

TWO NOTCH RD | ELGIN, SC 29045 | **±2.8 ACRES RETAIL OUTPARCELS**

HIGHLIGHTS

- ±2.8 acres of prime retail land available for Ground Lease or BTS
- Signalized intersection (Two Notch Rd and Spears Creek Church Rd), with two full-access points
- Part of a newly developing retail hub, Pontiac Towne Center, anchored by Food Lion
- Sits near national retail hubs with Walmart, Lowe’s, Sam’s Club, Hobby Lobby and the Village at Sandhill shopping center just a short drive away, making it part of a busy commercial corridor.

OVERVIEW

Situated along the high-traffic Two Notch Road (Hwy 1) corridor in Elgin, SC, this ±2.8-acre site offers prime retail outparcel opportunities within a growing commercial area. The property benefits from excellent visibility, strong daily traffic counts, and close proximity to Interstate 20, providing easy access to the greater Columbia market. Surrounded by expanding residential communities and nearby national retailers, the site is well positioned for a wide range of retail, service, and restaurant uses.



2025 SUMMARY

	1 MILE	3 MILES	5 MILES
Population	5,665	43,639	100,681
Median HH Income	\$82,893	\$88,858	\$81,356

TRAFFIC COUNTS

	VEHICLES PER DAY
TWO NOTCH RD	21,900
SPEARS CREEK CHURCH RD	10,100

LOT

- 1
- 2
- 3

PROPOSED PURPOSE

- At LOI – National Burger
- At LOI – National Coffee
- 0.9 Acre Available – Pad Ready



TWO NOTCH RD | ELGIN, SC 29045 | **PROPERTY AERIAL**



TWO NOTCH RD | ELGIN, SC 29045 | **RETAIL AERIAL**

