

VIEW ONLINE 

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±2.74 Acres

Hardscrabble & Clemson Road

1955 Clemson Road, Columbia, SC 29229

The property is a 2.74-acre outparcel of the newly-developed [Watercrest Senior Living](#) residence. The facility is a state-of-the-art, 61,000-square-foot, luxurious senior residence that is scheduled to open in early 2019. The remaining parcel will be delivered graded with all utilities, permitted access and offsite storm detention. The property is ideally suited for daycare, schools, medical and professional offices, urgent care facilities, and financial offices such as banks and credit unions.

The property is located in Northeast Columbia on Clemson Road, almost directly between Interstate 20 and Interstate 77. The area has experienced tremendous residential and commercial expansion since 1990 with over 500% growth.

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Sale Price:

\$575,000



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Located next door to the new Watercrest Senior Living Center!

Property Features

| | |
|------------------|--|
| Address: | 1955 Clemson Road, Columbia, SC 29229 |
| Acreage | ±2.74 |
| Tax Map Number | R20200-03-45 (Richland County) |
| Zoning | Office & Industrial |
| Site Condition | Graded All utilities Permitted access Offsite storm detention |
| Traffic Counts | Clemson Road: 21,500 VPD Hardscrabble Road: 24,800 VPD |
| Access | I-20, I-77 or newly-widened Hardscrabble Road |
| More information | Civil plans available upon request |

Demographics (2018 Estimate)



Population

1 mile: 9,714
3 miles: 63,483
5 miles: 112,012



Projected Population (2023)

1 mile: 10,162
3 miles: 67,872
5 miles: 120,356



Households

1 mile: 3,647
3 miles: 63,483
5 miles: 42,272



Average Household Income

1 mile: \$76,690
3 miles: \$90,672
5 miles: \$91,610

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