



FOR SALE OR LEASE

±2.69 Acres

Northeast Columbia

Clemson Road | Interstate 20

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Sale Price:

\$1,700,000

Lease Rate:

Contact broker
for details

161 CLEMSON ROAD

±2.69 Acres

HIGHLIGHTS

- Located at 161 Clemson Road | Interstate 20 - Exit 80
- Ideal for retail, restaurant, office or healthcare use
- Access drive permitted and installed
- Water and sewer available on site (City of Columbia)
- Zoned : MU-2 (Mixed-Use District)
- Clemson Road ±23,900 VPD
- Interstate 20 ±88,900 VPD
- Situated ±0.25 miles from Interstate 20 (Exit 80)
- Less than one mile from Fort Jackson



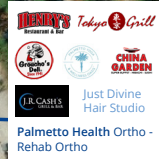
EXIT 80

±88,900 VPD



Sparkleberry Lane

Clemson Rd ±23,900 VPD



Available
±2.69 acres

Village at Sandhill Town Center



Village at Sandhill Marketplace



Village at Sandhill The Forum



161 CLEMSON ROAD

Nearby Retail

Demographics 2025 est	1 mile	3 miles	5 miles
Total Population	4,187	30,693	78,200
Number of Households	1,912	12,755	31,902
Avg. HH Income	\$119,971	\$120,116	\$107,089

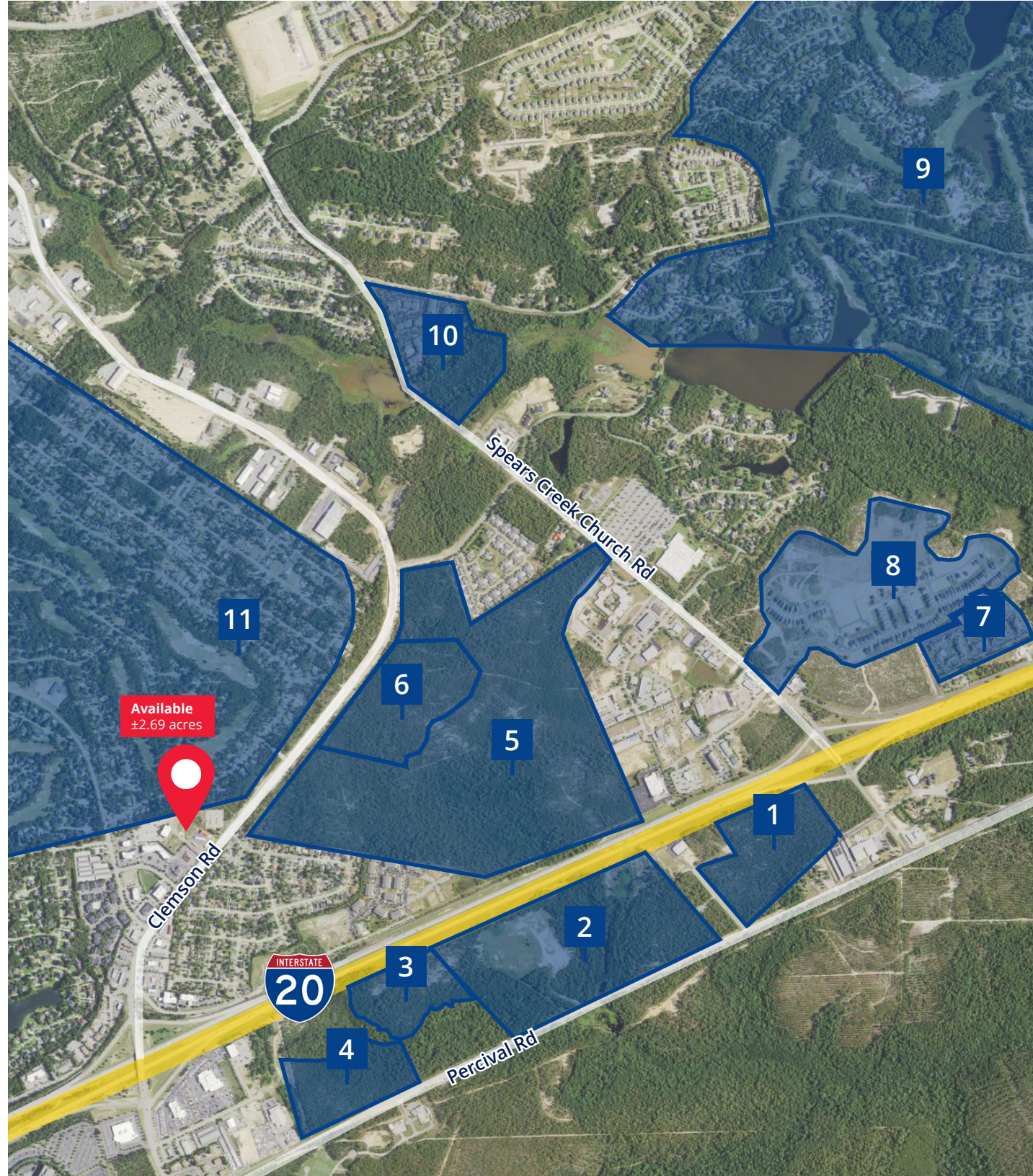


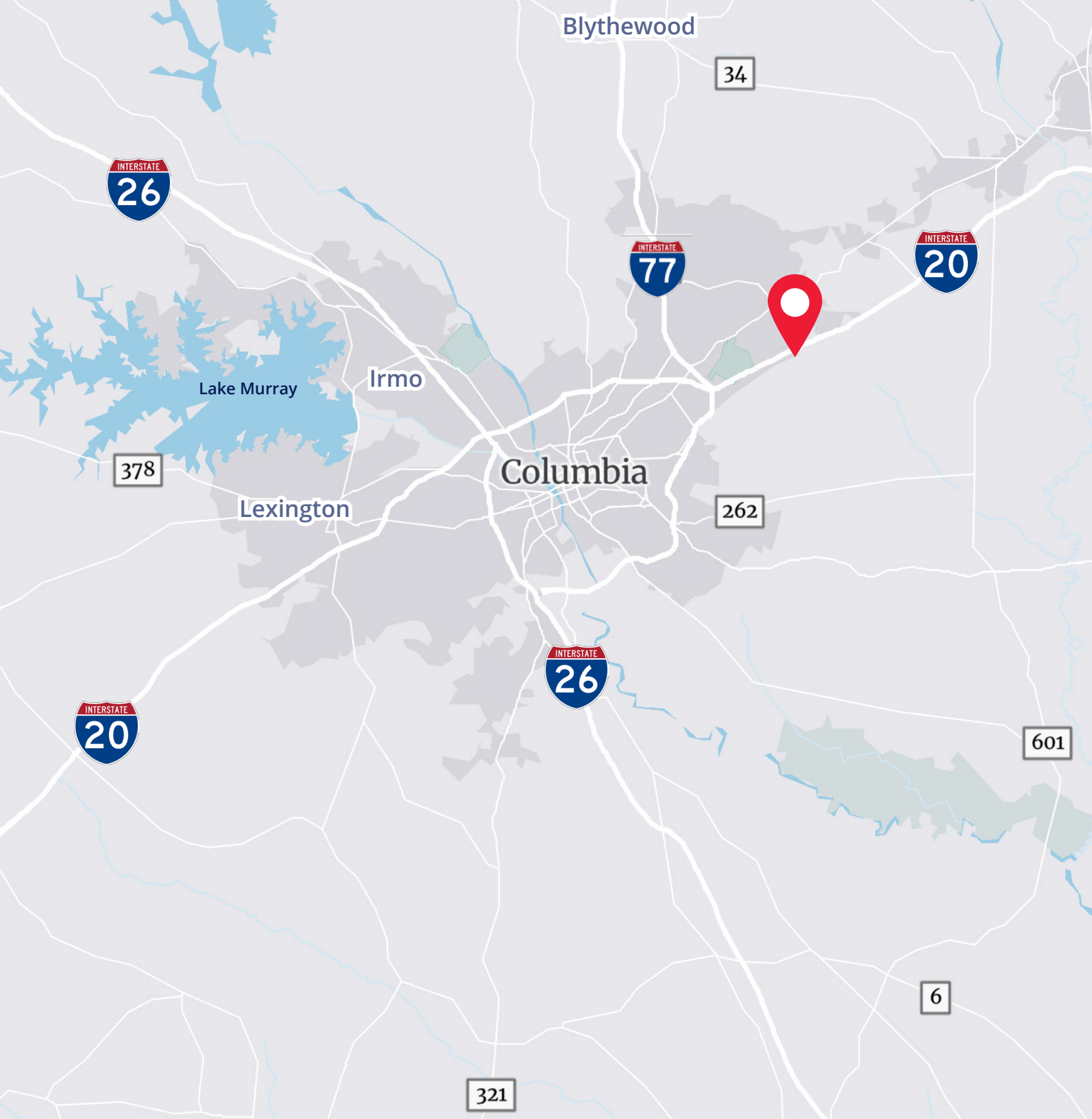
Fort Jackson

161 CLEMSON ROAD

Nearby Residential

Map Label	Development Name	# of Units
1	Spears Creek Towns <i>Townhomes In development</i>	±300
2	Colonel's Creek <i>Single Family In development</i>	±210
3	Victory Woods Village <i>Single Family</i>	±93
4	The One at Columbia <i>Apartments</i>	±360
5	Ashcroft <i>Single Family In development</i>	±600
6	Colonial Creek <i>Apartments In development</i>	±300
7	WoodCreek Farms <i>Apartments</i>	±176
8	Liberty Ridge <i>Single Family</i>	±416
9	WoodCreek Farms <i>Single Family</i>	±4,000
10	The Preserve at Spears Creek <i>Apartments</i>	±240
11	Wildewood <i>Single Family</i>	±3,500





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