



Commercial Investment Portfolio Sale

Key Highlights

- › Three-property portfolio sale in Downtown Columbia, South Carolina
- › Four buildings totaling ±37,200 SF
- › Family leased & managed for 50+ years
- › Long term tenants
- › High traffic counts
- › Price: \$1,175,000 total (see individual prices) | Gross Operating Income: \$199,900

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Address:	5106-5124 Two Notch Road Columbia, SC 29206
Building Size:	A; ± 9,800 SF B: ± 6,750 SF
Zoning:	General Commercial
Traffic Counts:	Two Notch Road. 24,800 VPD
Gross Operating Income:	\$100,320 Annually
Individual Sale Price:	\$560,000

1. FOR SALE

5106-5124 Two Notch Road Columbia, South Carolina

Property Details

- › Two multi-tenant buildings totaling ±16,550 SF
- › Located at signalized intersection of Hutto Court
- › Only vacant space is currently used by the owner
- › Many of the tenants have stayed in the building for terms ranging from 12 to 35 years

DEMOGRAPHICS - 2017 ESTIMATE

	1 Mile	3 Miles	5 Miles
Population:	6,828	71,668	160,499
Households:	2,815	29,257	62,010
Avg. Household Income:	\$64,749	\$64,465	\$64,001



2. FOR SALE

5410 Two Notch Road, Columbia, South Carolina

Property Details

- > Two story, multi-tenant retail shopping center
- > Eight suites totaling ±9,600 SF
- > Many tenants have been in the building for 6-7 years

Address:	5410 Two Notch Road Columbia, SC 29206
Building Size:	±9,600 SF
Zoning:	General Commercial
Traffic Counts:	Two Notch Road: 24,800 VPD
Gross Operating Income:	\$63,000 Annually
Individual Sale Price:	\$345,000

DEMOGRAPHICS - 2017 ESTIMATE

	1 Mile	3 Miles	5 Miles
Population:	5,977	66,106	157,309
Households:	2,455	27,366	60,207
Avg. Household Income:	\$68,507	\$62,900	\$64,502



Address:	6202 Shakespeare Road Columbia, SC 29223
Building Size:	±11,000 SF
Zoning:	M-1
Traffic Counts:	Shakespeare Road: 4,400 VPD
Gross Operating Income:	\$36,600 Annually
Individual Sale Price:	\$270,000

3. FOR SALE

6202 Shakespeare Road Columbia, South Carolina

Property Details

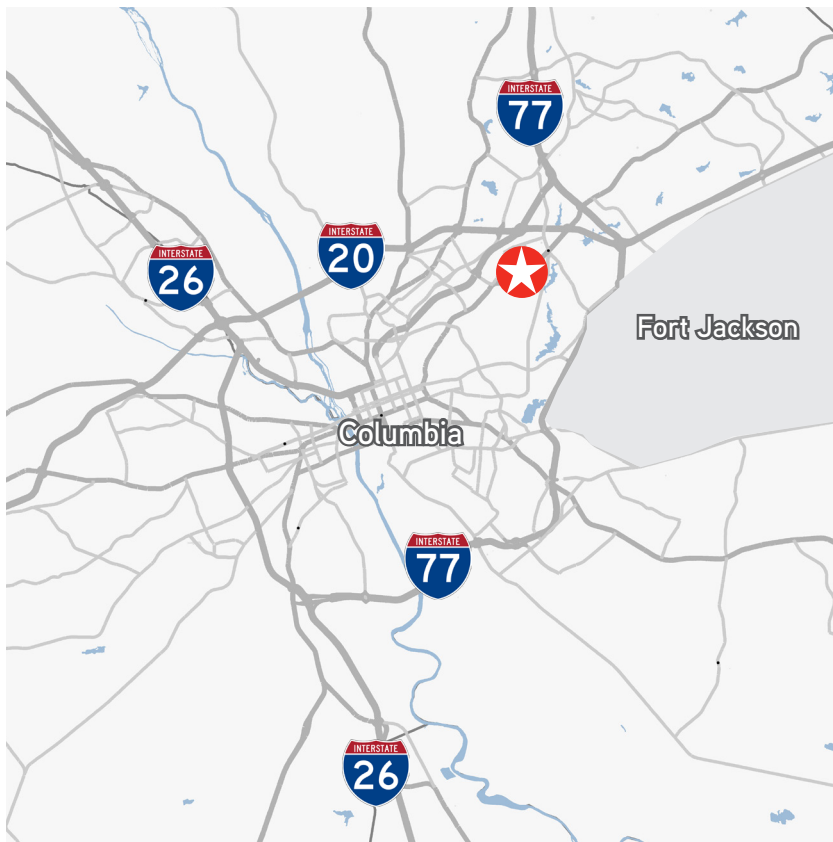
- › ±11,000 SF multi-tenant building located at the corner of Shakespeare and Risley Road
- › The convenience store as well as the church are major tenants
- › Convenience store has been lead tenant for 20+ years.

DEMOGRAPHICS - 2017 ESTIMATE

	1 Mile	3 Miles	5 Miles
Population:	5,927	58,055	136,971
Households:	2,439	24,205	51,819
Avg. Household Income:	\$62,357	\$60,031	\$64,641



Columbia, South Carolina

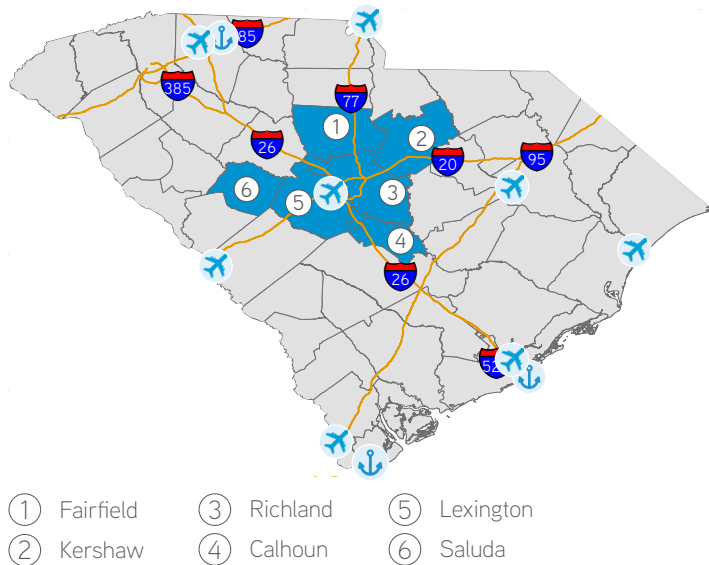


Famously Hot, Famously Business-Friendly

Getting to Know the Region:

- > A strong economy, pro-business environment and efficient logistics collectively support major industries.
- > Non-agricultural employment in the region is at its highest level in over ten years.
- > Population growth is strong as residents and businesses are attracted to the region's high quality of life and low cost of living.

COLUMBIA IS CONNECTED TO OTHER MARKETS.



Central Location is Key

Accessibility to other markets is becoming a primary factor in site selection for both businesses and residents. Businesses look to cut transportation costs and expand market access, while residents enjoy the many weekend and day trips to nearby cities. Major interstates run through the region, allowing short drive-time access to Charlotte, NC; Atlanta, GA; and Charleston and Greenville, SC, among others.

The Columbia, SC Metropolitan Statistical Area (MSA) is made up of 6 counties centrally located in South Carolina, halfway between the Port of Charleston and South Carolina Inland Port in the Upstate. Activity at the Port of Charleston is increasing over recent years. Total volume for the Port of Charleston at the fiscal year to date shows a 3.4% increase over the 2015 fiscal year to date. The port continues to grow with no signs of slowing down, as it undergoes the construction of a new terminal in North Charleston and a recently funded deepening of its harbor to 52 feet by 2019. The location of the inland port in Greer expands the Port of Charleston's reach by 212 miles, allowing access to more than 95 million consumers within a one-day drive. Built in 2013, the Inland Port adds to the connectivity of the state by providing a direct route via a Norfolk Southern rail line to the Port of Charleston. The Inland Port recorded 9,392 rail lifts in August 2016, a 28.3% increase from a year ago. The combined success of the Inland Port and increased demand within South Carolina markets has led the South Carolina Ports Authority (SCPA) to announce plans for a second inland port facility in Dillon County.

The region's airport, Columbia Metropolitan Airport (CAE), sees more than 1.2 million passengers per year, processes more than 168,000 tons of air cargo and is home to a UPS regional air hub. Additionally, several airports are within a two-hour drivetime, including Charlotte Douglas International Airport (CLT), Charleston International Airport (CHS), Greenville-Spartanburg International Airport (GSP) and Augusta Regional Airport (AGS).



INTERSTATE:

I-20 I-26
I-77



AIR:

Columbia Metropolitan
Airport (CAE)



RAIL:

CSX
Norfolk Southern



PORTS:

Port of Charleston
SC Inland Port (Greer)

Regional Demographics

The Columbia MSA makes up nearly 17% of South Carolina's population and offers favorable demographics, with strong population growth and a skilled, educated labor force.



POPULATION

2021: **976,470** (ESRI forecast)
2016: **929,124** (ESRI estimate)
2010: **875,054** (Census)



HOUSEHOLDS

2021: **372,914** (ESRI forecast)
2016: **355,405** (ESRI estimate)
2010: **335,279** (Census)



HOUSEHOLD INCOME

Average:
2021: **\$72,261** (ESRI forecast)
2016: **\$66,197** (ESRI estimate)
Median:
2021: **\$54,168** (ESRI forecast)
2016: **\$49,489** (ESRI estimate)



AGE (2016 ESRI Estimate)

20-34: **206,151 (22.2%)**
35-64: **355,844 (38.3%)**
65+: **128,496 (13.8%)**



RACE & ETHNICITY (2016 ESRI estimate)

Caucasian: **57.9%**
African American: **34.9%**
Hispanic Origin: **5.4%**



EDUCATIONAL ATTAINMENT

(2016 Population 25+ ESRI Estimate)
High School Graduate: **27.5%**
Associate Degree: **9.1%**
Bachelor's Degree: **19.0%**
Graduate/Professional Degree: **11.6%**

Source: ESRI Demographics, Colliers International Research

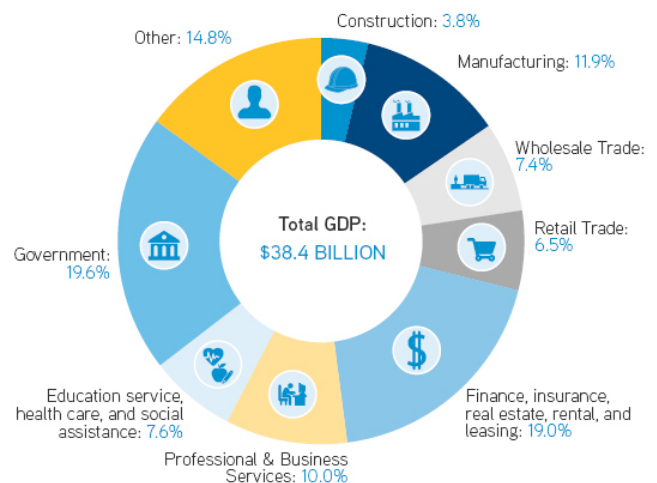
Economy & Labor Market

The region's economy is largely driven by manufacturing, professional and business services, finance, insurance and real estate sectors and a strong military presence.

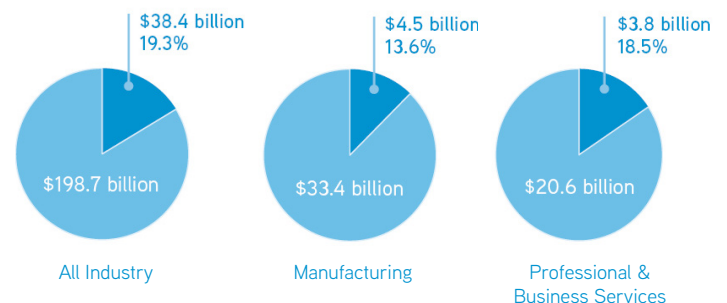
According to the Bureau of Economic Analysis (BEA), gross domestic product (GDP) for the region totaled \$38.4 billion in 2015, accounting for 19.3% of South Carolina's total GDP. Total GDP is up over recent years as the economy improves and major sectors such as professional and business services grow and contribute to a larger portion of total GDP.

The finance, insurance, real estate, rental and leasing sector accounted for 19.0% of the region's total GDP in 2015, increasing from 17.6% of total GDP in 2001. Professional and business services made up 10.0% of total GDP in 2015, up from 8.6% in 2001. Manufacturing remains strong, and accounted for 11.9% of the region's GDP in 2015.

Major Sectors as a Percent of Columbia MSA GDP (2015)



Columbia MSA GDP as a Percent of South Carolina's GDP (2015)



South Carolina Columbia, SC MSA

Source: Bureau of Economic Analysis, Colliers International Research

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