

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** • Free-span warehouse • One (1) dock-high door • ±315 SF office with restroom • 20' clear height • Operating Expenses: $1.19/SF
Lease Rate	$8.25/SF NNN
Traffic	I-26 ±115,800 VPD Piney Grover Road ±10,700 VPD

Demographics 2025

Households
1 mile: ±3,475
3 miles: ±21,415
5 miles: ±43,437

Population
1 mile: ±7,009
3 miles: ±51,134
5 miles: ±101,958

Avg. Household Income
1 mile: $72,023
3 miles: $82,964
5 miles: $94,339



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 and Sportsman's Warehouse



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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