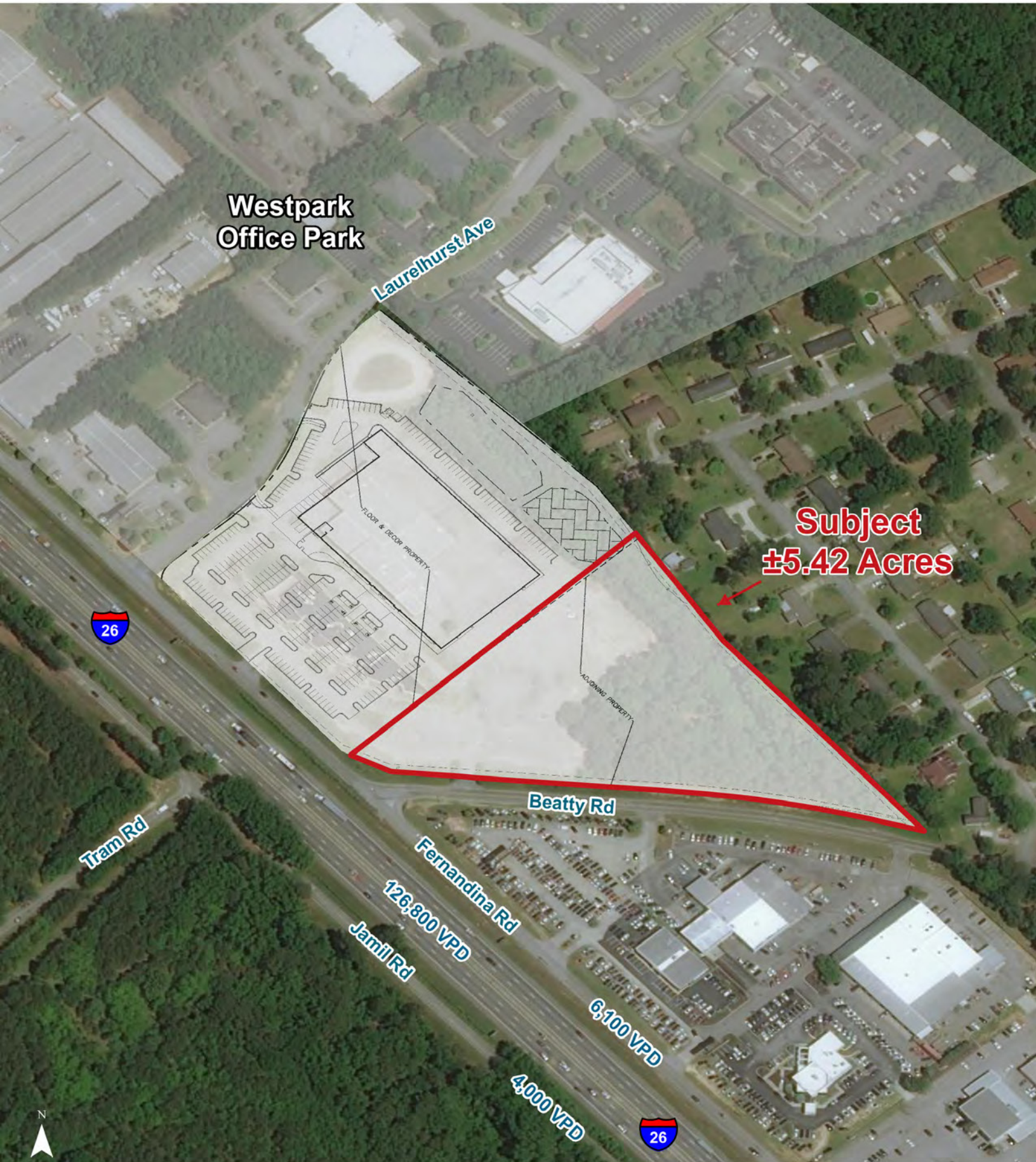
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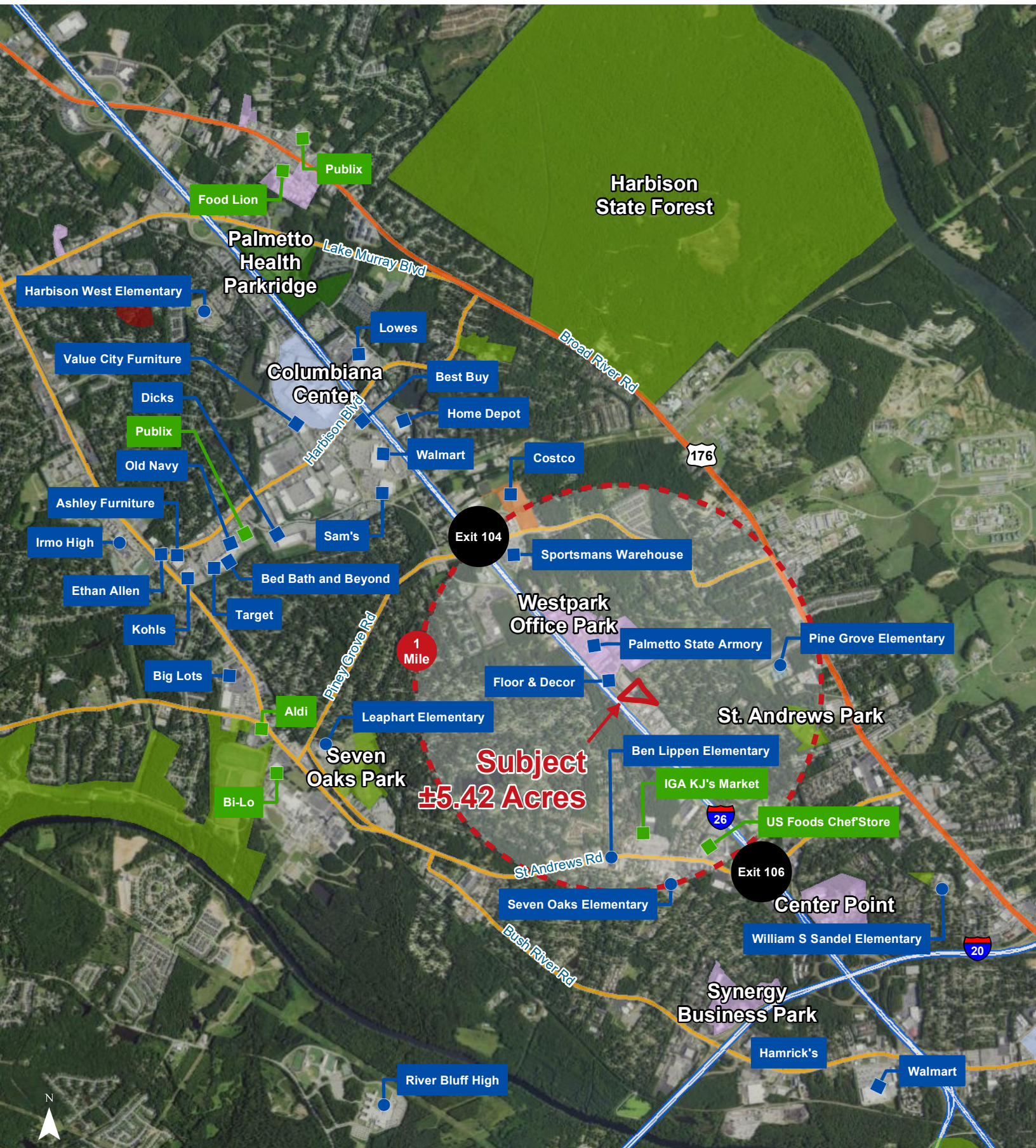
# Conceptual Site Plan



Map Updated: Monday, December 14, 2020. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

# Property Photos





Map Updated: Tuesday, December 15, 2020. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.



# Location Map



Map Updated: 8/15/14. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

# Demographic Profile

3700 Fernandina Rd | Irmo, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Median Household Income</b>			
2010 Census	8,566	49,672	102,303	2020 Estimate	\$46,846	\$46,633	\$51,951
2020 Estimate	9,162	53,521	111,347	2025 Projection	\$49,633	\$49,100	\$54,372
2025 Projection	9,515	55,591	116,535	<b>Average Household Income</b>			
% Chg. 2020-2025	3.9%	3.9%	4.7%	2020 Estimate	\$61,471	\$60,826	\$67,516
<b>Households</b>				2025 Projection	\$66,490	\$65,814	\$74,099
2010 Census	3,711	19,720	41,567	<b>Per Capita Household Income</b>			
2020 Estimate	3,916	21,257	45,087	2020 Estimate	\$26,161	\$24,540	\$27,601
2025 Projection	4,058	22,125	47,198	2025 Projection	\$28,236	\$26,541	\$30,269
<b>Families</b>				<b>2020 Household Income Dist.</b>			
2010 Census	2,164	10,787	24,509	Less than \$15,000	9.7%	10.3%	10.2%
2020 Estimate	2,217	11,355	25,964	\$15,000 - \$24,999	11.1%	11.0%	9.0%
2025 Projection	2,278	11,733	27,005	\$25,000 - \$34,999	13.1%	13.3%	12.0%
<b>2020 Age Dist.</b>				\$35,000 - \$49,999	19.2%	18.6%	16.5%
0 - 4	6.2%	5.6%	5.8%	\$50,000 - \$74,999	20.8%	20.6%	20.3%
5 - 9	6.1%	4.9%	5.5%	\$75,000 - \$99,999	9.9%	11.1%	13.0%
10 - 14	6.4%	5.0%	5.6%	\$100,000 - \$149,999	11.0%	10.3%	12.5%
15 - 19	5.4%	6.0%	5.8%	\$150,000 - \$199,999	3.8%	3.2%	4.2%
20 - 24	7.7%	8.8%	7.9%	\$200,000 and Up	1.5%	1.6%	2.4%
25 - 34	15.1%	18.6%	16.6%	<b>2020 Housing Data</b>			
35 - 44	13.9%	14.4%	13.9%	Owner Occ. Housing Units	1,873	9,734	25,179
45 - 54	10.7%	11.6%	11.8%	Renter Occ. Housing Units	2,044	11,523	19,908
55 - 64	11.0%	10.6%	11.7%	<b>2020 Business Data</b>			
65 - 74	9.8%	8.4%	9.3%	Total Businesses:	3,574	33,500	63,221
75 - 84	5.4%	4.2%	4.5%	Total Employees:	9,162	53,521	111,347
85+	2.2%	1.7%	1.8%	<b>Average Household Size</b>			
<b>Median Age</b>				2010 Census	2.25	2.19	2.29
2010 Census	34.5	34.1	35.2	2020 Estimate	2.29	2.22	2.31
2020 Estimate	37.1	35.7	37.0	2025 Projection	2.29	2.23	2.32
2025 Projection	37.6	36.3	37.8				