# FOR SALE > LAND ACROSS FROM KILLIAN'S CROSSING ±40 AC on Killian Corridor

560 WEST KILLIAN ROAD, COLUMBIA, SC 29203



# **Property Description**

Located off of Exit 22 on I-77, the subject property provides an excellent development opportunity in close proximity to Killian's Crossing, a 400-acre mixed-use development in Northeast Columbia.

## **Property Features**

- > Ideally suited for multifamily housing, senior living, climatecontrolled storage, mini-warehouses, automobile dealerships or medical offices
- > Traffic counts: Killian Road: 32,800 vehicles per day Farrow Road: 9,600 vehicles per day
- > Sales price: \$1,990,000

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Development of Killian's Crossing has brought numerous retailers to the Killian corridor in recent years, including Kroger Marketplace, Chick-fil-a, McDonald's, Applebee's, Panda Express and Hardee's.

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### Killian Road > Site Aerial & Demographics



| Demographics - 2017 Estimate |          |          |          |
|------------------------------|----------|----------|----------|
|                              | 1 mile   | 3 miles  | 5 miles  |
| Population:                  | 1,338    | 35,290   | 93,910   |
| Number of Households:        | 525      | 13,242   | 35,454   |
| Average Household Income:    | \$79,460 | \$77,693 | \$79,759 |



#### Contact Us

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