



SANDHILL STATION

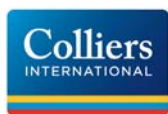
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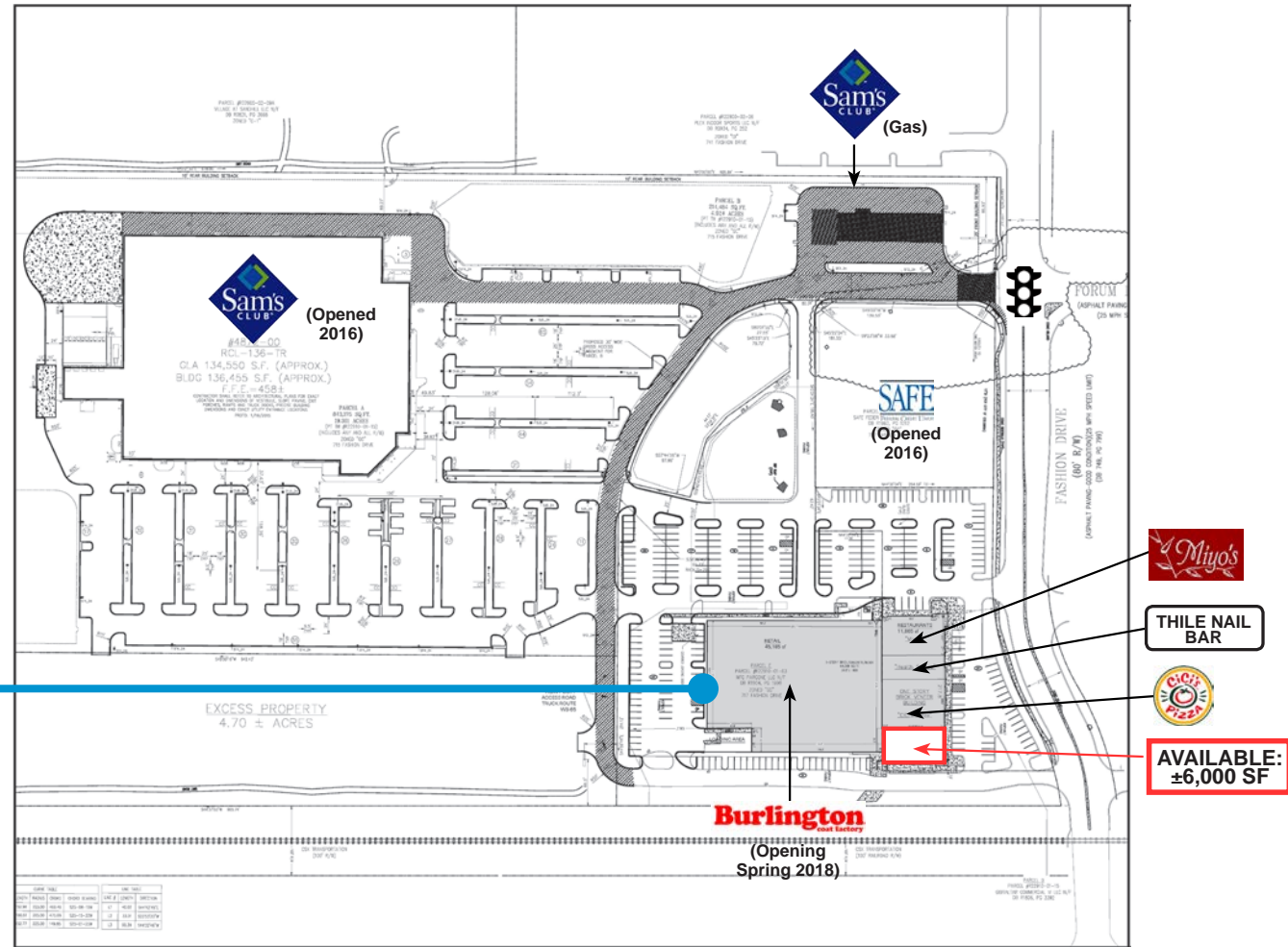
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NORTHEAST COLUMBIA, SC
FASHION DR & TWO NOTCH RD





PROPERTY:

Sandhill Station is situated at the busiest entrance to the Village at Sandhills, which is Northeast Columbia's premier retail node. The 31 acre site is at the intersection of Two Notch Rd. and Fashion Drive. Sandhill Station includes Sam's Club (opened Fall 2016), Safe Credit Union (opened 2016), and Burlington Coat Factory (opening Spring 2018).

Available:

Retail: ±6,000 SF

Please contact
Brokers for Lease Rates

THE LOCATION:

Northeast Columbia is the Columbia's fastest growing residential area. Since 2000, residential population has increased by almost 60%. The estimated population is over 102,500 people within 5 mile radius. In addition to the new Sam's Club (2016), Hobby Lobby, Fresh Market, Orange Theory Fitness, PetSupermarket, MOD Pizza, Smashburger, Title Nine Boxing and Zoe's Kitchen have opened at the Two Notch Road and Fashion Drive intersection.





DEMOGRAPHICS:

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	1 MILE	3 MILE	5 MILE
2017 Pop	4,963	52,950	101,369
2022 Pop	5,221	56,251	108,991
AVG HH \$	\$89,762	\$91,938	\$85,532
Traffic Count	TWO NOTCH RD: (21,900 VPD) CLEMSON RD: (27,600 VPD)		