

Flex space available for lease along **bustling commercial corridor**

4046 FERNANDINA RD COLUMBIA, SC 29212

FLEX SPACE | FOR LEASE

LEASE RATE:

$8.25/SF NNN

OPERATING EXPENSES: $1.19/SF

Proximity to vibrant Harbison retail district

±5,720 SF of flex space in St. Andrews submarket

Excellent visibility and access to I-26

Property Overview



For Lease | 4046 Fernandina Rd

Address	4046 Fernandina Rd, Columbia, SC 29212
Area	Two suites available for lease
Spaces	**Suite E - ±5,720 SF** • Warehouse space • One (1) dock-high door Two restrooms • ±315 SF office • 20' clear height • Operating Expenses: $1.19/SF
Lease Rate	$8.25/SF NNN
Traffic	I-26 ±118,200 VPD Piney Grover Road ±12,400 VPD

Demographics 2026

Households
1 mile: 3,487
3 miles: 21,909
5 miles: 45,709

Population
1 mile: 7,024
3 miles: 51,839
5 miles: 106,416

Avg. HH Income
1 mile: $75,377
3 miles: $88,738
5 miles: $101,409



Location Details

Area Highlights

The area surrounding 4046 Fernandina Road is home to numerous restaurants, specialty stores and service-based businesses, making it a popular shopping and commercial hub.

- Situated off Fernandina Road in Piney Grove Park near Costco, with convenient access to I-26 via the Harbison Boulevard and Piney Grove Road interchanges (Exit 104)
- Conveniently close to numerous popular retailers, including Costco, Green's Beverage Warehouse, Sportsman's Warehouse and Northern Tool



Travel Distances

Columbia, SC	±9.0 miles
Irmo, SC	±3.4 miles
I-26	<1.0 mile
Columbiana Centre	±1.7 miles
CAE Airport	±15.9 miles







For Lease

Contact



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