

FOR SALE > POTENTIAL OFFICE DEVELOPMENT

±1.2 ACRES

320 RICE MEADOW WAY COLUMBIA, SOUTH CAROLINA 29229



## Property Description

This ±1.2-acre property on Rice Meadow Way lies just off Hard Scrabble Road in the rapidly-developing Northeast Columbia. With 220' of frontage along Rice Meadow Way, the subject's excellent location is surrounded by commercial development including Publix Supermarket, UPS, Bank of America, Rice Creek Family Medicine and Spinx. The site would be ideal for a professional or doctor's office.

## Property Description

Traffic Counts: Hard Scrabble Road - 20,600 VPD  
Frontage: 200' on Rice Meadow Way  
Zoning: PDD  
Price: \$165,000

### Demographics - 2017 Estimate

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population:	10,457	60,812	100,593
Households:	4,001	21,636	37,273
Average Household Income:	\$80,346	\$86,139	\$87,795
Growth 2017-2022:	1.53%	1.56%	1.55%

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