



FOR SALE OR LEASE:

±18,326 SF WAREHOUSE

121 MIDLANDS COURT
WEST COLUMBIA, SOUTH CAROLINA

For more Information:

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PROPERTY OVERVIEW

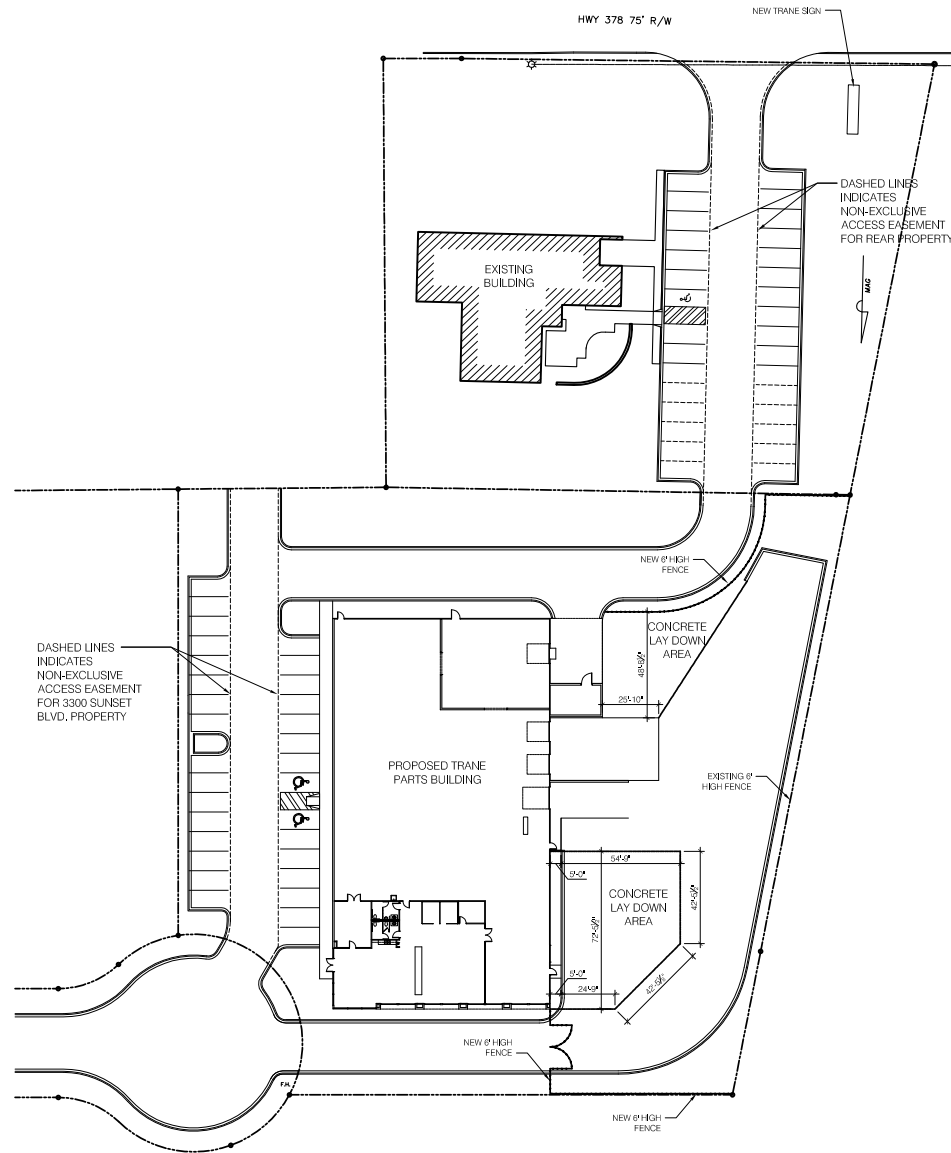
- For Sale or Lease: **±18,326 office warehouse facility** with a secured laydown area
- **±14,680 SF** insulated warehouse; **±3,646 SF** conditioned office/showroom/retail
- Investor opportunity as current lease expires at end of 2019 and investor can use time between now and then to lease up space
- Conditioned space includes three finished offices, a parts area, two restrooms, a training room, and a showroom
- Clear heights in warehouse: 20'; column spacing: 30'; building is sprinklered
- **Two dock high doors (one dock leveler/lock); two drive-in doors (one covered)**
- 400 amps; 34 parking spaces; signage on Hwy 378
- Traffic counts on Sunset Blvd (Hwy 378): 28,100 vehicles per day
- **Sales price: \$1,750,000**
- **Lease rate: \$5.85/SF, NNN (Owner is responsible for roof and foundation)**

INTERIOR PICTURES



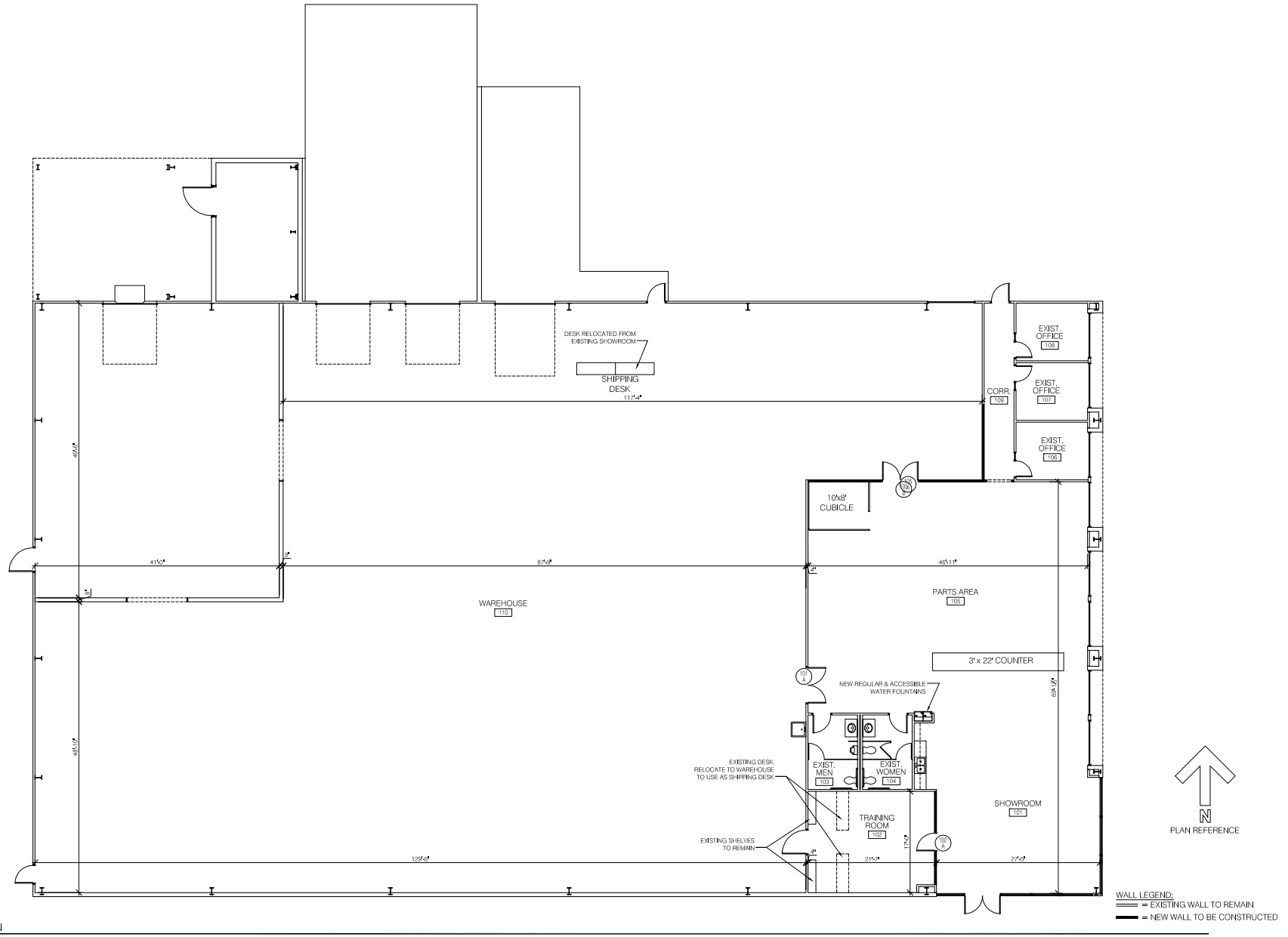
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the purchase or lease.

SITE PLAN



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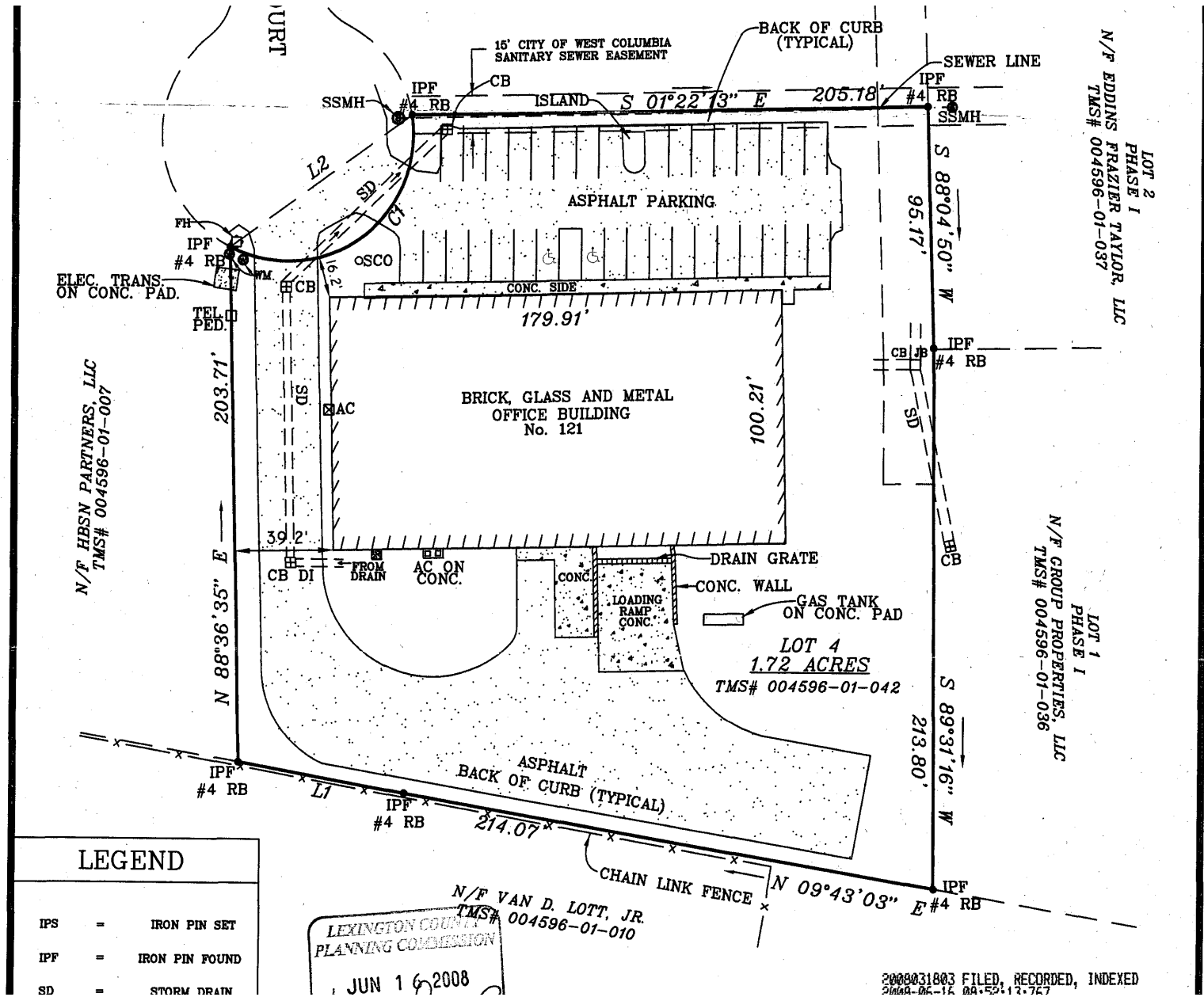
FLOOR PLAN



/ FLOOR PLAN

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PROPERTY SURVEY



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DEMOGRAPHIC PROFILE



Sunset Boulevard and Henbet Drive - 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	4,524	39,746	120,030	0 - 4	5.5%	6.2%	5.9%	2018 Estimate	\$53,557	\$51,371	\$50,071
2018 Estimate	5,401	44,008	131,454	5 - 9	5.6%	6.1%	5.6%	2023 Projection	\$58,455	\$56,840	\$55,284
2023 Projection	6,027	46,857	139,737	10 - 14	5.5%	5.8%	5.3%				
% Chg. 2018-2023	11.6%	6.5%	6.3%	15 - 19	4.7%	5.0%	5.5%	Average Household Income			
				20 - 24	5.1%	6.4%	8.5%	2018 Estimate	\$73,962	\$66,198	\$65,466
Households				25 - 34	14.0%	15.2%	17.3%	2023 Projection	\$82,637	\$75,167	\$74,462
2010 Census	2,043	17,532	50,165	35 - 44	12.5%	13.2%	13.8%				
2018 Estimate	2,464	19,205	54,813	45 - 54	10.8%	12.0%	12.1%	Per Capita Household Income			
2023 Projection	2,756	20,380	58,319	55 - 64	11.6%	12.0%	11.5%	2018 Estimate	\$34,239	\$28,972	\$27,737
				65 - 74	12.2%	9.6%	8.4%	2023 Projection	\$38,266	\$32,710	\$31,494
Families				75 - 84	7.5%	5.6%	4.2%				
2010 Census	1,130	10,159	27,896	85+	5.1%	2.8%	2.0%	2018 Household Income Dist.			
2018 Estimate	1,320	10,954	29,799					Less than \$15,000	9.5%	10.2%	11.6%
2023 Projection	1,459	11,560	31,398	Median Age				\$15,000 - \$24,999	9.8%	10.1%	9.9%
				2010 Census	40.3	37.1	34.6	\$25,000 - \$34,999	10.3%	11.2%	11.4%
2018 Dist. by Race & Ethnicity				2018 Estimate	42.4	38.7	36.3	\$35,000 - \$49,999	15.6%	16.7%	17.0%
White Alone	74.8%	65.6%	58.9%	2023 Projection	43.7	39.7	37.1	\$50,000 - \$74,999	22.8%	20.6%	19.8%
Black Alone	15.5%	24.2%	32.1%					\$75,000 - \$99,999	10.4%	13.1%	12.5%
American Indian Alone	0.3%	0.4%	0.4%	Average Household Size				\$100,000 - \$149,999	12.3%	11.9%	11.5%
Asian Alone	1.7%	2.7%	2.7%	2010 Census	2.12	2.24	2.25	\$150,000 - \$199,999	4.8%	3.7%	3.9%
Pacific Islander Alone	0.1%	0.2%	0.1%	2018 Estimate	2.12	2.26	2.27	\$200,000 and Up	4.4%	2.3%	2.5%
Some Other Race Alone	5.0%	4.4%	3.4%	2023 Projection	2.13	2.27	2.27				
Two or More Races	2.6%	2.4%	2.4%					2018 Business Data			
Hispanic Origin (Any Race)	9.4%	8.6%	6.7%	2018 Housing Data				Total Businesses:	335	2,327	5,680
				Owner Occ. Housing Units	1,369	11,278	29,666	Total Employees:	10,475	34,062	81,809
				Renter Occ. Housing Units	1,095	7,926	25,148				

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