

For Lease

±3,600 SF

Flex Building



2229 Leaphart Road

West Columbia, South Carolina

For more information:

Peyton Bryant

+1 803 744 9876

pbryant@naicolumbia.com

Ryan Causey

+1 803 744 9836

rcausey@naicolumbia.com

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807 Gervais Street, Suite 301
Columbia, South Carolina 29201
+1 803.254.0100
www.naicolumbia.com

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Property Features

2229 Leaphart Road - West Columbia, South Carolina

- ±3,600 SF flex building available for lease in January 2019
- Located on Leaphart Road just off Augusta Highway in West Columbia
- Fully condition building containing:
 - ±3,000 SF of office space, ±1,200 SF is an open area used for training (with garage door)
 - ±600 SF of warehouse (with roll up door)
- ±400 SF shed located separately (with French doors)
- Property is protected by state of the art security system *including access control and camera system*
- Partial new roof to match installed in 2018
- Traffic count: 9,600 VPD (Station 581)
- Lease rate: \$10.00 PSF NNN



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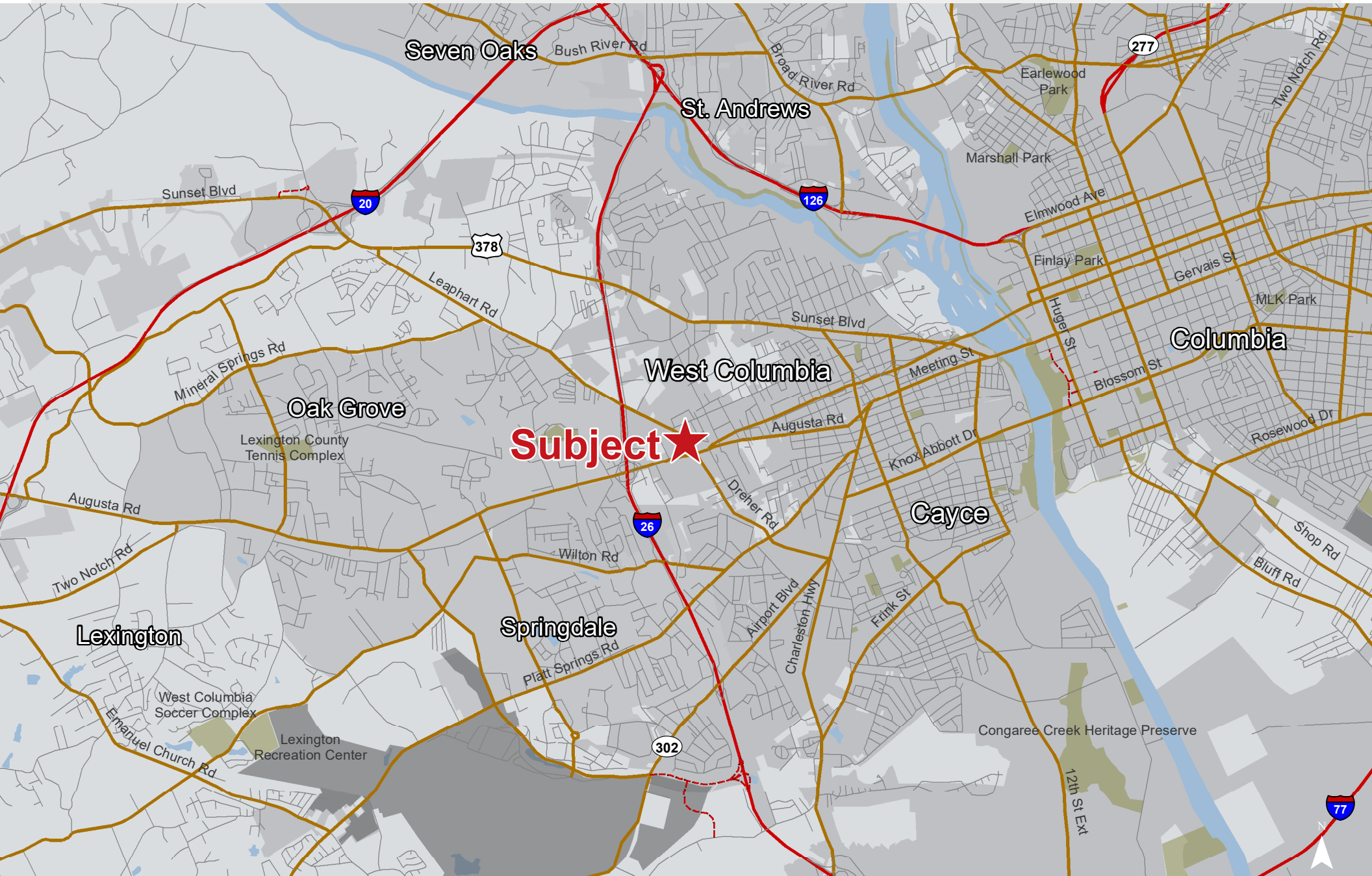
Flex Building

Property Pictures - Interior

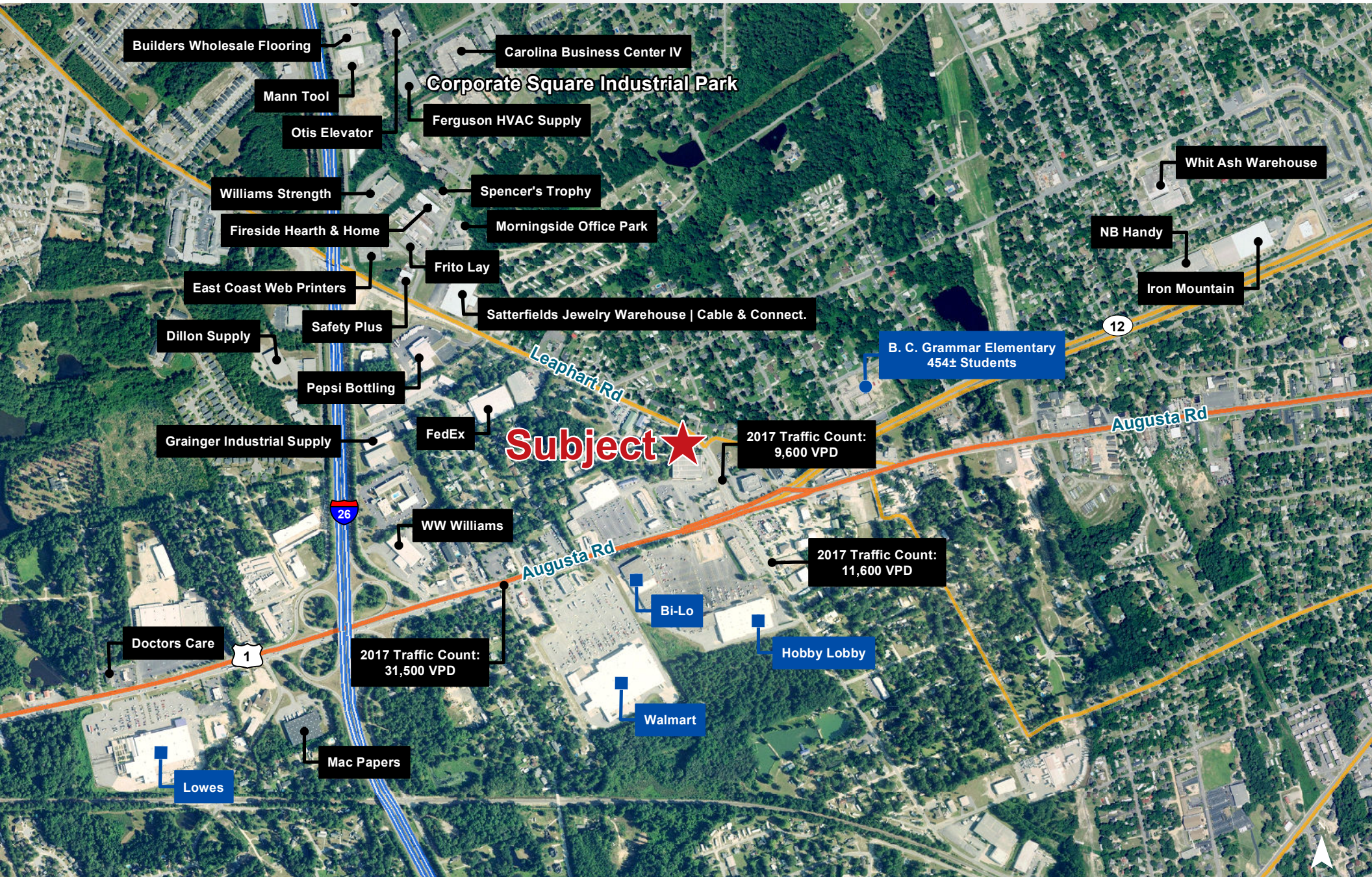
2229 Leaphart Road - West Columbia, South Carolina



Location



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Demographic Profile

Leaphart Road and Augusta Road - West Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2018 Age Dist.				Median Household Income			
2010 Census	5,643	44,010	118,827	0 - 4	6.5%	5.7%	5.3%	2018 Estimate	\$40,197	\$45,795	\$44,944
2018 Estimate	6,158	48,900	131,159	5 - 9	5.8%	5.4%	4.9%	2023 Projection	\$45,283	\$51,497	\$51,092
2023 Projection	6,526	52,593	139,672	10 - 14	5.0%	4.9%	4.6%				
% Chg. 2018-2023	6.0%	7.6%	6.5%	15 - 19	4.3%	4.8%	8.7%	Average Household Income			
				20 - 24	7.0%	9.2%	13.4%	2018 Estimate	\$50,064	\$60,454	\$60,547
Households				25 - 34	16.4%	16.2%	16.3%	2023 Projection	\$57,660	\$68,416	\$68,691
2010 Census	2,541	19,505	49,719	35 - 44	12.0%	12.2%	11.4%				
2018 Estimate	2,731	21,555	54,961	45 - 54	12.1%	11.5%	10.6%	Per Capita Household Income			
2023 Projection	2,881	23,202	58,691	55 - 64	12.7%	11.9%	10.9%	2018 Estimate	\$21,667	\$26,971	\$26,366
				65 - 74	9.1%	9.2%	7.9%	2023 Projection	\$24,869	\$30,488	\$29,784
Families				75 - 84	5.9%	5.6%	4.1%				
2010 Census	1,400	10,379	24,845	85+	3.2%	3.3%	2.1%	2018 Household Income Dist.			
2018 Estimate	1,465	11,068	26,756					Less than \$15,000	13.4%	13.0%	14.8%
2023 Projection	1,531	11,710	28,258	Median Age				\$15,000 - \$24,999	13.5%	10.9%	11.1%
				2010 Census	37.5	36.7	30.9	\$25,000 - \$34,999	13.7%	12.4%	12.1%
2018 Dist. by Race & Ethnicity				2018 Estimate	38.7	37.8	32.9	\$35,000 - \$49,999	21.3%	17.4%	16.3%
White Alone	66.7%	66.9%	60.2%	2023 Projection	39.8	38.6	33.7	\$50,000 - \$74,999	19.5%	20.2%	18.8%
Black Alone	17.8%	21.2%	30.6%					\$75,000 - \$99,999	9.1%	11.3%	11.5%
American Indian Alone	1.3%	0.5%	0.4%	Average Household Size				\$100,000 - \$149,999	7.6%	9.9%	9.9%
Asian Alone	1.6%	2.3%	2.9%	2010 Census	2.22	2.22	2.18	\$150,000 - \$199,999	1.8%	2.7%	3.3%
Pacific Islander Alone	0.1%	0.1%	0.1%	2018 Estimate	2.25	2.24	2.20	\$200,000 and Up	0.2%	2.0%	2.1%
Some Other Race Alone	9.4%	6.6%	3.3%	2023 Projection	2.26	2.24	2.21				
Two or More Races	3.1%	2.5%	2.5%					2018 Business Data			
Hispanic Origin (Any Race)	16.1%	11.0%	6.5%	2018 Housing Data				Total Businesses:	361	2,412	7,896
				Owner Occ. Housing Units	1,506	11,286	26,276	Total Employees:	3,972	35,364	131,617
				Renter Occ. Housing Units	1,225	10,270	28,684				