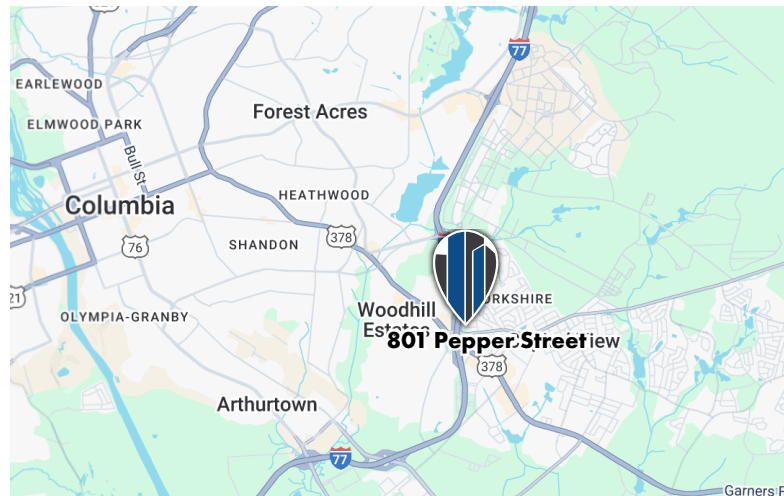




## FOR LEASE

- 1,775 SF Office Suite
- Large open area, 2 restrooms, and private office
- Located just off of I-77 and Garners Ferry Rd
- Easy access to Downtown Columbia and multiple interstates
- Zoning: M1
- Very nice bright interior with neutral paint and carpet

**Lease Rate: \$1,350/month + Utilities**



## DEMOGRAPHICS

|                           | 1 MILE   | 3 MILE   | 5 MILE   |
|---------------------------|----------|----------|----------|
| <b>TOTAL POPULATION:</b>  | 7,796    | 57,265   | 123,547  |
| <b>TOTAL HOUSEHOLDS:</b>  | 3,419    | 21,921   | 48,998   |
| <b>AVERAGE HH INCOME:</b> | \$94,839 | \$88,123 | \$79,329 |

