

# 2,000 SF End Cap for Lease Suite 104

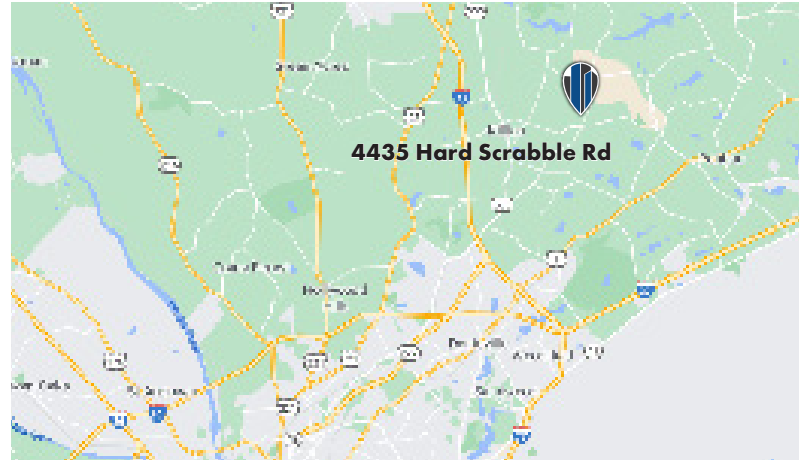
4435 Hard Scrabble Rd, Columbia, SC 29229



## FOR LEASE

- 2,000 SF unit in fast growing Northeast
- Ample parking in front and rear of building
- High traffic retail corridor which sees  $\pm 24,000$  VPD on Hard Scrabble Rd
- Two main rooms, (carpeted retail front & tiled back room) 1 bathroom, 1 office/storage space
- Neighboring tenants include 2 restaurants, barbershop and cigar shop.

**LEASE RATE: \$2,500 per month**  
**\$15 SF + utilities**

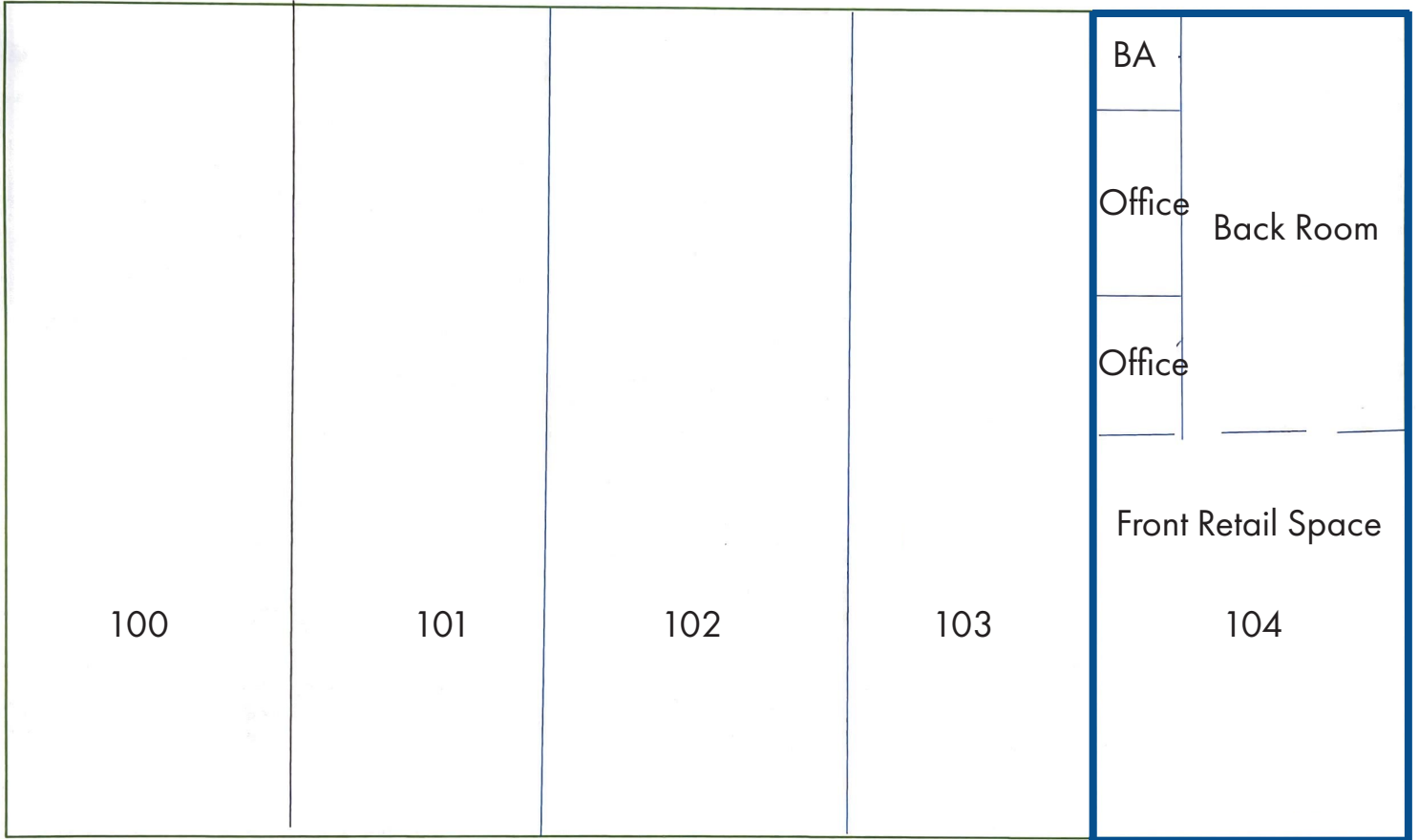


## DEMOGRAPHICS

|                          | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------|----------|----------|----------|
| <b>TOTAL POPULATION:</b> | 10,283   | 62,493   | 112,530  |
| <b>TOTAL HOUSEHOLDS:</b> | 3,702    | 22,577   | 42,354   |
| <b>MEDIAN HH INCOME:</b> | \$74,110 | \$75,322 | \$72,896 |

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