



FOR SALE

HIGHLIGHTS:

- 1,995 SF office building
- 0.98 AC parcel
- Conveniently located near Lake Murray Blvd and I-26
- Beautiful finishings, hardwood floors, & executive offices
- Lexington County TMS: 001925-03-010
- Zoned: CO (commercial office) with Town of Irmo
- Ample parking and room to expand if needed
- New roof installed in 2015, and HVAC installed in 2010
- There are two month-to-month tenants who currently occupy 3 offices and pay \$925/month.

SALES PRICE: \$275,000



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	7,640	47,558	93,947
TOTAL HOUSEHOLDS:	3,186	19,169	35,733
MEDIAN HH INCOME:	\$68,463	\$66,050	\$63,435