



FOR SALE

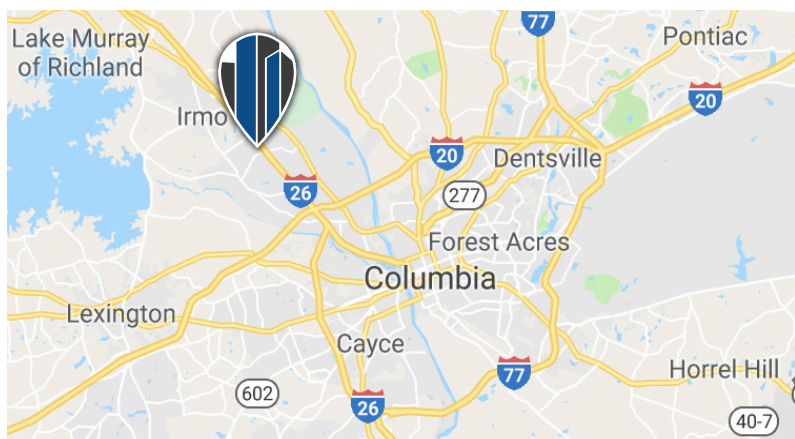
HIGHLIGHTS:

- 100% leased to long-term tenants
- Multi-tenant office building
- 25,200 SF
- 6.18 AC
- Easy access to I-26 and downtown Columbia
- Immaculately maintained
- Ample parking
- Zoning: ID (Intensive Development)
- **CO-BROKE FEE IS 3%**

SALES PRICE: \$2,500,000

NOI: \$210,554 (8.40% CAP)

Email listing agent for full Offering Memorandum.



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	8,460	52,927	108,751
TOTAL HOUSEHOLDS:	2,745	21,044	44,021
MEDIAN HH INCOME:	\$49,909	\$47,941	\$52,436